

THE 2007 COMPREHENSIVE PLAN FOR LEXINGTON - FAYETTE COUNTY, KENTUCKY



PUBLIC PARTICIPATION



Public Input 2006 - Beaumont Library



Public Input 2005
Eagle Creek Library



Central Library, Main Street



MPO Public Input meeting

PUBLIC PARTICIPATION

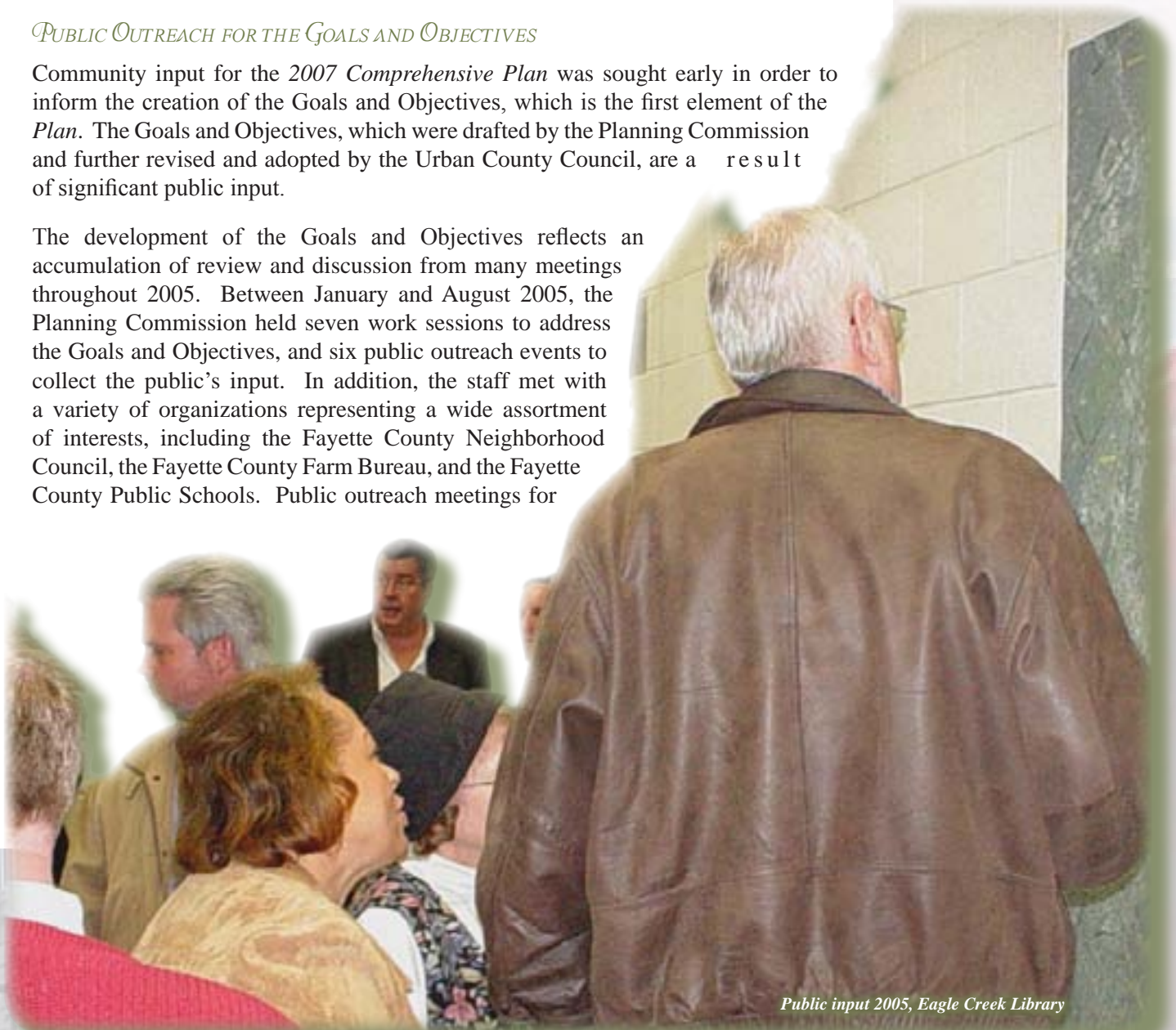
INTRODUCTION

Public participation was a hallmark of the *2007 Comprehensive Plan* process. From January 2005 to April 2007, the Planning Commission held 47 work sessions, public hearings, and community public input meetings to seek and consider public comments and staff presentations. All of the work sessions and public hearings were televised on cable's GTV3. Throughout this span of meetings, hundreds of citizens addressed the Planning Commission and submitted emails, letters, and comment forms. The Urban County Council Planning Committee and Urban County Council held 17 meetings regarding the *2007 Comprehensive Plan*, with most of the meetings concentrating on the Goals and Objectives. The Council Planning Committee held four public workshops to collect public input for the Goals and Objectives and the Urban County Council accepted public comment at all of its Comprehensive Plan meetings. Public input, neighborhood involvement, and citizen comments were specifically recommended by the 2007 Goals and Objectives in four of the goals and five of the objectives.

PUBLIC OUTREACH FOR THE GOALS AND OBJECTIVES

Community input for the *2007 Comprehensive Plan* was sought early in order to inform the creation of the Goals and Objectives, which is the first element of the *Plan*. The Goals and Objectives, which were drafted by the Planning Commission and further revised and adopted by the Urban County Council, are a result of significant public input.

The development of the Goals and Objectives reflects an accumulation of review and discussion from many meetings throughout 2005. Between January and August 2005, the Planning Commission held seven work sessions to address the Goals and Objectives, and six public outreach events to collect the public's input. In addition, the staff met with a variety of organizations representing a wide assortment of interests, including the Fayette County Neighborhood Council, the Fayette County Farm Bureau, and the Fayette County Public Schools. Public outreach meetings for



Public input 2005, Eagle Creek Library

the Goals and Objectives consisted of five public input meetings at the public libraries in February 2005 and one regional input meeting at the Bluegrass Area Development District hosted by the ADD's Regional Planning Council in March 2005.

Each of the library meetings was held from 7:00 until 9:00 p.m. and followed the same format for presentations and participation. The purpose of these meetings was to introduce the *2007 Comprehensive Plan* process, collect opinions about the attributes and shortcomings of Lexington, and gather input for the Goals and Objectives. Over 200 people attended the meetings, including members of the Urban County Council, Planning Commission, Fayette County Board of Education, and numerous citizens. These meetings were publicized on the LFUCG Web site, the GTV3 calendar, and in a GTV3 Close-Up feature. Press releases resulted in articles in the *Lexington Herald-Leader*, *ACE*, and features on commercial and public radio stations. Sign-in sheets at each meeting were used to collect contact information to add to a growing email/mailling list for notification of upcoming Comprehensive Plan meetings and newsletters.

During the 2005 library public outreach meetings, staff provided an overview of the comprehensive plan process and showed population projections for Fayette County. This was followed by group exercises to collect public opinion for the Goals and Objectives, as well as for use in other elements of the comprehensive plan. In one of the exercises, participants were asked to define three likes and dislikes about Lexington-Fayette County. The audience was given blank index cards to write their top likes and dislikes anonymously. These were collected and read to the audience. There was also an open comments session at these meetings. The comments of many of the speakers clustered around the theme of rural preservation for economic, environmental, and aesthetic reasons.

The Bluegrass Area Development District Regional Planning Council (BGADD RPC) invited the Division of Planning to conduct a similar presentation at its March 2005 meeting. The presentation format used at the libraries, including, group exercises, and open discussions, was used at the RPC meeting. Likes and dislikes about Lexington-Fayette County were collected from representatives of cities and counties within the 17-county ADD, which the staff later reported to the Planning Commission.

<i>TOP FIVE LIKES FEBRUARY AND MARCH 2005 PUBLIC INPUT MEETINGS</i>	<i>Tates Creek Library</i>	<i>Central Library</i>	<i>Northside Library</i>	<i>Beaumont Library</i>	<i>Eagle Creek Library</i>	<i>BGADD RPC</i>	<i>Total</i>
Rural Land, Horse Farms, Farmscape, Horse Industry, Agribusiness	15	6	20	10	31	3	85
University of Kentucky, Transylvania University, Educational Opportunities	7	2	7	6	13	4	39
Size, Community feel due to size, Big Small Town, Small Town Atmosphere, Large enough but not too large	3	5	4	11	10	1	34
Arts and Culture/Amenities, Entertainment, Keeneland, Sports and Social Events	2	4	2	5	7	12	32
Job Opportunities, Job Growth, Educated Workforce	3	0	4	4	2	5	18

<i>TOP FIVE DISLIKES FEBRUARY AND MARCH 2005 PUBLIC INPUT MEETINGS</i>	<i>Tates Creek Library</i>	<i>Central Library</i>	<i>Northside Library</i>	<i>Beaumont Library</i>	<i>Eagle Creek Library</i>	<i>BGADD RPC</i>	<i>Total</i>
Traffic	13	4	11	13	22	16	79
Lack of coordination of infrastructure with development, Existing infrastructure maintenance, Storm Water	3	3	5	9	9	0	29
New neighborhood design, Vinyl, Snout Houses, Houses too close together	6	5	4	2	9	0	26
Loss of Rural Land, Destruction of Natural Beauty and Horse Farms	4	2	1	3	12	1	23
Transit, Need Expansion of Public Transportation	6	2	4	3	5	0	20

The Planning Division met with a variety of interest groups throughout the development of the Goals and Objectives and later during development of the other elements of the *2007 Comprehensive Plan* to seek input and to keep the groups informed about the process. These groups included:

Fayette County Neighborhood Council	LFUCG Rural Settlement Alliance
Fayette County Public Schools	LFUCG Tree Board
BGADD Regional Planning Council	LFUCG Council Planning Committee
Home Builders Association of Lexington	Blue Grass Airport
Commerce Lexington	YMCA of Central Kentucky
Fayette County Farm Bureau	Leadership Central Kentucky
Human Rights Commission- Affordable Housing	Leadership Lexington
LFUCG Greenspace Commission	Ministers' Meeting of Area Independent Christian Churches

These organizations were invited to prepare issue statements and attend public meetings related to the Goals and Objectives for the *2007 Comprehensive Plan*. Throughout the entire process of developing the Goals and Objectives, the Planning Commission received hundreds of comments from individuals and groups in various forms, including emails and comment forms. These comments are on file in the Division of Planning.

Besides GTV3 coverage and editorials and articles in the local press, the Planning staff contacted hundreds of citizens and interest groups to inform them about the Planning Commission meetings and the availability of the draft Goals and Objectives. When possible, email was used to contact constituents.



PUBLIC HEARINGS FOR THE GOALS AND OBJECTIVES

Over the spring and summer of 2005, the Planning Commission studied the feedback from the public meetings and the issues raised by the local organizations as they drafted the Goals and Objectives. In July 2005, the Planning Commission completed the draft and scheduled public hearings to take comments on the draft.

The Planning Commission conducted three public hearings to consider the Goals and Objectives. The first hearing was on September 15, 2005 at 6:30 p.m. The purpose of this hearing, which was televised live on GTV3, was to receive citizen comment about the draft Goals and Objectives. Over 40 citizens attended, of which 14 spoke, with some of the speakers offering amendments to the draft. The second televised public hearing was on September 29, 2005 at 1:30 p.m. At that meeting, the Planning Commission considered 60 proposed changes by citizens and organizations and decided whether to include them in the draft Goals and Objectives. On October 20, 2005 at 1:30 p.m., the Planning Commission conducted a third televised public hearing and unanimously adopted the Goals and Objectives.

These three meetings were publicized through news and community events, local press articles, and legal ads in the *Lexington Herald-Leader*. They were also announced on the GTV3 calendar and in a Close-Up feature. Notice was posted on the LFUCG Web site along with a readable and printable version of the draft Goals and Objectives. Notice about the September 2005 public hearings was sent to all participants who registered their contact information at the February 2005 public input meetings and to citizens, agents, attorneys, and others who expressed a particular interest in changing a land use or modifying the Urban Service Area boundary. Notice was also sent to the interest groups that had met with the Planning staff throughout the year. Per state statutory requirements, Planning Commissions for all jurisdictions in adjacent counties were notified about all three public hearings. In addition, notice of the September public hearings was sent to:

- Lexington-Bluegrass Association of Realtors
- Lexington Convention and Visitors Bureau
- Keeneland Association, Inc
- SOIL, LLC
- Bluegrass Conservancy
- Blue Grass Army Depot

URBAN COUNTY COUNCIL

In November 2005, the Urban County Council Planning Committee began considering the Goals and Objectives recommended by the Planning Commission, including the previously collected public comments. The Council Planning Committee held four public workshops in December 2005 and January 2006 to take comment about the Goals and Objectives. Overall, the Council Planning Committee met 10 times from August 2005 to February 2006, with four meetings being public work sessions, to review the Goals and Objectives before presenting their final draft to the Council for consideration. The Urban County Council held five public meetings, accepting public comment at all with one being a public forum, before adopting the Goals and Objectives at the Council Meeting on March 9, 2006.

TIMELINE FOR GOALS AND OBJECTIVES DEVELOPMENT AND APPROVAL

Jan. 05	Feb. 05	Mar. 05	Apr. 05	May 05	June 05	July 05	Aug. 05	Sept. 05	Oct. 05	Nov. 05	Dec. 05	Jan. 06	Feb. 06	Mar. 06
Planning Commission														
							Council Planning Committee							
									Urban County Council					
									PC adopted					UCC adopted

URBAN SERVICE AREA BOUNDARY CRITERIA

In June 2006, the Planning Commission began reviewing the Urban Service Area Boundary Criteria adopted as part of the *2001 Comprehensive Plan Update*. The Planning Commission received public comment about the Urban Service Area boundary and its criteria at a public comment meeting on June 29, 2006. Prior to this public comment meeting a letter of notice was sent to 796 citizens and organizations. Public comments on the USA boundary criteria are on file in the Division of Planning. After considering the Urban Service Area boundary criteria at four work sessions and a public comment meeting, the Planning Commission approved the final Criteria for the Urban Service Area boundary at a work session on August 17, 2006, which resulted in a new "Urban Service Area Boundary Criteria Statement" and the addition of two new criteria, which is also in the Appendix.

PUBLIC OUTREACH FOR LAND USE AND OTHER PLAN ELEMENTS

For past Comprehensive Plans, landowners were given the opportunity to formally file an application to change their land use designations, which were reviewed and individually considered during the development of the Land Use Chapter and Map. For the 2007 *Comprehensive Plan*, the Planning Commission asked citizens to complete a Citizen Proposal form that would be used to gauge community interest in changing land uses in areas throughout the community. The Citizen Proposal form was made available to the public both by printed copy and via the LFUCG Website with a submittal deadline of December 16, 2005. Eighty citizen proposals were received and both a list of those proposals and a map of the approximate locations of those proposals were published on the Website and featured in the *Lexington Herald-Leader*. Several additional citizen proposals were presented to the Planning Commission after the deadline at work sessions and hearings. Staff used the proposal information to create maps and collect relevant information for presentation to the Planning Commission for discussion. Staff presented the proposals in terms of their overall effect on general areas, or Fayette County as a whole. Some proposals led to land use changes and others to the designation of future small area plans.

<i>Location</i>	<i>People Present</i>	<i>Speakers</i>	<i>Written Comments</i>
Northside Library	112	33	9
Beaumont Library	128	28	3
Central Library	99	27	2
Hayes Middle School	217	17	19
Tates Creek Library	109	31	4
Total	665	136	37

Between January and August 2006, the Planning Commission held 11 work sessions and nine public comment meetings. During the summer 2006 meetings, the Planning Commission reviewed Citizen Proposals to expand the Urban Service Area and took public comments on the proposals. By the beginning of September 2006, the Planning Commission had received over 130 written comments, and more than 80 citizen proposals for land use changes, with about 40 percent of the proposals being for land outside the Urban Service Area. With information from work sessions, discussions, and public comment meetings during summer 2006, the Planning Commission developed a draft map of future land uses to present at another round of public outreach meetings at local libraries in September and October 2006. The Division of Planning had over 900 people in its contacts database by this time, which was used to notify the public of these public input meetings.

At these public input meetings held in the public libraries, Planning staff presented the relationship between population growth and land absorption, and the land use changes being considered by the Planning Commission, including possible Urban Service Area boundary expansions. The focus of these meetings was to invite

comment about land use and any other issues of concern relating to other elements of the *2007 Comprehensive Plan*, such as Community Facilities, Transportation, and Historic Preservation.

Comment forms received at the public meetings along with emails received by staff were available on the LFUCG Website. The Planning Commission received copies of the comment forms and emails along with a summation completed by staff. The main topic of interest at these public meetings was whether to expand the Urban Service Area boundary and related issues. Below is a summary of these comments favoring and opposing expansion of the Urban Service Area boundary.

EXPAND THE USA: AFFORDABILITY, HOUSING OPTIONS AND THE BUILDING INDUSTRY AS AN EMPLOYER

Proponents of expansion saw sanitary sewer and storm water infrastructure as significant issues that should be addressed. They contended, however, that green field development does not contribute to the existing problems. Expansion proponents also cited the changing demographics and household makeup as a need for more houses, noting that household size is decreasing and demand is increasing for a wide variety of housing types that address needs and desires based on the homeowner's age, income, family status, and lifestyle.

Homebuilder representatives stated that as an industry, they are among the largest employers in Fayette County and contribute significantly to the local economy through taxes and investments. They also noted that affordability was affected by the cost of land and that a tightly constrained supply greatly increases the cost of land and houses.

Other proponents of expansion noted the desire of families to live in a community that afforded their children a place to work and live.

DO NOT EXPAND THE USA: SANITARY SEWERS, STORM WATER AND NEW DEVELOPMENT

Citizens who opposed expanding the Urban Service Area boundary reasoned that problems with existing infrastructure, in particular sanitary and storm water conveyance systems should be addressed first. There were numerous references to the declining housing market and several questions about the population projections.

There were concerns about the high cost of housing and the lack of affordable housing. There were numerous questions raised about development design and the need for more options in the development codes. There was also the belief that citizens in existing developments bear a disproportionate share of the cost of new development.



Public input 2005, Northside Library

PUBLIC HEARINGS FOR LAND USE

In January 2007, the Planning Commission held two hearings for public comment concerning drafts of the Land Use Map and the Land Use Chapter of the *2007 Comprehensive Plan*. These drafts were available for public review at the Division of Planning, the Public Libraries, and the LFUCG Website. After hearing comments from 54 citizens, the Planning Commission adopted the Land Use Map and text with a vote of eight to one at the January 22, 2007 public hearing.

PUBLIC HEARINGS FOR REMAINING PLAN ELEMENTS

The public outreach meetings held in February 2005 and again in September 2006 revealed issues related to other elements of the *2007 Comprehensive Plan*. The Planning Commission considered this public input along with additional comments received in 2007. As a response to public input, the Planning Commission addressed affordable housing and historic preservation in Housing and Neighborhoods; environmental concerns, including storm water, water quality, and environmentally-friendly buildings, in Environmental and Green Infrastructure; and concerns for adequate schools and public safety in Community Facilities. The newly required consideration for Military Installations is addressed in the *2007 Comprehensive Plan*.

Additional public comment was received regarding Community Facilities, Environmental and Green Infrastructure, Affordable Housing, Historic Preservation, Military Installations, and Transportation over three public meetings in March 2007. Notification for these meetings included a legal ad, letters to Planning Commissions in surrounding counties, and notice to 1,189 citizens and organizations. A public hearing to adopt these elements was held on March 29, 2007. At a public hearing on April 16, 2007, the Planning Commission adopted the Implementation chapter.

PUBLIC MEETINGS FOR THE 2007 COMPREHENSIVE PLAN

<i>Meeting Topic</i>	<i>Date</i>	<i>Type</i>	<i>Host</i>
Public Outreach Plans, Work Timeline, and Goals and Objectives Worksheet	January 20, 2005	Work Session	Planning Commission
Comprehensive Plan Overview, Issues, and Demographics	February 3, 2005	Public Outreach	Division of Planning
Comprehensive Plan Overview, Issues, and Demographics	February 7, 2005	Public Outreach	Division of Planning
Comprehensive Plan Overview, Issues, and Demographics	February 10, 2005	Public Outreach	Division of Planning
Comprehensive Plan Overview, Issues, and Demographics	February 15, 2005	Public Outreach	Division of Planning
Preliminary Public Info Collected, Goals and Objectives	February 17, 2005	Work Session	Planning Commission
Comprehensive Plan Overview, Issues, and Demographics	February 22, 2005	Public Outreach	Division of Planning

PUBLIC MEETINGS FOR THE 2007 COMPREHENSIVE PLAN

<i>Meeting Topic</i>	<i>Date</i>	<i>Type</i>	<i>Host</i>
Goals and Objectives	February 28, 2005	Work Session	Council Planning Committee
Comprehensive Plan Overview, Issues, and Demographics	March 2, 2005	Regional Outreach	Regional Planning Council
Comprehensive Plan Update	March 17, 2005	Work Session	Planning Commission
Comprehensive Plan Update	April 21, 2005	Work Session	Planning Commission
Goals and Objectives	June 16, 2005	Work Session	Planning Commission
Goals and Objectives	June 30, 2005	Work Session	Planning Commission
Goals and Objectives	August 1, 2005	Public Outreach	Neighborhood Council
Goals and Objectives	August 29, 2005	Work Session	Council Planning Committee
Goals and Objectives	September 15, 2005	Public Comment	Planning Commission
Goals and Objectives	September 26, 2005	Work Session	Council Planning Committee
Goals and Objectives	September 29, 2005	Public Comment	Planning Commission
Approval of Goals and Objectives	October 20, 2005	Public Hearing	Planning Commission
Goals and Objectives	October 24, 2005	Work Session	Council Planning Committee
Public Input for Goals and Objectives	November 8, 2005	Public Comment	Urban County Council
Goals and Objectives	November 17, 2005	Public Forum	Urban County Council
Goals and Objectives	November 21, 2005	Work Session	Council Planning Committee
Goals and Objectives	December 6, 2005	Council Work Session	Urban County Council
Goals and Objectives	December 12, 2005	Work Session	Council Planning Committee
Goals and Objectives	December 12, 2005	Council Work Session	Urban County Council
Goals and Objectives	January 10, 2006	Public Forum	Council Planning Committee
Goals and Objectives	January 19, 2006	Public Forum	Council Planning Committee
Goals and Objectives	January 24, 2006	Review of Forums	Council Planning Committee

PUBLIC MEETINGS FOR THE 2007 COMPREHENSIVE PLAN

<i>Meeting Topic</i>	<i>Date</i>	<i>Type</i>	<i>Host</i>
Goals and Objectives	January 26, 2006	Public Forum	Council Planning Committee
Goals and Objectives	February 21, 2006	Review of Goals and Objectives	Council Planning Committee
Adoption of Goals and Objectives	March 9, 2006	Public Hearing	Urban County Council
Population Projections and Land Use Absorption	March 16, 2006	Work Session	Planning Commission
Land Use and Rural Sewer Study	April 20, 2006	Work Session	Planning Commission
Land Use	May 15, 2006	Public Comment	Planning Commission
Land Use	May 18, 2006	Work Session	Planning Commission
Land Use	June 12, 2006	Public Comment	Planning Commission
Land Use and USA Boundary Criteria	June 15, 2006	Work Session	Planning Commission
Update on the Comprehensive Plan Process	June 20, 2006	Work Session	Council Planning Committee
USA Boundary Criteria	June 29, 2006	Public Comment	Planning Commission
Land Use and USA Boundary Criteria	July 17, 2006	Work Session	Planning Commission
Land Use	July 20, 2006	Public Comment	Planning Commission
USA Boundary Review and Land Use	August 14, 2006	Work Session	Planning Commission
USA Boundary Review and Land Use	August 17, 2006	Work Session	Planning Commission
USA Boundary Review and Land Use	August 31, 2006	Work Session	Planning Commission
Land Use and USA Boundary	September 11, 2006	Public Outreach	Division of Planning
Land Use and USA Boundary	September 18, 2006	Public Outreach	Division of Planning
Downtown Master Plan and Recap	September 21, 2006	Work Session	Planning Commission
Land Use and USA Boundary	September 25, 2006	Public Outreach	Division of Planning
Land Use and USA Boundary	October 2, 2006	Public Outreach	Division of Planning
Land Use and USA Boundary	October 9, 2006	Public Outreach	Division of Planning
Review of Community Input from Public Outreach	October 16, 2006	Work Session	Planning Commission
USA Boundary Considerations and Introduction of Green Infrastructure Draft	October 19, 2006	Public Comment	Planning Commission
Housing Vacancy	October 23, 2006	Public Comment	Planning Commission

PUBLIC MEETINGS FOR THE 2007 COMPREHENSIVE PLAN

<i>Meeting Topic</i>	<i>Date</i>	<i>Type</i>	<i>Host</i>
Land Use Plan	November 13, 2006	Work Session	Planning Commission
Land Use and Expansion Alternatives	November 16, 2006	Work Session	Planning Commission
Land Use Text and Map	January 18, 2007	Public Comment	Planning Commission
Adoption of Land Use Text and Map	January 22, 2007	Public Hearing	Planning Commission
Land Use	February 15, 2007	Work Session	Planning Commission
Community Facilities, Green Infrastructure, Historic Preservation, and Transportation	March 12, 2007	Public Hearing	Planning Commission
Adoption of: Environment & Green Infrastructure Community Facilities Transportation Military Installations Housing & Neighborhoods –Historic Preservation	March 15, 2007	Public Hearing	Planning Commission
Adoption of Housing & Neighborhoods - Affordable Housing	March 29, 2007	Public Hearing	Planning Commission
Adoption of Implementation	April 16, 2007	Public Hearing	Planning Commission



Four members of the Urban County Planning Commission

NOTES

