IMAGINE LEXINGTON
ANNUAL REPORT 2019-2020

PROVIDED FOR:
URBAN COUNTY PLANNING COMMISSION

Thursday, February 20, 2020
3rd Floor Conference Room,
Phoenix Building

PROVIDED BY:
DIVISION OF PLANNING - LONG RANGE PLANNING

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ACTION ITEMS

Imagine Lexington includes a table of 57 "Action Items" that are found throughout various policies within the Plan. These implementation tasks are focused on Planning staff and the City to implement, and range from specific regulation change recommendations to creating and updating plans. Many of the items are in progress and a few are completed (see figures below & attached table); but, with the adoption of a new Comprehensive Plan that includes a new tool for evaluating zone changes, the thrust of year one's implementation was focused on public outreach and education. You can read more about Imagine Lexington's Public Outreach and Education in a subsequent section, but for now, let's review the numbers:

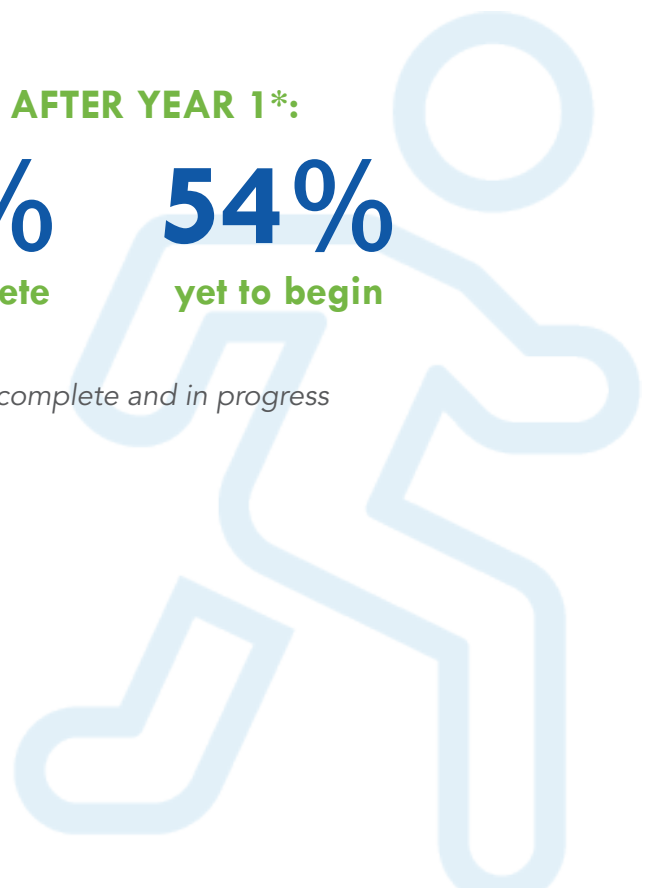## ACTION ITEM BREAKDOWN AFTER YEAR 1*:

42%
in progress

7%
complete

54%
yet to begin

Some multi-faceted tasks are both complete and in progress

LEXINGTON
Planning

MAJOR ACTION ITEMS

Public Outreach & Education

Theme F, Goal 1: Engage and educate the residents of Lexington-Fayette County in the planning process.

Imagine Lexington's Goals & Objectives, passed by Council in November 2017, were very specific in speaking to the importance of engaging and educating the general public about the planning process. To that end, and building upon the success and engagement of the 10,000+ people engaged in the development of the plan, Planning staff has intentionally made themselves more accessible to the public, as well as applicants and other civic or neighborhood organizations. Below are some of the highlights from the past year:

- **43 Non-Required Comprehensive Plan Related Meetings**
    - » Topics:
        - » Imagine Lexington
        - » Placebuilder
        - » Individual zone change applications
        - » ND-1 & H-1 Overlays
        - » Public Engagement
        - » Housing
        - » ADUs

    - » Organizations / Groups
        - » Neighborhood Associations
        - » Developers/Applicants
        - » General public
        - » Fayette Alliance Board
        - » Fayette Alliance Citizen's Planning Academy
        - » Rotary Club
        - » LBAR Government Affairs Committee
        - » LBAR general membership
        - » Community Land Trust
        - » Council District meetings
        - » Industrial Authority
        - » Lexington Landlords Association
        - » Neighborhoods in Transition Task Force
        - » Lexington Directions
        - » Fayette County Neighborhood Council
        - » Commerce Lexington "Emerge" Conference

    - » Quarterly Placebuilder meetings for the general public
    - » Monthly Placebuilder meetings for applicants
    - » Guest lectures at the University of Kentucky
    - » Presentations to internal City Divisions/Commissions/Council
    - » Developed an Urban Design introductory curriculum
    - » Created Urban Design De-Coder for jargon deciphering
    - » Maintained robust social media content on Facebook, Twitter, Instagram, & Nextdoor

MAJOR ACTION ITEMS (cont.)
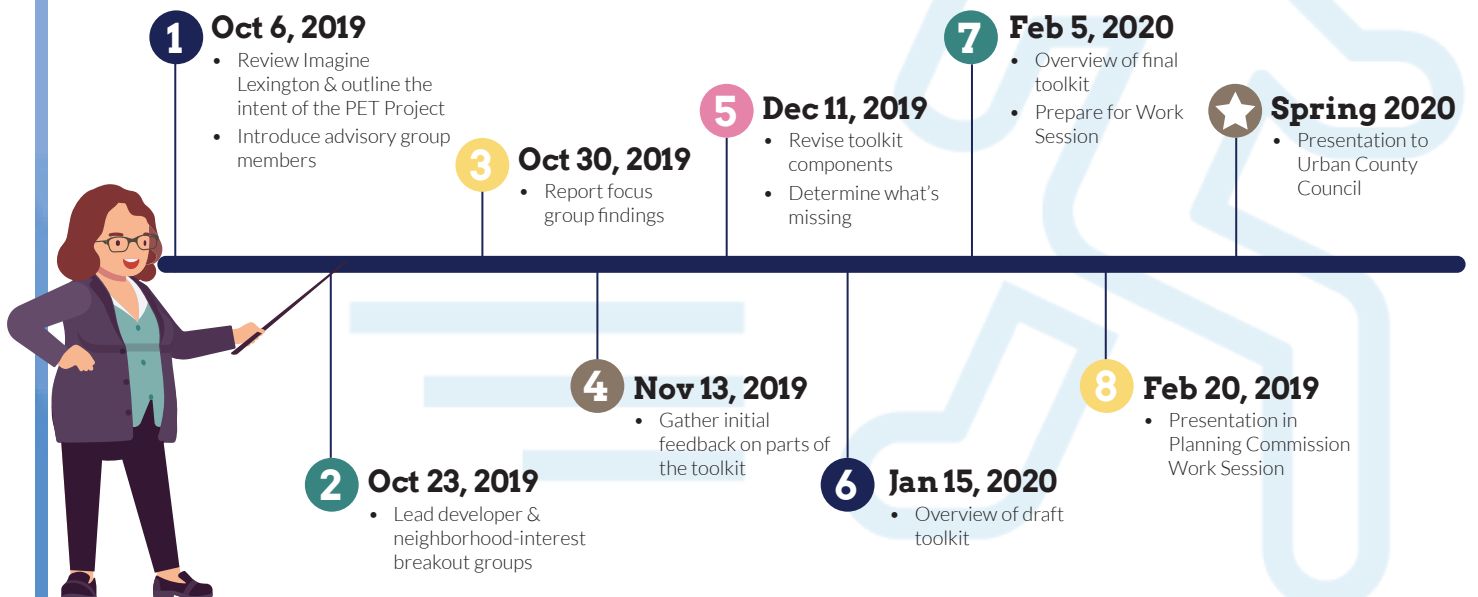
Public Engagement Toolkit

Placemaking Policy #7: Cultivate a more collaborative pre-development process, incorporating community feedback before development is formally submitted for review.

Forged from hours of focus group conversations among neighborhood and development interests alike, the Public Engagement Toolkit (PET), was created to answer the question, "What constitutes 'meaningful engagement' within the development process?" This question is one that was posed to Planning staff time and time again, at both the developer/applicant focused Placebuilder training sessions and the general public sessions.

Imagine Lexington strongly recommends public engagement early and often in the development process, but determining how to effectively do that can be complicated and multi-dimensional. The toolkit tackles how to:

- **Find common ground with a development proposal and build consensus around it**
- **Notify interested parties about engagement opportunities so they can be informed and stay informed about development proposals**
- **Design and run an effective public meeting**
- **Create ground rules for developers and stakeholders**
- **Understand Planning's development process**

Infill and redevelopment will become increasingly challenging as Lexington continues to evolve and grow, therefore these techniques will become increasingly important to ensure development is building community and meeting the overall goals established in Imagine Lexington.

1 Oct 6, 2019
- Review Imagine Lexington & outline the intent of the PET Project
- Introduce advisory group members

2 Oct 23, 2019
- Lead developer & neighborhood-interest breakout groups

3 Oct 30, 2019
- Report focus group findings

4 Nov 13, 2019
- Gather initial feedback on parts of the toolkit

5 Dec 11, 2019
- Revise toolkit components
- Determine what's missing

6 Jan 15, 2020
- Overview of draft toolkit

7 Feb 5, 2020
- Overview of final toolkit
- Prepare for Work Session

8 Feb 20, 2019
- Presentation in Planning Commission Work Session

★ Spring 2020
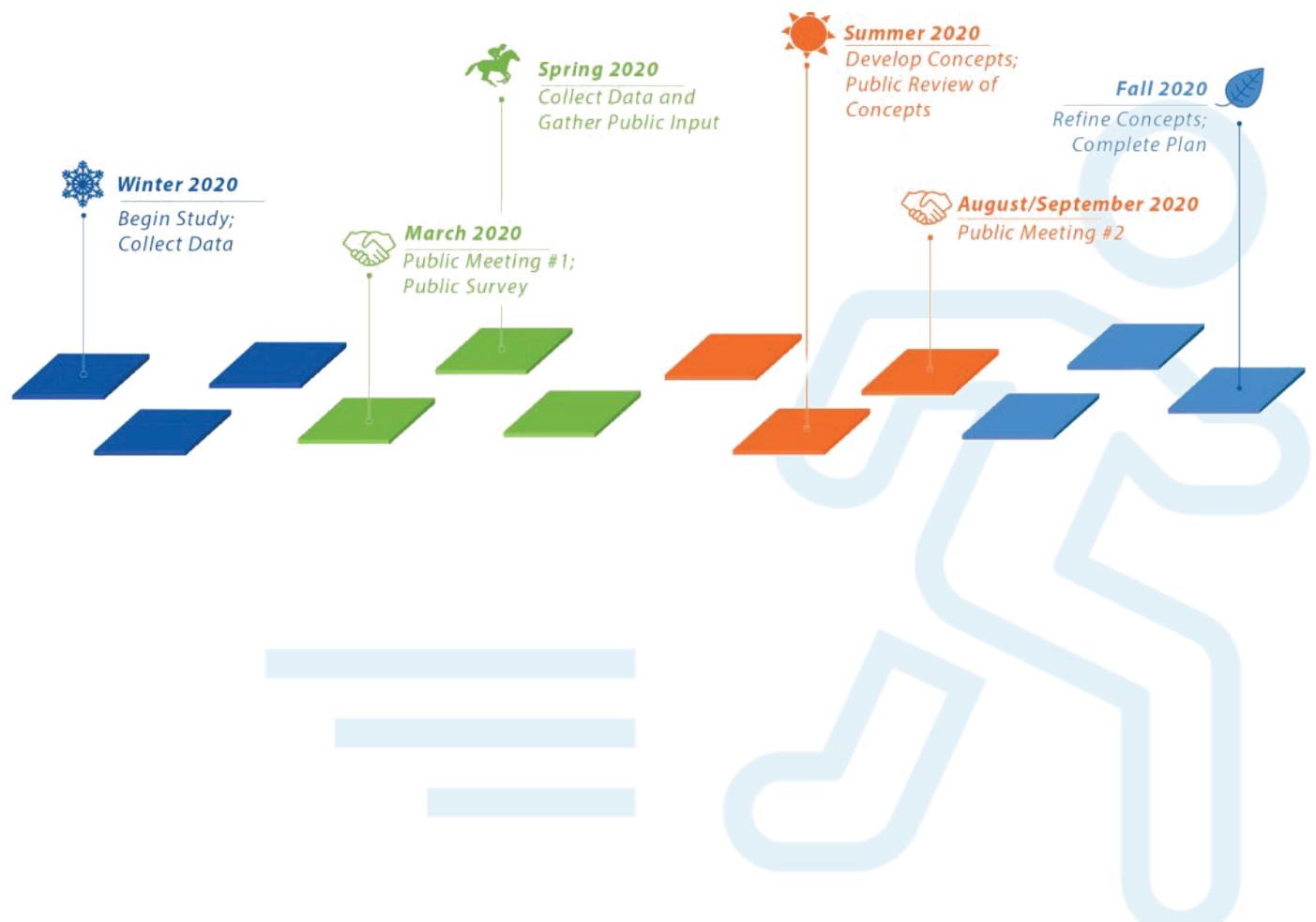- Presentation to Urban County Council

MAJOR ACTION ITEMS (cont.)

Nicholasville Corridor Study

Theme E, Goal 1, Objective C: Emphasize redevelopment of underutilized corridors.

One of the major outcomes of Imagine Lexington is a series of corridor studies that will explore land use and transportation opportunities and issues throughout Lexington's major arterial roadways, looking for chances to preempt significant shifts in the retail landscape and intensify development, promoting mass transit and multi-modal transportation options. Nicholasville Road, from the Transit Center downtown to Brannon Road in Jessamine County, is the first such corridor to be studied.

Planning and MPO staff have secured funding and are currently working with lead consultant (WSP) on this approximately year-long study that will guide future development efforts and decision-making along the corridor. The timeline for this study is included below, with the ultimate intent to adopt the plan as an element of Imagine Lexington, the 2018 Comprehensive Plan, as well to implement any recommended regulatory changes.

Winter 2020
Begin Study;
Collect Data

March 2020
Public Meeting #1;
Public Survey

Spring 2020
Collect Data and
Gather Public Input

Summer 2020
Develop Concepts;
Public Review of
Concepts

August/September 2020
Public Meeting #2

Fall 2020
Refine Concepts;
Complete Plan

MAJOR ACTION ITEMS (cont.)

ZOTA Working Group

Accountability Policy #2: Modernize the Zoning Ordinance to reflect the direction of the 2018 Comprehensive Plan, proactively planning for the next 20 years of growth.

Beginning in late April 2019, a Division-wide effort took place to discuss the initiation of a series of Zoning Ordinance Text Amendments (ZOTAs) and Subdivision Regulation Amendments (SRAs) related to the Comprehensive Plan. A leadership group meets monthly to discuss direction, phasing, and status of the nearly 30 identified amendments, as well as brainstorming additional ideas. Each regulation change is individually led by a Planning staff member who coordinates a small group from across the Division to research, write, consult stakeholders and interested parties, and present the proposals. These text changes range widely in terms of their complexity and resource/time allocation needs, and each will follow their own path.

Many of the action items in the attached chart are related specifically to the regulation changes, some of which have been completed (see stub streets & sidewalks below); some that are nearing completion (see ADUs below); and many more that have yet to be started. Throughout the coming years, staff will continue to work in these small groups, one step at a time, to achieve the modernization of the Zoning Ordinance that was called for in Imagine Lexington.

Accessory Dwelling Units

Density Policy #5: Provide affordable and/or compact residential options through Accessory Dwelling Units
Equity Policy #6: Provide flexibility for senior housing through Accessory Dwelling Units.

In response to Lexington's housing needs, Planning staff partnered with the Senior Services Commission to propose legislation to permit smaller secondary housing units, known as Accessory Dwelling Units (ADUs,) in all single-family residential zones, which was unanimously recommended for approval by the Planning Commission in August 2019. This type of incremental housing could provide flexibility throughout all phases and circumstances of a family's lifespan, and would grant another housing choice for Lexington residents. The unanimous Planning Commission recommendation was a major mile marker in a lengthy, but intentional, process that included a grant from AARP to develop an ADU Manual; numerous neighborhood and public presentations and meetings; and a multi-part public hearing. Throughout this process, the proposal was refined to include:

- **Occupancy limit of 2 unrelated persons (+any children) per ADU**
- **Owner occupancy requirement that requires the owner to live in either the principal dwelling or ADU**
- **Conditional use restrictions on short-term rentals**
- **Required pre-application conference prior to filling**
- **Deed restriction in favor of the government to assure compliance with the ordinance**

As with any Zoning Ordinance regulation change, this proposal has now been forwarded to the Urban County Council, who has placed this into the Planning & Public Safety Committee for further review. A presentation to the Committee is set for March 10, 2020.

MAJOR ACTION ITEMS (cont.)

Stub Streets Regulation Changes

Design Policy #13: Development should connect to adjacent stub streets and maximize the street network.

In support of multiple connectivity policies within Imagine Lexington, a Subdivision Regulation text amendment was proposed to more clearly communicate the intentions of stub streets designed for future connections. This Subdivision Regulation change was unanimously recommended for approval by the Planning Commission, and approved by the Council on January 23, 2020. The intent was to inform the general public that these streets are meant to connect and will do so in the future. This regulation requires developers to install a sign at the end of each stub street that meets with Traffic Engineering guidelines, and maintain the until the City assumes maintenance of the street.

Sidewalk Regulation Changes

Connectivity Policy #2: Create multimodal streets that satisfy all user needs.

To further Imagine Lexington's recommendations of improved multimodal facilities, regulations were proposed for revised sidewalk and bike path standards, increasing the minimum width relative to its contextual surroundings. This Subdivision Regulation change was unanimously recommended for approval by the Planning Commission and approved by the Council on October 10, 2019. In addition to meeting a host of Comprehensive Plan policies, the proposal brought Lexington's requirements in line with the Kentucky Transportation Cabinet, the United States Access Board, and the Americans with Disabilities Act (ADA) standards.

MAJOR ACTION ITEMS (cont.)

New & Improved imaginelexington.com

Theme F, Goal 2, Objective B: Create a website to most the metrics, updating the general public on progress while providing transparency and supporting data.

Unquestionably, accessibility to information, transparency, inclusion, and public awareness & participation are an essential message of Imagine Lexington. From the thousands that participated in its creation, to the ongoing and evolving public outreach and education today, it is critical that the general public be aware of and engaged in our process. The new and improved Imaginelexington.com provides the next layer of accessibility to the Plan by laying out three key components – Imagine, Inform, and Implement. It will officially launch on February 28, 2020, to celebrate the one-year birthday of the plan.

Imagine (complete): A new way to browse the Comprehensive Plan, with:

- **Videos to help quickly and effectively explain concepts**
- **Easy navigation to quickly find the content you're looking for**
- **All Planning Commission work session content**
- **Archived videos of Planning Commission & Council Ad Hoc Committee televised public meetings**
- **Links to adopted and supporting plans and studies**
- **Option to browse policies by Theme (as laid out in the document) or by Topic (Housing, Transportation, etc.)**
- **Shows how each policy furthers the adopted Goals & Objectives**
- **Individual Placebuilder Place-Type pages with associated criteria and information**
- **Interactive Small Area Plan map with address-locator feature**
- **The full text of the Plan in an interactive window**
- **The full text of the Placebuilder in an interactive window**
- **Links to social media accounts**
- **"Contact us" button for those with questions**
- **Much more!**

Inform (to be completed by end of 2020): A place for the public to learn about ways to get involved & stay involved.

Implement (to be completed by end of 2020): So the public can see the Plan in action with updates on metrics, project pages, and more.

LIST OF ACTION ITEMS
IMPLEMENTATION TABLE

Also listed throughout the policies of Imagine Lexington, the following implementation items stand as short- and long-term tasks for the Planning Division once Imagine Lexington is put into action. Progress on these items will be tracked and actively updated to promote public awareness of our progress.

ACTION ITEM STATUS

	Complete		Yet to begin
	In Progress		

THEME	PILLAR	POLICY	ACTION ITEM	OTHER APPLICABLE POLICIES	AGENCIES	TIMELINE (NEAR/ MID/LONG/ ONGOING)
A	Design	9	Amend Zoning Ordinance to redefine open space requirements.	B-SU-4, D-PL-4, C-LI-8	Planning	Ongoing
A	Design	10	Inventory existing neighborhood focal points and perform gap analysis.		Planning	Mid
A	Design	12	Amend Zoning Ordinance to encourage residential development within existing neighborhood serving business districts.		Planning	Ongoing
A	Density	2	Evaluate and amend residential zones to allow greater housing opportunities.	A-DS-8	Planning	Ongoing
A	Density	3	Perform gap analysis of existing neighborhoods to identify enhancement opportunities for new supportive uses.	D-PL-2, C-LI-7	Planning	Long
A	Equity	2	Review funding opportunities for Comprehensive Plan priorities.	C-PR-2	Planning	Mid
A	Equity	5	Work with Council to review tenant protections.		Planning	Mid
A	Equity	5	Work with Council to create a rental registration program.		Planning, Code Enforcement	Mid
A	Equity	6	Partner with Senior Services Commission to develop and implement Accessory Dwelling Unit zoning options.	D-SU-9	Planning, Senior Services	Near
A	Equity	7	Inventory and map existing social services and healthcare facilities.	D-SU-4, D-SU-5, D-SU-6	Planning	Near
A	Equity	8	Partner with the Senior Services Commission to develop an age-friendly plan as part of the AARP Age-Friendly Communities Initiative.		Planning, Senior Services	Near
B	Protection	1	Coordinate with the Division of Water Quality to prioritize sewer capacity projects that will facilitate areas of expected growth.		Planning, Water Quality	Mid
B	Protection	2	Develop an inventory of Special Natural Protection Areas within the Urban Service Area.		Planning, Environmental Services	Mid

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THEME	PILLAR	POLICY	ACTION ITEM	OTHER APPLICABLE POLICIES	AGENCIES	TIMELINE (NEAR/ MID/LONG/ ONGOING)
B	Protection	6	Review the zoning ordinance for new agritourism and ecotourism opportunities.	C-LI-1	Planning	Long
B	Protection	7	Update zoning ordinance to reflect national best practices on floodplain protections.		Planning, Environmental Services	Mid
B	Sustainability	5	Overhaul parking standards throughout the zoning ordinance.	C-PR-10, A-DS-7	Planning	Near
B	Sustainability	6	Implement an outreach program through employers to inform and incentivize employees to reduce single-occupancy commuting.		Planning	Near
B	Sustainability	8	Pursue STAR Community certification.		Planning	Long
B	Sustainability	9	Perform analysis of green building best practices and identify opportunities to implement.		Planning	Mid
B	Sustainability	11	Update the green infrastructure elements in the Engineering Manuals to reflect current best practices.		Planning, Engineering	Mid
B	Sustainability	12	Explore permitting incentives for green building design.	B-SU-7	Planning	Long
B	Restoration	1	Implement recommendations from the Urban Forestry Management Plan.	B-PR-7	Planning, Environmental Services	Mid
B	Restoration	3	Work with Parks & Recreation and private organizations to facilitate the creation of a regional sports complex.		Planning, Park & Recreation	Mid
C	Livability	9	Inventory and analyze existing industry and production land, identifying areas to enhance or repurpose based on market and locational factors.		Planning	Near
C	Diversity	5	Explore recommendations to promote development at specific sites within Opportunity Zones, while minimizing displacement.		Planning	Mid
C	Diversity	6	Update Zoning Ordinance regulations related to home occupations and home offices.		Planning	Mid
C	Prosperity	8	Perform analysis of existing employment opportunities and graduate supply from area institutions.		Planning	Ongoing
C	Prosperity	9	Study the efficacy of the Professional Office zone, looking for ordinance revisions aimed at reducing vacancy rate.		Planning	Ongoing
C	Prosperity	12	Create a Long Range Plan for the 250 acre Economic Development site at Coldstream.		Planning	Mid

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Complete   In Progress   Yet to begin

THEME	PILLAR	POLICY	ACTION ITEM	OTHER APPLICABLE POLICIES	AGENCIES	TIMELINE (NEAR/ MID/LONG/ ONGOING)
D	Connectivity	1	Amend Subdivision Regulations street standards.	A-DS-1. A-DS-2, A-DS-5, A-DS-11, A-DS-13, B-SU-1, D-CO-2, D-CO-3, D-CO-4, D-CO-5, D-CO-6	Planning	Ongoing
D	Connectivity	2	Implement Projects from the Lexington Area MPO Bike and Pedestrian Master Plan.	B-SU-1, B-RE-4, A-DS7	Planning	Ongoing
D	Placemaking	1	Establish land use and transportation design guidelines for development adjacent to Town Branch Commons.		Planning	Near
D	Placemaking	1	Perform a study to determine the economic and social impacts of Town Branch Commons.		Planning	Near
D	Placemaking	3	Amend the zoning ordinance to include placemaking elements.	D-PL-5	Planning	Ongoing
D	Placemaking	6	Update the Expansion Area Master Plan.		Planning	Mid
D	Placemaking	7	Host workshops with development and neighborhood interests to create a collaborative pre-development process.		Planning	Near
D	Placemaking	8	Work with Council to increase staffing to develop a tactical placemaking program within the Division.		Planning	Near
D	Placemaking	10	Initiate discussions with the Public Art Commission about potential ordinance revisions to increase public art opportunities.		Planning	Mid
D	Placemaking	11	Update the Adaptive Reuse Ordinance.		Planning	Mid
D	Placemaking	12	Perform corridor studies along arterial streets that examine land use and transportation elements.	A-DS-1, B-SU-3	Planning	Near
D	Placemaking	13	Update the Downtown Master Plan.		Planning, Downtown Lex Partnership	Mid
D	Placemaking	14	Implement the recommendations from the Your Parks, Our Future Parks Master Plan.	C-LI-5	Planning	Mid
D	Support	1	Engage with Fayette County Public Schools in order to align priorities in site selection and design.	D-SU-2	Planning	Near
E	Accountability	1	Establish a new process for long-term land use decisions involving the Urban Service Boundary.		Planning	Near
E	Accountability	2	Update the Zoning Ordinance to reflect Imagine Lexington priorities.		Planning	Ongoing

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■ Complete　■ In Progress　■ Yet to begin

IMPLEMENTATION TABLE CONT.

THEME	PILLAR	POLICY	ACTION ITEM	OTHER APPLICABLE POLICIES	AGENCIES	TIMELINE (NEAR/MID/LONG/ONGOING)
E	Accountability	3	Host a Placebuilder workshop and training for developers, Planning Commissioners, and any other interested parties.		Planning	Near
E	Accountability	3	Create a public outreach program for ongoing community education on Imagine Lexington and the Placebuilder.		Planning	Near
E	Accountability	4	Develop a series of Comprehensive Plan metrics.		Planning	Near
E	Accountability	6	Create a Citizen Advisory Panel.		Planning	Near
E	Stewardship	1	Update the 1990 Stone Fence Inventory.		Planning	Long
E	Stewardship	5	Conduct a Blue Sky Small Area Plan.		Planning	Long
E	Stewardship	6	Update the Zoning Ordinance provisions for Agritourism.		Planning	Long
E	Growth	1	Update the Zoning Ordinance to reflect the Imagine Lexington's infill policies.		Planning	Ongoing
E	Growth	4	Update the Adaptive Reuse provisions in the Zoning Ordinance.		Planning	Mid
E	Growth	7	Update the Zoning Ordinance to accommodate and anticipate autonomous vehicles.		Planning	Mid
E	Growth	8	Work with the Planning Commission and Council to proactively pursue government-initiated zone changes recommended by corridor studies.		Planning	Mid
E	Growth	10	Update Lexington's Commercial Zones to include more varied uses to accommodate the shifting retail model.		Planning	Ongoing

■ Complete   ■ In Progress   ■ Yet to begin

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