



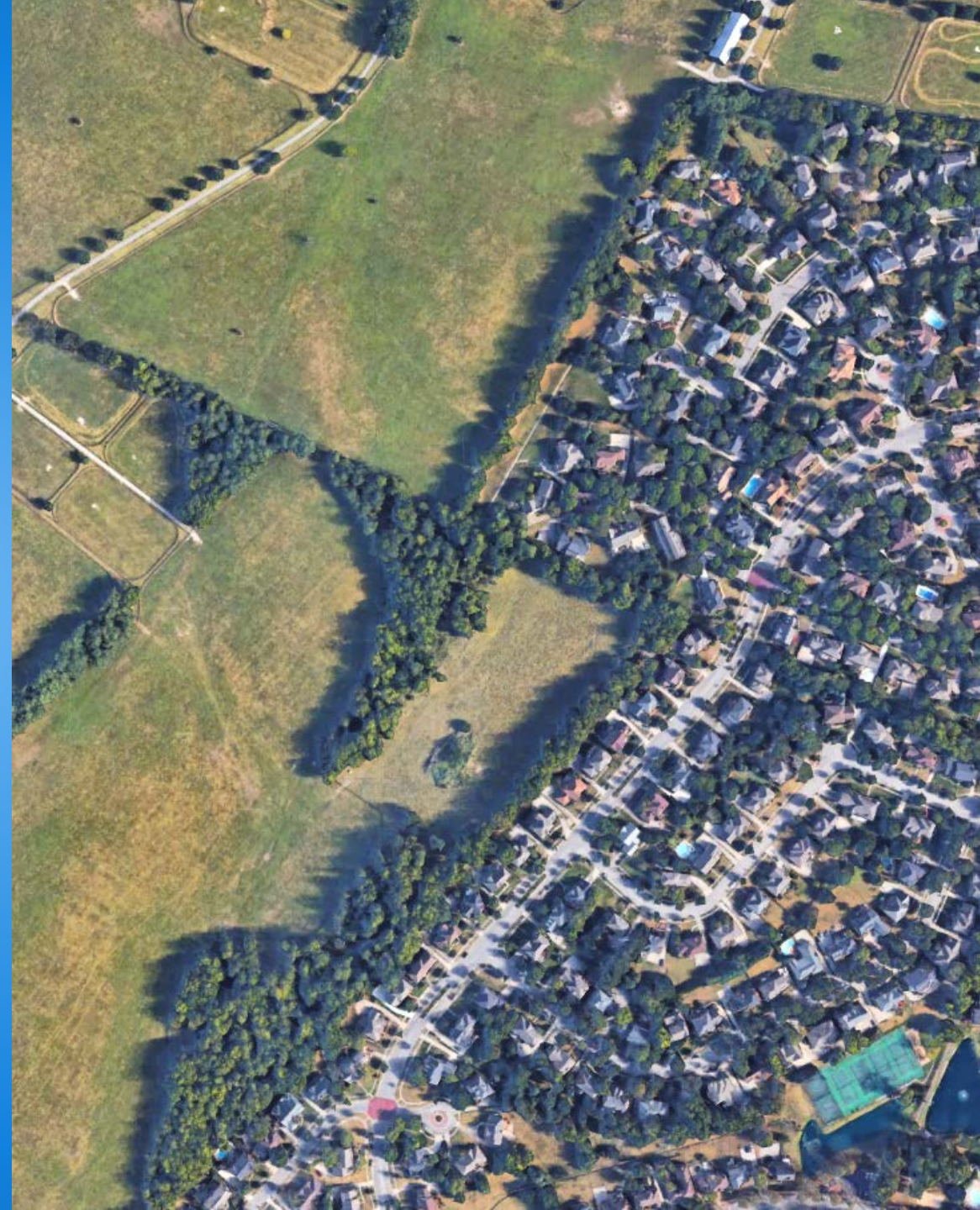
LEXINGTON'S GROWTH:

A BRIEF HISTORY OF OUR BOUNDARY

CHRIS WOODALL, AICP, MANAGER OF LONG-RANGE PLANNING, CITY OF LEXINGTON

Overview

- Urban Service Area Boundary (“USB”) Purpose
- Historical Review of the USB
- Urban County Council & Planning Commission Role in the current USB Process
- Past Process for USB Changes
- 1996 USB Expansion Process



What is the USB?

- The Urban Service Area Boundary is a border that defines where in Fayette County new urban development can occur.
 - Separates Fayette County into the "Urban Service Area" and the "Rural Service Area"
- Established in 1958 and was the first in the nation



The Purpose of the Boundary

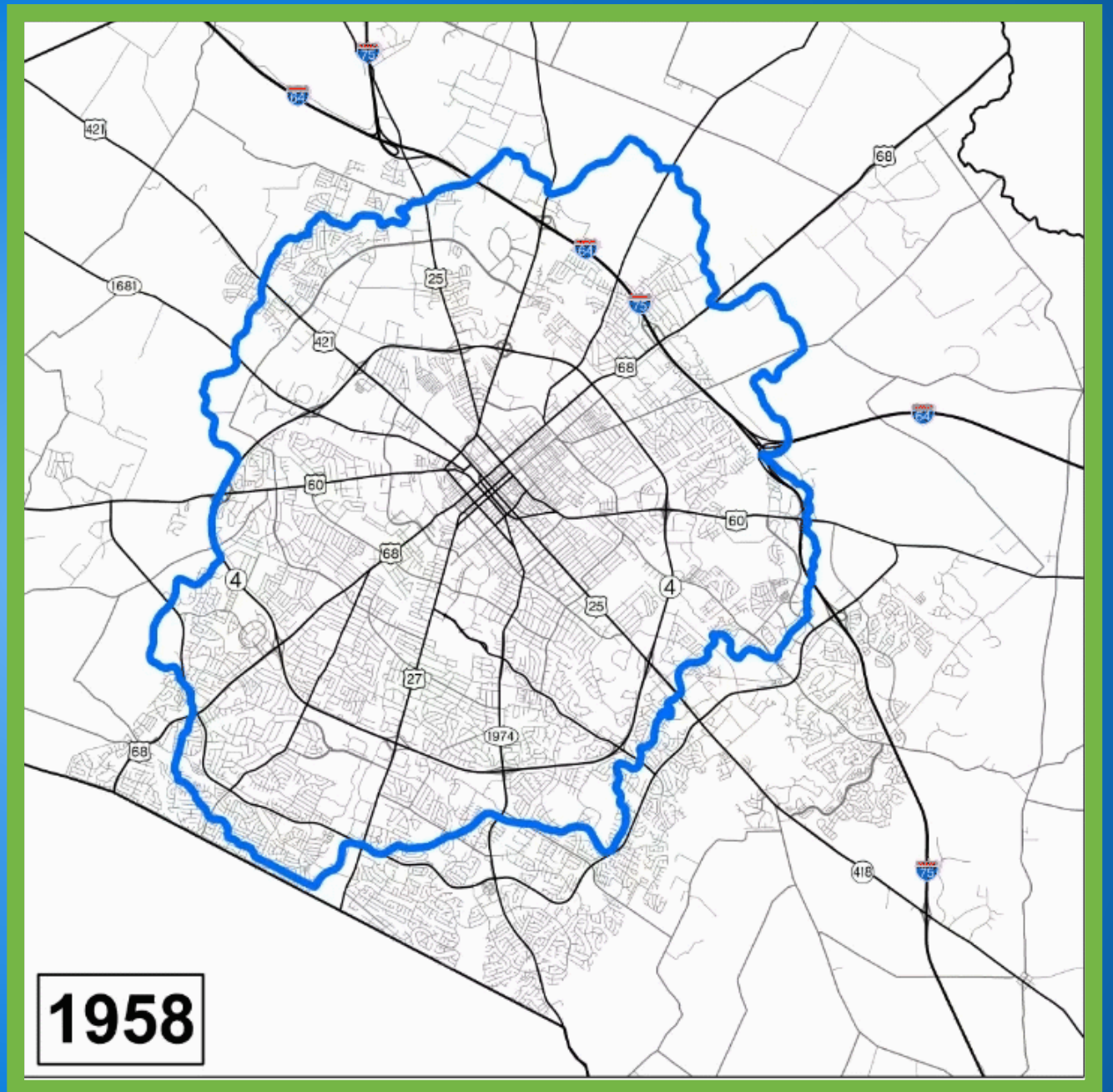
- To serve as a mechanism for managing infrastructure and development in a fiscally responsible manner
- To preserve Lexington's agricultural assets & Bluegrass identity



Lexington's Urban Service Boundary has evolved since its establishment in **1958**.

The last significant expansion was **23 years ago**.

In a 2016 survey, only 12% of Lexingtonians favored the idea of expanding the boundary.



Land Analysis



70%

of Lexington's total area is considered to be rural, but contains only

7%

of the population

30%

of Lexington's total area is considered to be urban, but contains

93%

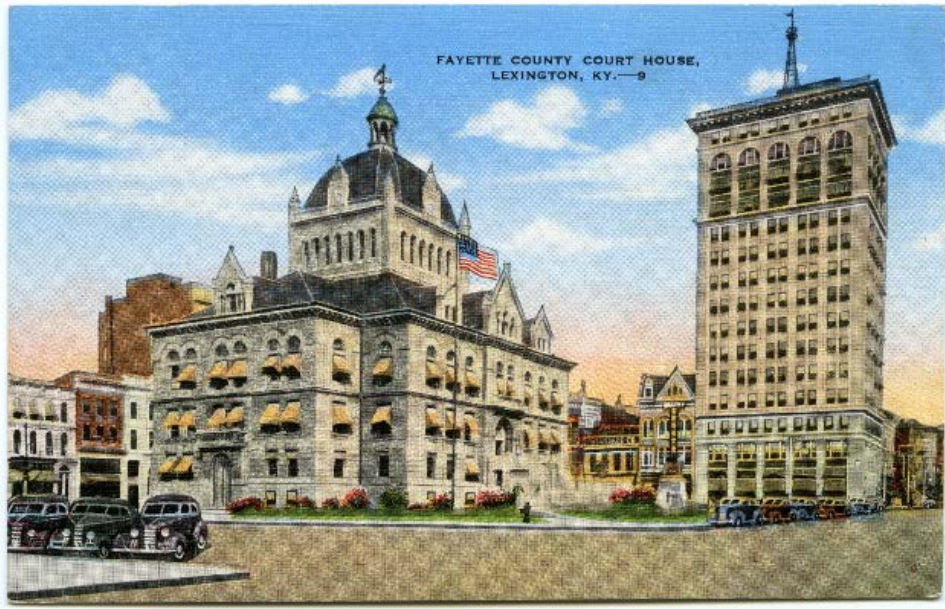
of the population





Let's go
back in
time...

Defining Moments in Our History



Lexington's first
Planning & Zoning
Commission is created.

1.

MINUTES OF FIRST MEETING
OF
BOARD OF ADJUSTMENT

The first meeting of the Board of Adjustment of the City Planning and Zoning Commission of Lexington, Kentucky, was held on June 27, 1928, at 10 A. M., in the office of Mayor James J. O'Brien, at City Hall, Lexington, Kentucky, for the purpose of organizing the Board and electing officers.

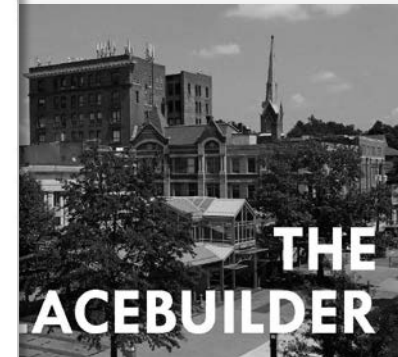
Present were Messrs. David Ades, John G. Cramer, Grover C. Thompson, and Thomas S. Scott. Mr. Len Shouse, also appointed a member of the Board of Adjustment was unable to be present.

The meeting was called to order by Mayor O'Brien who asked for nominations of candidates for Chairman of the Adjustment Board. On motion of Mr. John G. Cramer, seconded by Mr. Grover C. Thompson, Mr. David Ades was nominated and unanimously elected Chairman of the Board of Adjustment. Mayor O'Brien suggested the name of Mrs. Katherine B. Hessel for Secretary and on motion, duly seconded, Mrs. Hessel was unanimously elected secretary.

A general discussion followed concerning the authority and duties of the Board, after which, there being no further business on motion the meeting adjourned.

John G. Cramer
Chairman

Attest: *Katherine B. Hessel*
Secretary



1928

1931

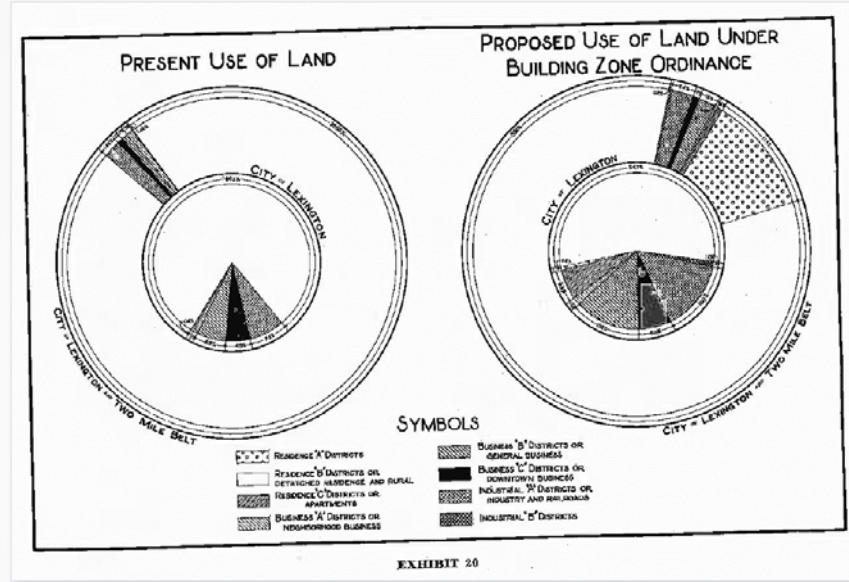
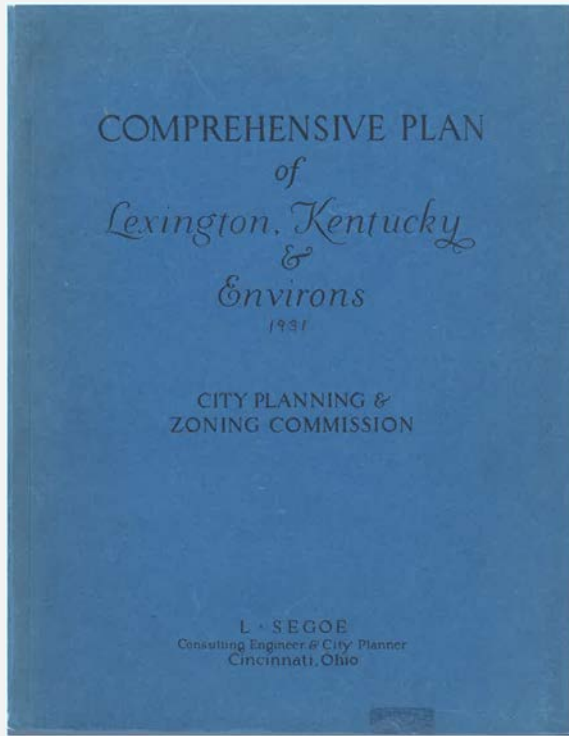
1958

1996

1999

2018

Defining Moments in Our History



Lexington's first Comprehensive Plan is approved & implemented.

1931

107

PRESENT USE OF LAND
In Lexington And Within The Two-Mile Belt Around The City

Type	City Area		Unincorporated Area		Total	
	Acres	Percent	Acres	Percent	Acres	Percent
Detached Residence	1980	55.3	1300	4.2	3280	9.4
Apartments	15	0.4	—	—	15	0.05
Public Properties	310	8.7	155	0.5	465	1.3
Parks and Playgrounds	85	1.5	19	0.03	104	0.3
Semi-Public Property	160	4.5	125	0.4	285	0.8
Outlying Business	35	1.0	260	0.7	295	0.7
Warehouses	20	2.2	10	0.03	30	0.1
Central Business	153	4.4	—	—	153	0.4
Race Courses	165	4.7	5	0.01	170	0.5
Light Industry	39	0.8	100	0.43	139	0.4
Heavy Industry	—	—	—	—	—	—
Railroads	229	6.2	225	0.8	454	1.25
Cemeteries	150	4.2	60	0.2	210	0.6
Undeveloped	215	6.1	—	—	215	0.6
Rural	—	—	23759	92.7	23759	68.5
TOTALS	3550	100.0	23759	92.7	27309	78.0

To obtain a rational basis for the prognosis of future needs, detailed studies were made of population growth and distribution. The growth of the city and region was analyzed almost from the time of the first settlement, and a careful forecast was made of their probable future growth in the next 40 years. The distribution of the population over the entire area and the natural trends of population movements from one section of the city to the other and from the city into the outlying districts, was analyzed since the year 1910, and an attempt was made to predict the probable future distribution of population several decades hence, so as to obtain a measure of probable future requirements in various sections of the community and region. A comparison between the present use of land and the proposed use of land under the Building Zone Ordinance, corresponding to the use district classifications of the latter and intended to test in a general way the balance of the zoning plan, is shown by the following two tables:

PRESENT USE OF LAND BY ZONING DISTRICT TYPES
In Lexington and Within the Two-Mile Belt Around The City

Type	City Area		Unincorporated Area		Total	
	Acres	Percent	Acres	Percent	Acres	Percent
Detached Residence and Rural	3250	88.3	30410	98.02	33260	96.4
Apartments	15	0.4	—	—	15	0.05
Neighborhood Business	35	1.0	260	0.7	295	0.7
General Business	215	6.9	15	0.04	230	0.6
Downtown Business	155	4.4	—	—	155	0.4
Industry and Railroads	259	7.0	325	1.23	575	1.65
TOTALS	3550	100.0	30950	100.00	34500	100.00

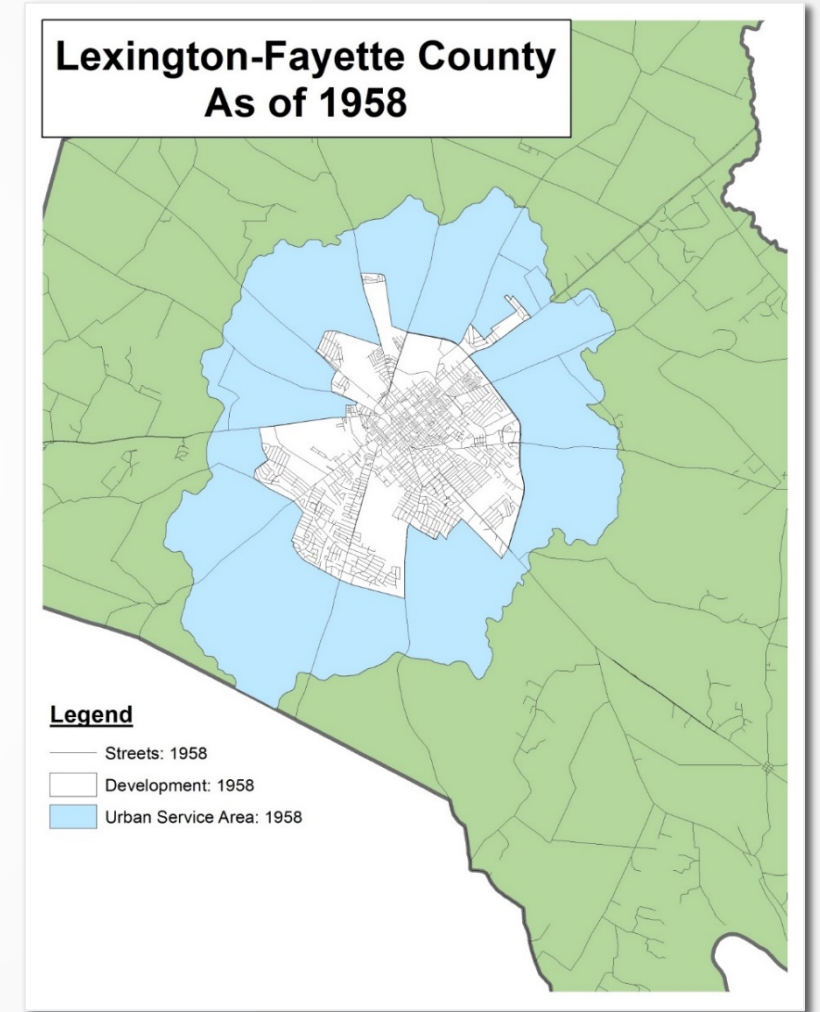
PROPOSED USE OF LAND UNDER BUILDING ZONE ORDINANCE
In Lexington and Within the Two-Mile Belt around The City

Type	City		Unincorporated Area		Total	
	Acres	Percent	Acres	Percent	Acres	Percent
Residence "A"	30	0.8	3950	13.8	3980	11.5
Residence "B"	1969	55.0	24635	86.0	26604	83.9
Residence "C"	225	6.3	—	—	225	0.6
Business "A"	65	1.8	20	0.1	75	0.2
Business "B"	450	12.8	70	0.2	520	1.4
Business "C"	240	6.8	—	—	240	0.7
Industrial "A"	530	14.7	255	0.8	785	2.2
Industrial "B"	40	1.1	40	0.1	80	0.2
TOTALS	3550	100.0	30950	100.0	34500	100.0

Defining Moments in Our History

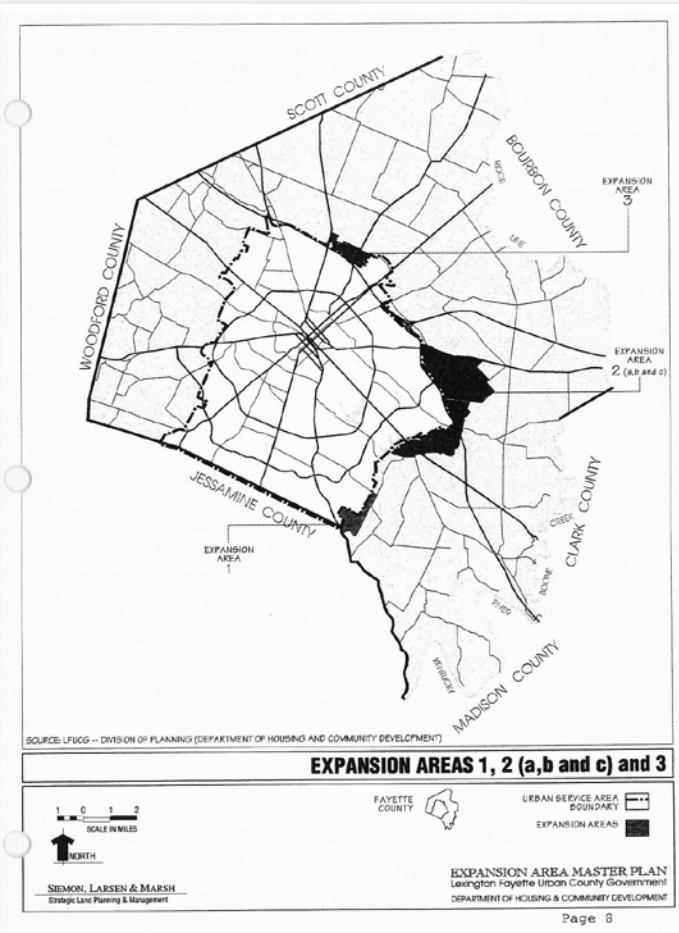


Lexington
instates the **first**
urban growth
boundary in the
U.S.



1958

Defining Moments in Our History



Planning Commission approves the **Expansion Area Master Plan**, which offers principles for guiding development within newly designated expansion areas.

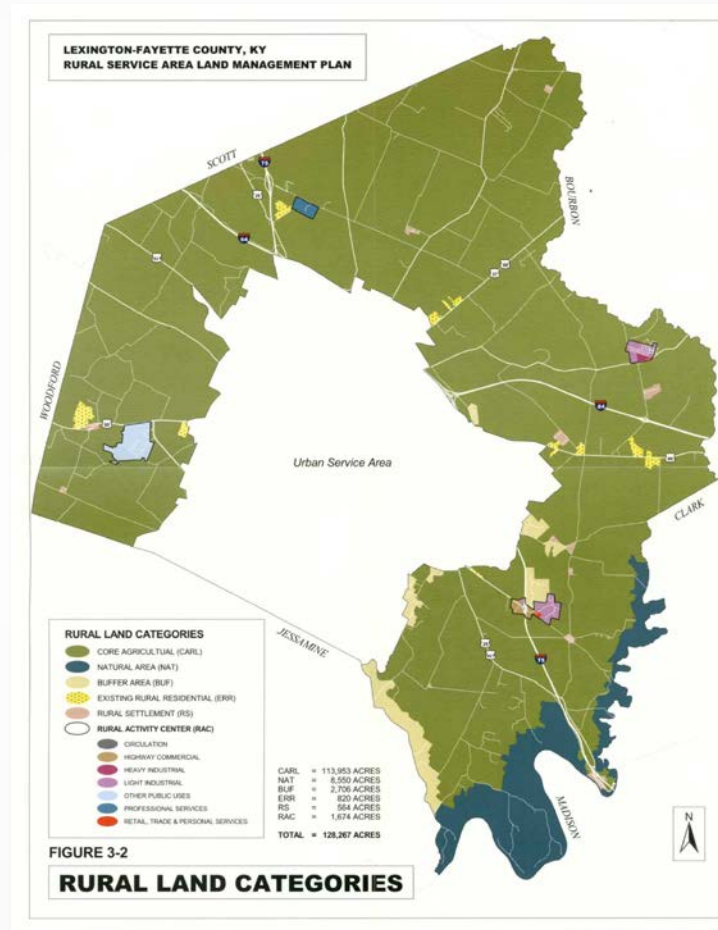



1996

Defining Moments in Our History

**RURAL SERVICE AREA
LAND MANAGEMENT PLAN**
Lexington-Fayette County, Kentucky

OUR RURAL HERITAGE IN THE NEXT CENTURY



Planning Commission approves the **Rural Land Management Plan**, which offers guidance for development within the **Rural Service Area**.

1999

Defining Moments in Our History



Planning Commission adopts *The Placebuilder* as an element of the 2018 Comprehensive Plan. This document specifies **criteria** for future development and provides a **common language** across stakeholder groups.

2018

Roles in the Current Process

Planning Commission

- Recommends the Goals and Objectives of the Comprehensive Plan to Council
- Has final approval of Comprehensive Plan elements such as Land Use, Public Facilities, etc.

Urban County Council

- Adopts the Goals and Objectives element of the Comprehensive Plan

Past Process for USB Changes



Data Collection & Studies

- Growth projections
- Current Land Use
- Vacant Land
- Scenarios



Input from the Public

- Surveys, public feedback forms, focus groups
- Public hearings



Application from Property Owners

- Pre-2013 plan
- Opportunity for rural owners to request inclusion



Recommendation from Planning Commission & approval by Urban County Council

1996 USB Expansion Process

- In 1996, approximately 5,330 acres adjacent to the existing Urban Service Area were designated as Expansion Areas.
- This acreage was divided among 3 core areas, each envisioned for a pre-set range of uses.



1996 USB Expansion Process

- The Expansion Area Study Committee was formed to direct the process.
- Principles for Guiding Development
 - Natural Environment
 - Land Use
 - Open Space
 - Housing
 - Community Design
 - Public Facilities
 - Fiscal
 - Economic Development
 - Fairness



1996 USB Expansion Process

- The 1996 Expansion Area Master Plan was approved by the Planning Commission on July 18, 1996
- Plans for each Expansion Area are composed of 4 elements based on EAMP committee principles:
 - Future Land Use Element
 - Infrastructure Element
 - Community Design Element
 - Implementation Element
- Comprehensive Development Exaction Program



Lynchpin of Lexington's Growth Management

- Manage infrastructure and development in a fiscally responsible manner
- Preserve Lexington's agricultural assets & Bluegrass identity
- Part of Lexington's progressive planning past, and part of Lexington's progressive planning future



THANK YOU

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