DEVELOPMENT PROCESS | LEXINGTON-FAYETTE COUNTY KY

Zone Changes: 5-8 Months

- Property identification phase.
- Purchase Agreement negotiation.
- Initial development design work.
- Pre-application meeting with Planning Staff.
- Pre-filing neighborhood meeting.
- File application (1st Monday of Month).
- Technical Review Committee (last Wednesday of filing month).
- Subdivision & Zoning Committee Meetings (1st Thursday of following month).
- Planning Commission meeting (4th Thursday of following month if no postponement due to opposition or Planning Staff design concerns).
- Planning Commission sends zone change recommendation to Council within 30-60 days depending on Commission & Council calendars.
- Council Work Session - Council determines whether there will be a second public hearing.
- Final Council action within 90 days of Planning Commission action.
- 30-day appeal period.

If Court Action Taken

6-8 Months To get Circuit Court ruling.

18-24 Months To get Court of Appeals ruling.

Final Development Plan: 3-11 Months

- File application (1st Monday of Month).
- Technical Review Cmte (last Wednesday of filing month).
- Subdivision Committee Meetings (1st Thursday of following month).
- Planning Commission meeting (2nd Thursday of following month if no postponement due to opposition or Planning Staff design concerns).
- 30-day appeal period
- If no court action, 2-9 months for certification process.

If Court Action Taken

6-8 Months To get Circuit Court ruling.

18-24 Months To get Court of Appeals ruling.

Construction Plans:

- Construction plan design and approval phase.
- Apply for land disturbance permit.
- Complete grating and site layout.
- Apply for Building permit.
- Construction phase.
- Final inspections.
- Certificate of Occupancy.