

# Horse Capital of the World



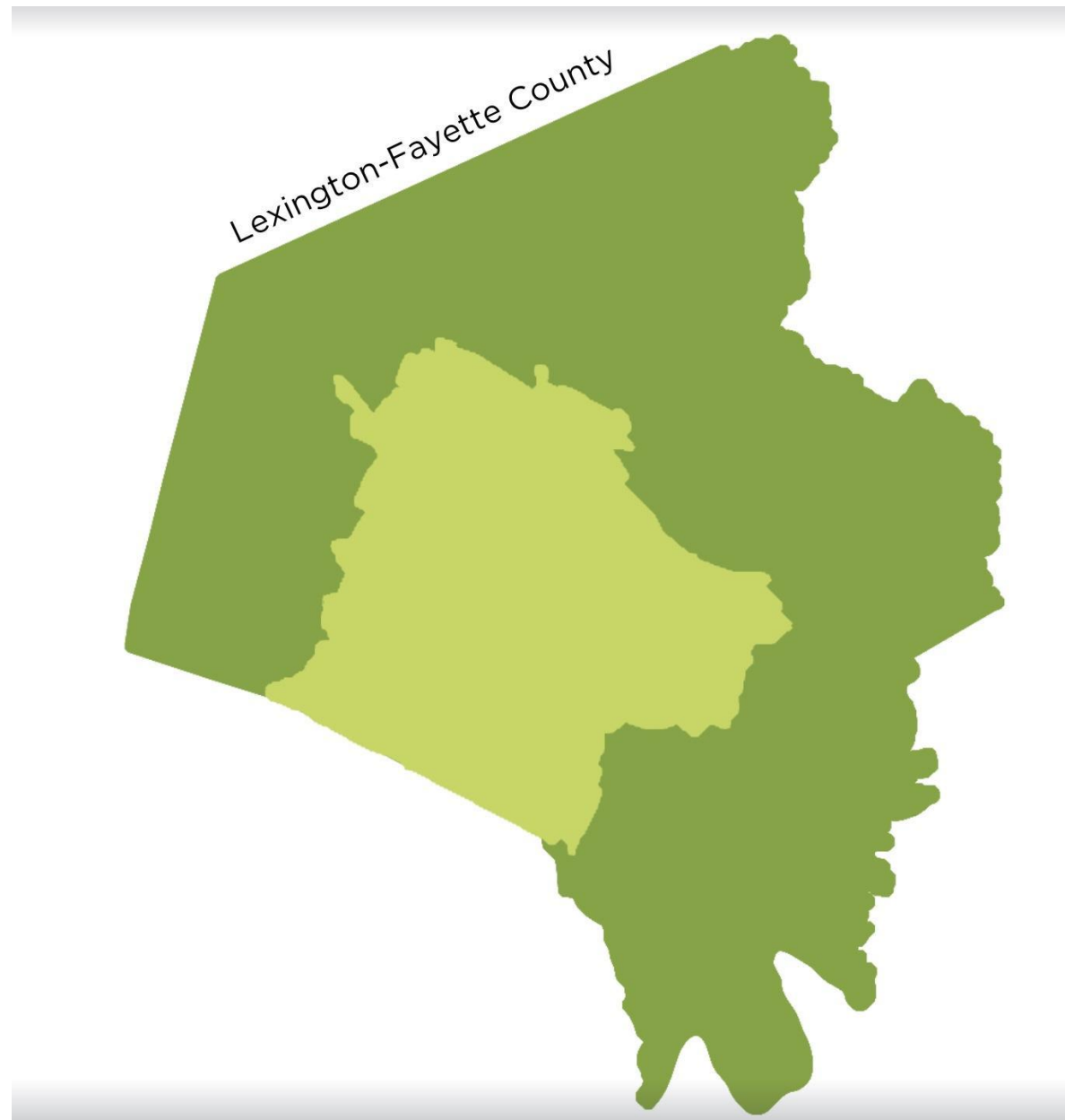
**LEXINGTON**

# Lexington- Fayette County Kentucky



Source: Fayette Alliance

# Lexington- Fayette County Kentucky



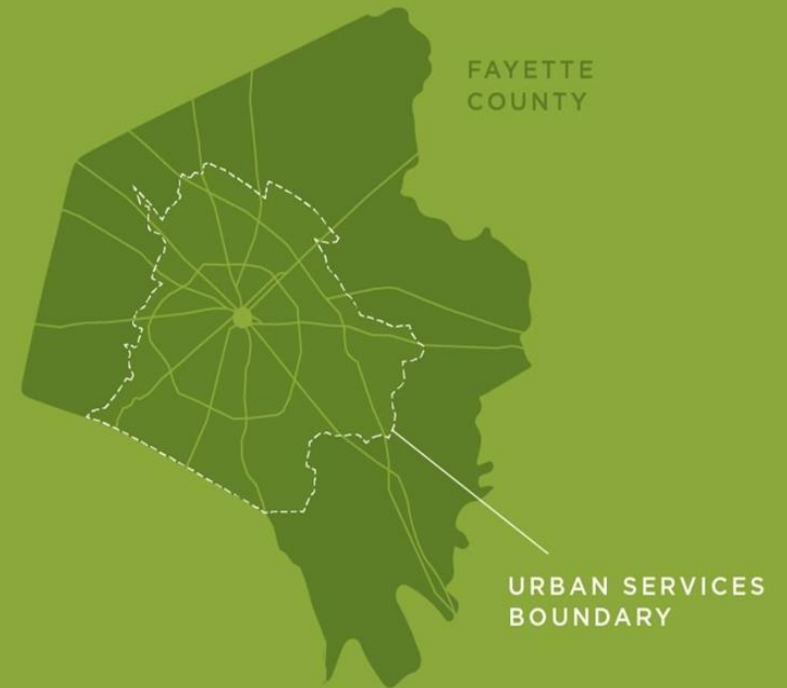
Source: Fayette Alliance

# Lexington- Fayette County Kentucky

## LEXINGTON: A NATIONAL MODEL

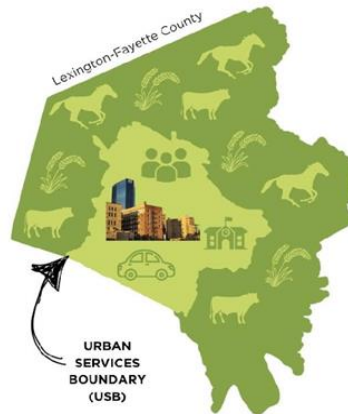
### FAYETTE COUNTY URBAN SERVICES BOUNDARY

In 1958, Lexington-Fayette County created the nation's first Urban Services Boundary, a growth boundary that limits development into the rural area. The USB serves twin purposes—it preserves our irreplaceable farmland and landscape, while directing development and investment inside our urban areas.





# Lexington- Fayette County Kentucky



Source: Fayette Alliance

# Lexington- Fayette County Kentucky

## Brief history of planning

- **1931**-Adopted first Comprehensive Plan
- **1958**– First Urban Services Boundary in the United States
  - Proliferation of large lot subdivisions
- **1964** – 10-acre lot minimum in Rural Service Area
- **1990-1997** – Proliferation of 10-acre lots
  - 4,700 acres for 429 houses
  - Inside the USB, 4,700 acres=20,000 typical residential lots
- **August 1998** – Moratorium on 10-acre lots
- **1997-1999**-Rural Land Management Plan
  - Ad-hoc committee made up of diverse interests
  - Met for two years
  - Made two recommendations
    - Increase minimum lot size to 40 acres
    - Implement Purchase of Development Rights program
- **1999**-Adopted Rural Land Management Plan
  - Updated in 2017
- **2000**-Purchase of Development Rights Ordinance with 50,000-acre goal

# Lexington- Fayette County Kentucky

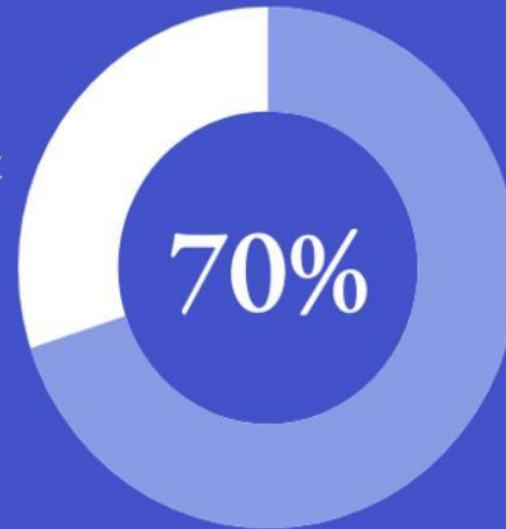
Our rural area makes up 70% of  
Fayette County and is where thousands  
of people live, work, and play.

## Public Land:

- Masterson Station Park
- Raven Run
- Cardinal Hill North Park

## 100+ Businesses:

- Bluegrass Airport
- Keeneland
- Blue Grass Stockyards
- Kentucky Horse Park
- Bluegrass Station



## 50 Neighborhoods:

- Greenbrier
- Wellesley Heights
- Old Richmond Road

## Farms:

- 622 active farms, including crops, equine, livestock, and more.



# Lexington- Fayette County Kentucky

## \$2 Billion

2016 ECONOMIC  
IMPACT OF ALL  
TOURISM IN  
FAYETTE COUNTY



Source: Certec, 2017

## Agritourism in Fayette County



Sales Estimates	Keeneland	KHP
Accommodations	\$19.5 M	\$9.1 M
Food & Drinking Places	\$19.6 M	\$11.7 M
Gasoline	\$7.7 M	\$ 6.9 M
Other Retail	\$4.2 M	\$3.7 M

Source: Bollinger (2015) and CEDIK (2017)

## Horse Country Kentucky

A relatively new tourism initiative for the equine industry, Horse Country Kentucky is similar to the bourbon trail. There are currently 20 different tour options that include horse farms, equine clinics, and training facilities.

[visithorsecountry.com](http://visithorsecountry.com)



## What Visitors to Lexington Want to Experience

According to VisitLex, the top five requests in the last year from visitors:

1. Horse Farm Tours
2. The Lexington Walk & Bluegrass Country Driving Tour
3. Bourbon Distilleries
4. Kentucky Horse Park
5. Keeneland

REPORT AUTHORED BY:

 **University of  
Kentucky**  
College of Agriculture,  
Food and Environment

CEDIK  
Community & Economic  
Development Initiative of Kentucky  
[cedik.ca.uky.edu](http://cedik.ca.uky.edu)

REPORT PREPARED FOR:  
Fayette Alliance  
Fayette County Farm Bureau  
Kentucky Thoroughbred  
Association -  
Kentucky Thoroughbred  
Owners and Breeders, Inc.

## Fayette County Agriculture Value and Economic Impact 2017



### HOW IMPORTANT IS AGRICULTURE?

1 out of every 12 jobs  
is directly or indirectly  
associated with  
Agriculture.

Agriculture accounts  
for \$2.3 billion in  
annual economic  
activity.

Agriculture  
contributes \$8.5  
million to the local  
tax base via payroll.

Agriculture generates  
\$1.3 billion in  
additional income,  
profits, and dividends.

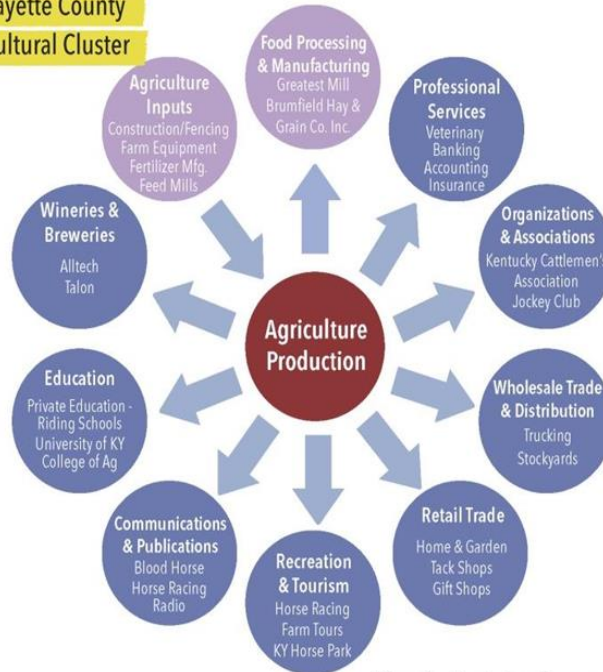
Source: Fayette Alliance



# Lexington- Fayette County Kentucky

Fayette County has a diverse economy...  
and Agriculture in Fayette County includes  
so much more than farming!

## The Fayette County Agricultural Cluster



## Agriculture Jobs (TOP 6)

Farm, Ranch, and Aquacultural Animal Farmworkers  
First-Line Supervisors in Farming, Fishing, & Forestry  
Crop, Nursery, & Greenhouse Farmworkers & Laborers  
Animal Breeders  
Ag Equipment Operators  
All Other Ag Workers

## Ag-related Jobs (TOP 6)

Farmers, Ranchers, & Other Ag Managers  
Nonfarm Animal Caretakers  
Animal Trainers  
Landscaping & Groundskeeping Workers  
Veterinarians  
Ag & Food Science Technicians

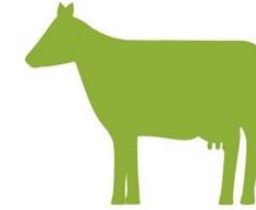
## Top Industries Impacted by a 10% Loss in Agricultural Sales

Wholesale trade  
Production agriculture (in addition to the 10% loss)  
Real estate  
Petroleum refineries  
Truck transportation  
Maint. & repair construction of nonresidential structures  
Other local government enterprises  
Insurance carriers  
Monetary authorities & depository credit intermediation  
Insurance agencies, brokerages, and related activities  
Electric power transmission and distribution  
Accounting, tax prep, bookkeeping, & payroll services  
Warehousing and storage  
Management of companies and enterprises  
Employment services

Source: IMPLAN, 2014

Agriculture contributes both to the local economy as  
well as the rural landscape that creates an attractive  
location to work, play, and stay.

## Top Five Ag Products in Fayette County by Sales:



Horses and other equine

Breeding and other support services

Cattle and calves

Tobacco

Grains and oilseeds

Source: Census of Agriculture, 2012

In 2012, Fayette County ranked first in Kentucky and the United States for horse and pony inventory and sales as well first in "breeding and other support services" which includes equine breeding operations. In addition, Fayette County ranked 4th and 5th in the state in cut Christmas trees and nursery and greenhouse products, respectively.



Lexington is home to 2 world renowned equine veterinarian  
hospitals, Rood and Riddle Equine Hospital &  
Hagyard Equine Medical Institute.

Source: Fayette Alliance



# Lexington- Fayette County Kentucky



- Increases carbon emissions, reduces greenspace
- Reduces tree canopy and landscape that make Lexington famous and that provides carbon sequestration
- Flooding and sanitary sewer overflows
- Air and water pollution
- Soil health of our unique, nationally significant Bluegrass soils in our farmland - once they are gone, they cannot be replaced
- Disproportionately affects marginalized communities
- Economically, it costs the city and taxpayers more \$ than they bring in to provide services like trash, sewer, emergency services, & more. We spend \$1.69 on community services in residential areas for every \$1 of revenue we bring in.



# Lexington- Fayette County Kentucky

## POTENTIAL HOUSING OPPORTUNITY

### NEIGHBORHOOD INFILL

Scattered Site Residential Infill

ADU

POTENTIAL AREA

~ 500 acres

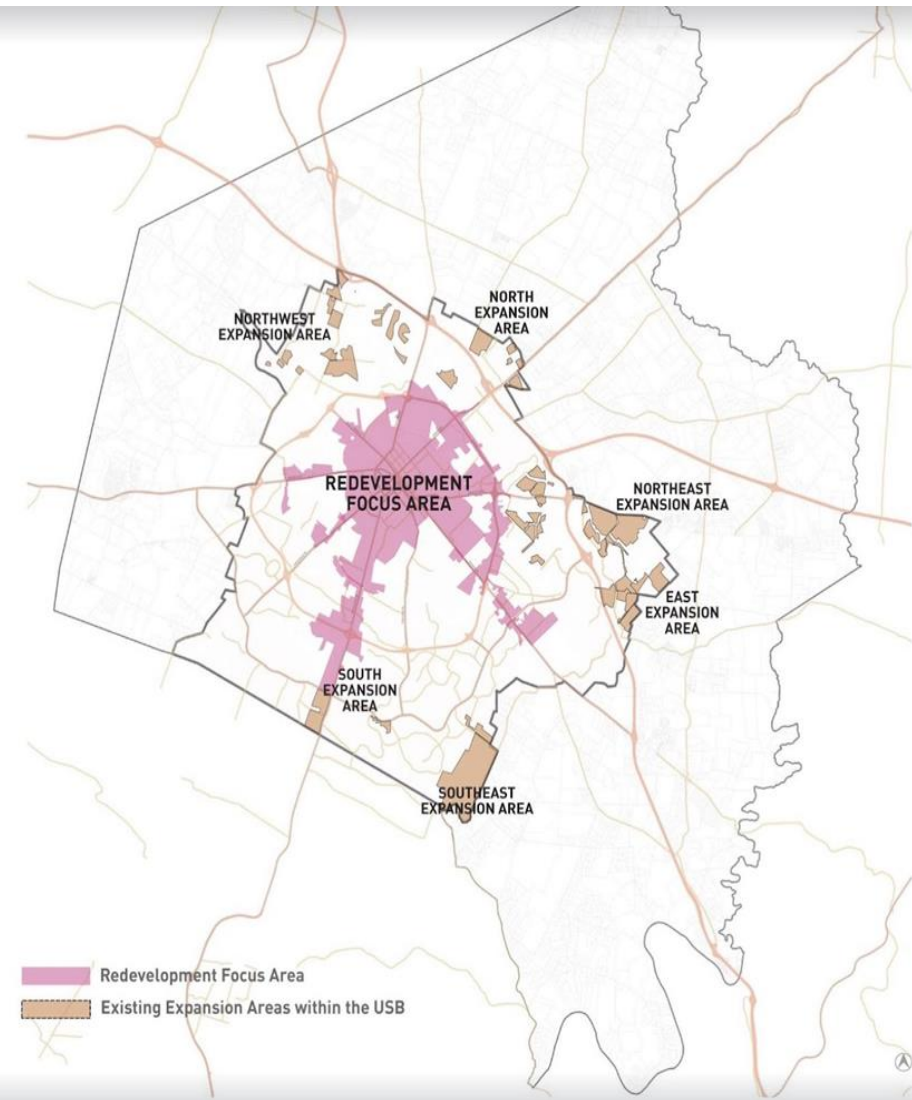
HOUSING DEVELOPMENT POTENTIAL

~ 750 - 1,000 units

~ 250 units

### EXISTING EXPANSION AREAS

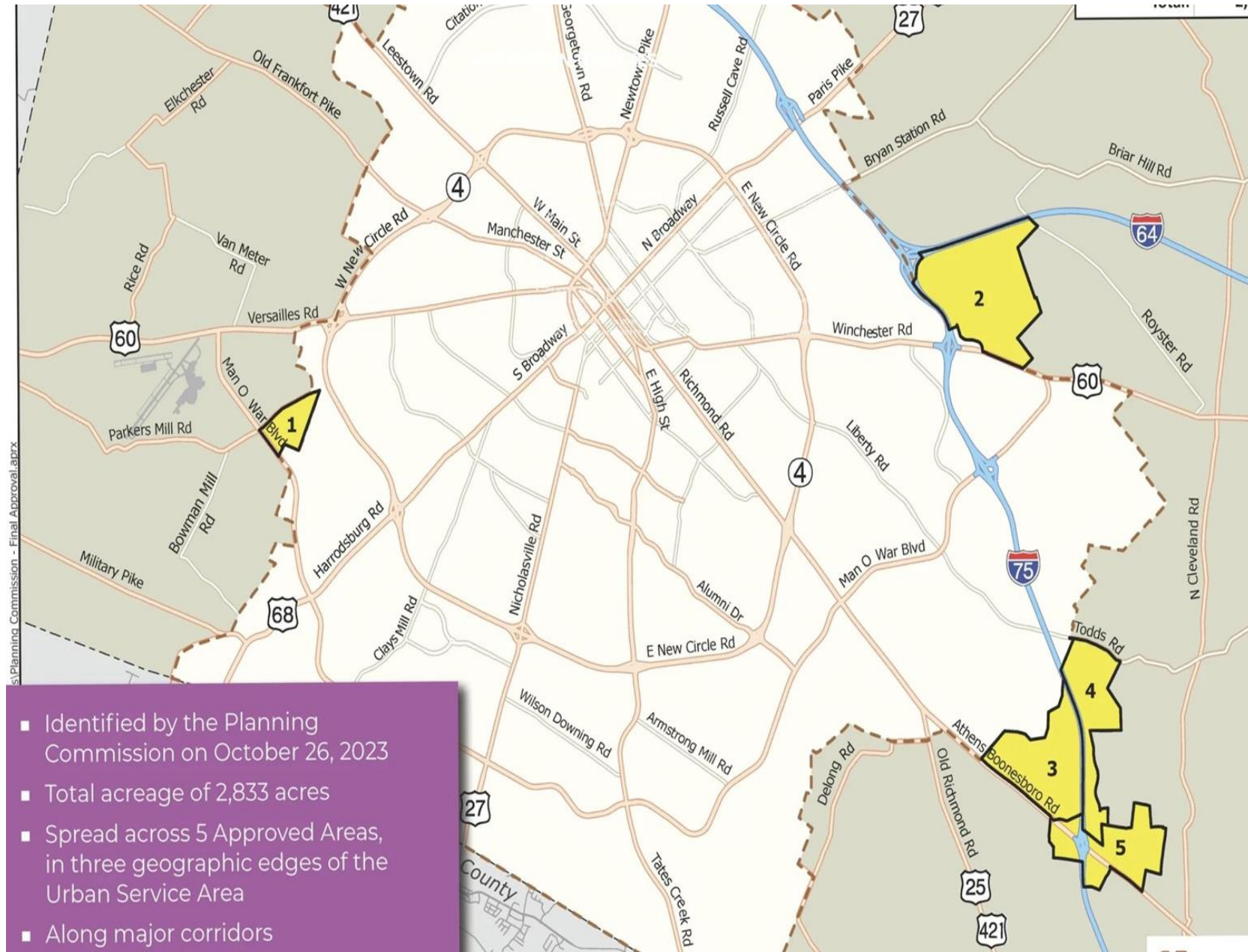
	DEVELOPABLE	HOUSING SITES	HOUSING DEVELOPMENT POTENTIAL
Northwest Expansion Area	856 acres	520 acres	2,500 units
North Expansion Area	982 acres	418 acres	3,000 units (includes Coldstream, Providence Business Park)
Northeast Expansion Area	1,181 acres	962 acres	6,000 units (includes Patchen Wilkes Farm, Polo Club area)
East Expansion Area	490 acres	430 acres	2,000 units
Southeast Expansion Area	1,013 acres	889 acres	5,000 units (Overbrook)
South Expansion Area	348 acres	252 acres	3,000 units (South Farms)
<b>Expansion Area Total</b>	<b>4,870 acres</b>	<b>3,471 acres</b>	<b>20,000 - 25,000 units</b>



Source: Fayette  
Alliance



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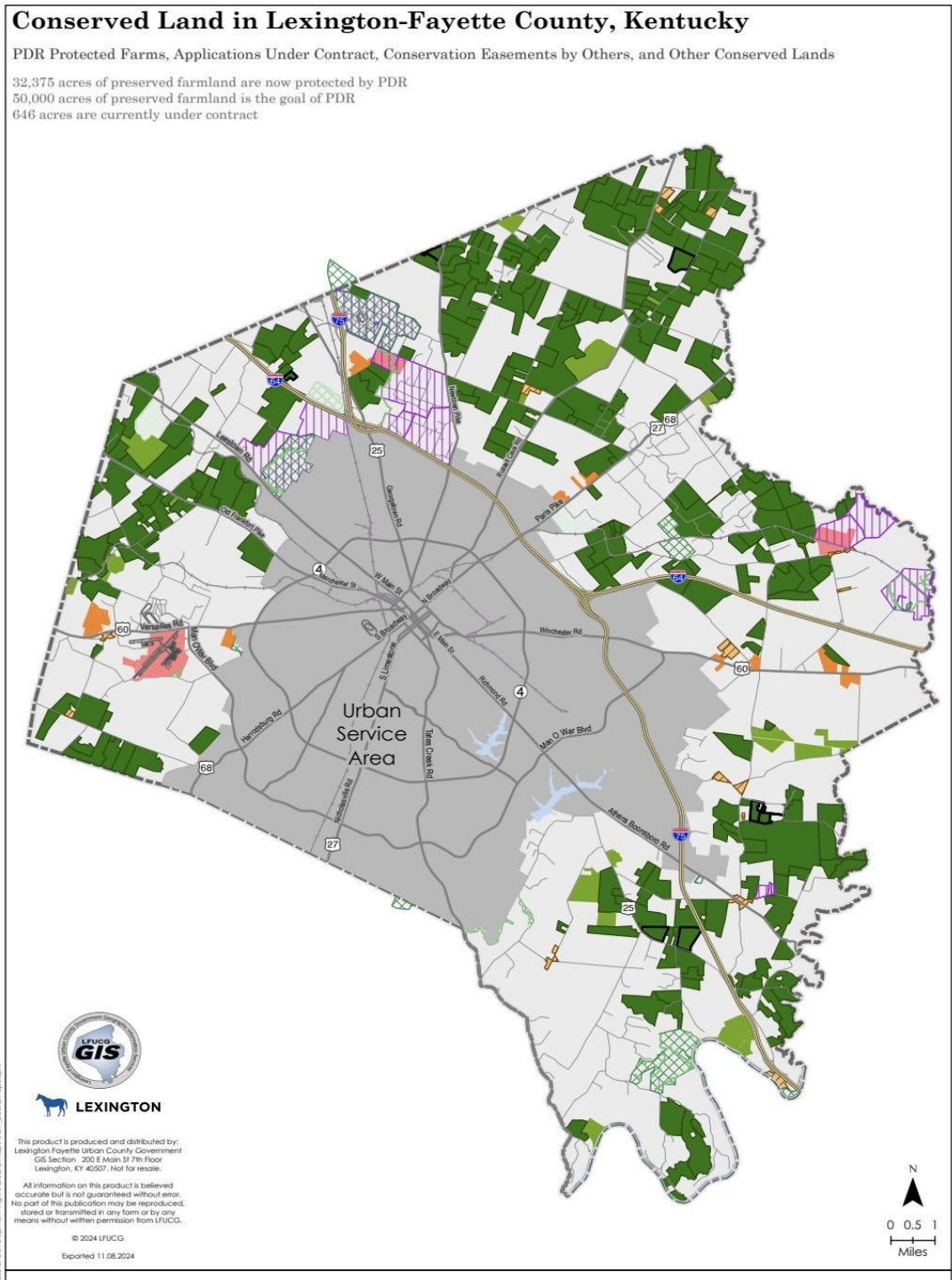
Source: Fayette Alliance

# Lexington- Fayette County Kentucky

## **Tools for farmland protection**

- Urban Services Boundary
- Agricultural Zoning
- Limit conditional uses in Rural Service Area
- Large lot minimum in Rural Service Area
- Prohibit in-family conveyances less than rural lot minimum
- Goal for permanent farmland protection adopted in Comprehensive Plan
- Local Purchase of Development Rights or Purchase of Agricultural Conservation Easement program
- Private land trust working in partnership with local PDR/PACE program

# Lexington- Fayette County Kentucky





# Lexington- Fayette County Kentucky

## SMART, BALANCED GROWTH



Source: Fayette  
Alliance

# Lexington- Fayette County Kentucky



Source: Fayette  
Alliance