

**AGENDA
URBAN COUNTY PLANNING COMMISSION
ZONING ITEMS PUBLIC HEARING**

October 25, 2007

- I. **CALL TO ORDER** – The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – Prior Planning Commission meeting minutes of September 27, 2007, will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, October 4, 2007, at 8:30 a.m. The meeting was attended by Commission members Carolyn Richardson, Neill Day, and Mike Cravens. Committee members in attendance were: Charles Saylor, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Jimmy Emmons, Chris Taylor, Cheryl Gallt, Denice Bullock, Bill Saltee, Traci Wade and Tom Martin; as well as Ed Gardner, Department of Law; Captain(s) Bill Woodward and Charles Bowen, Division of Fire & Emergency Services; and Bob Carpenter, Division of Building Inspection. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
 2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*
- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, October 4, 2007, at 1:30 p.m. in the Division of Planning Office. The meeting was attended by Commission members Linda Godfrey, Ed Holmes, Frank Penn, Randall Vaughn, and Joan Whitman. The Committee reviewed applications, and made recommendations on zoning items as noted.

A. ABBREVIATED PUBLIC HEARINGS ON ZONE MAP AMENDMENTS AND RELATED PLANS

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS AND RELATED PLANS – Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff Reports
- Petitioner's report(s)
- Citizen Comments - (a) in support of request, and (b) in opposition to the request
- Rebuttal - (a) petitioner's comments; (b) citizen comments; (c) staff comments
- Hearing closed and Commission votes on zone change petition and related plan(s)

1. TATES CREEK HEIGHTS, LLC, ZONING MAP AMENDMENT & PINNACLE, LOT 1 (AMD.) ZONING DEVELOPMENT PLAN

- a. **MAR 2007-9: TATES CREEK HEIGHTS, LLC (10/25/07)*** – petition for a zone map amendment from a Neighborhood Business (B-1) zone with conditional zoning restrictions to a Neighborhood Business (B-1) zone with modified conditional zoning restrictions, for 4.19 net (5.83 gross) acres, for property located at 1093, 1097 & 1099 Duval Street.

LAND USE PLAN AND PROPOSED USE

The Land Use Element of the 2007 Comprehensive Plan (Sector 10) recommends Retail, Trade and Personal Services land use for the subject property. The petitioner proposes the addition of a coffee shop to the site, which is already approved for a "sit-down" restaurant, offices and a florist shop on the subject property, as well as revisions to the signage and landscaping restrictions previously imposed.

The Zoning Committee Recommended: **Referral to the full Commission.**

* - Denotes date by which Commission must either approve or disapprove request.

The Staff Recommended: **Approval**, for the following reasons:

1. Conditions originally put upon the subject property were not done in anticipation of a professional office use across Duval Street from the subject property. This would constitute a change in the physical and economic nature of the area since 1996, which makes this site eligible for a revision to the very limited conditional zoning restrictions originally placed thereon.
2. The expanded uses currently requested are still consistent with the Retail, Trade and Personal Services land use recommendations of the 2007 Comprehensive Plan and the prior 2001 Comprehensive Plan.
3. This recommendation is made subject to the approval and certification of ZDP 2007-50: Pinnacle, Unit 1 (Amd.) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of any Planning Commission approval.
4. Under the provisions of Article 6-7 of the Zoning Ordinance, the subject property shall now be subject to the following use restrictions, (with all edits shown below in italicized text from the previous conditions):
 - a. The B-1 site shall contain a maximum of four buildings and be used only as ~~either~~ a sit-down restaurants without drive-through facilities or the service of "fast food," a florist shop, and/or a use permitted in the P-1 zone other than a bank, a credit institution, a television studio or a hospital; *however, notwithstanding any provision to the contrary, a single drive-through shall be permitted solely for the use of a coffee shop (the "permitted drive-through").*
 - b. *In the event the permitted drive-through should cease to be used solely in connection with a coffee shop, or should a coffee shop cease to operate as a coffee shop (excluding any reasonable number of days necessary for repair, remodeling, or reconstruction as a result of or required by a lawful order or decree of a governmental or regulatory authority, a casualty loss, other than such a loss caused by the owner of the property), then the permitted drive-through shall be removed, no future drive-through shall be allowed on the property, and the use of the coffee shop building shall be restricted to the uses permitted herein.*
 - c. *The portion of the property used for the coffee shop shall be permitted to display on the east-facing portion of the building only a single logo, and the words may be displayed a single time on the east-facing façade, the letters of which shall not exceed 18 inches in height, and the logo shall not exceed 36 inches in height, and in no event shall the words or the logo be backlit or internally lit. Signs on the other sides of the building and on the property shall be regulated under the Zoning Ordinance.*
 - d. The existing **("original")** structure shall be preserved except to the extent it must be modified to permit the construction of additions and/or renovations as described below.
 - e. *An additions* to the existing **("original")** structure shall be allowed, but shall only be in accordance with a final development plan submitted to and approved by the Planning Commission; and such additions in total shall not exceed 3,000 square feet and shall be governed by all of the restrictions and limitations that apply to the new building as described below.
 - f. Parking will be in accordance with a final development plan submitted to and approved by the Planning Commission; *provided, however, that a visual buffer of hedges and trees shall be placed on the east-facing side of the property.*
 - g. The property owner shall preserve the existing mature trees on site except as necessary for the construction of ~~one new~~ the office building, the additions to the existing structure, the aforementioned coffee shop and accessory parking, all as approved by the Planning Commission on the final development plan for the site and subject to all restrictions and limitations contained herein, and such trees, if removed, shall be replaced in equal number to preserve the buffer between the site and Bates Creek Road;
 - ~~f. Signage shall be limited to the signage shown on and approved by the Planning Commission on the final development plan for the site and in accordance with the limitations contained herein;~~
 - h. Existing trees which provide a visual buffer from surrounding properties shall be preserved, and damaged or diseased trees may be removed if also replaced. ~~in equal number and kind on the site; and Deciduous trees shall be planted in the exterior parking lot.~~
 - i. *In addition to the above-referenced coffee shop building, the construction of one a single additional new building shall be permitted (the "office building"); however, such building shall not exceed 36,000 square feet, shall not exceed 36 feet in height at its highest point as measured from the existing grade level as of September 20, 2005, including all fixtures, equipment and any other materials (except that any equipment located on the roof shall be completely screened from view by parapet walls which are permitted to rise an additional 6 feet solely for that purpose), shall primarily utilize only a brick siding or masonry façade which must cover no less than 55% of the exterior surface of the building excluding the roof, windows and doors, and the roof shall vary in height with no less than three (3) articulating roof heights. In addition Furthermore, the easternmost edge of the office such building shall be no closer at any point than 30 feet from the right-of-way bordering Bates Creek Road at least 100 feet from the easement line on the east side of the property.*
- b. ZDP 2007-50: PINNACLE, LOT 1 (AMD.) (10/25/07)* – located at 1093, 1097 and 1099 Duval Street.
(EA Partners)

Note: The purpose of this amendment is to add a coffee shop with a drive-through, delete sign information, and to relocate buildings and parking.

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The Subdivision Committee Recommended: Referral. There were questions regarding compliance with the off-street parking requirements of the Neighborhood Business (B-1) zone and compliance with the applicant's proposed conditional zoning restrictions.

Should this plan be approved, the following requirements should be considered:

1. Provided the Urban County Council revises the conditional B-1 zoning of the property; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscaping, including arterial screening.
5. Urban Forester's approval of tree inventory map.
6. Greenspace Planner's approval of the treatment of greenways/bike trails and pedestrian movement.
7. Revise conditional zoning restrictions.
8. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
9. Dimension drive aisles and new buildings.
10. Addition of record plat information for this development.
11. Clarify easement information.
12. Clarify required off-street parking (restaurant and coffee shop use) based on the number of seats.
13. Clarify note number 13.
14. Correct the spelling in site statistics.

2. VALUE PLACE REAL ESTATE SERVICES, LLC, ZONING MAP AMENDMENT & LAKEPOINTE, BLOCK "B," LOT 1 (AMD.) ZONING DEVELOPMENT PLAN

- a. MAR 2007-17: VALUE PLACE REAL ESTATE SERVICES, LLC (AMD.) (12/30/07)* – an amended petition for a zone map amendment from a Professional Office (P-1) zone to a Highway Service Business (B-3) zone, for 2.22 net (3.75 gross) acres, for property located at 2374 Lake Park Road (a portion of).

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 8) recommends Professional Services (PS) land use for the subject property. The petitioner proposes to develop an extended-stay hotel with 121 units and associated off-street parking.

The Zoning Committee Recommended: Referral to the full Commission.

The Staff Recommends: Postponement, for the following reasons:

1. The requested B-3 zoning for the subject property is not in agreement with the 2007 Comprehensive Plan future land use recommendation.
 2. Given that the amended application was submitted within the past three days, additional time is needed for the staff to fully consider whether the applicant's proposed conditional zoning restrictions are adequate and appropriate at this location.
- b. ZDP 2007-80: LAKEPOINT SUBDIVISION, BLOCK "B," LOT 1 (A PORTION OF) (12/30/07)* - located at 2374 Lake Park Road.
(EA Partners)

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Provided the Urban County Council rezones the property R-5; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscaping and zone-to-zone screening.
5. Urban Forester's approval of tree inventory map.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
8. Addition of all existing easement information.
9. Addition of name and address of developer.
10. Addition of written scale.
11. Addition of New Circle Road cross-section.
12. Addition of building dimensions and building lines.
13. Addition of existing screening easements.
14. Addition of proposed uses in site statistics.

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15. Addition of storm drainage information.
16. Remove dumpster detail information.
17. Provision of Article 21-4(f) of the Zoning Ordinance for the adjacent P-1 property on plan face.
18. Discuss compliance with minimum useable open space requirements.

3. **FORTUNE OFFICES, LLC, ZONING MAP AMENDMENT & EASTWOOD, UNIT 6, SECTION 1, LOT 6 ZONING DEVELOPMENT PLAN**

- a. MAR 2007-20: FORTUNE OFFICES, LLC (11/10/07)* - petition for a zone map amendment from a Professional Office (P-1) zone to a Wholesale & Warehouse Business (B-4) zone, for 5.555 net (5.635 gross) acres, for property located at 2472 Fortune Drive.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 8) recommends Professional Services (PS) future land use for the subject property. The petitioner proposes constructing 57,000 square feet of warehouse and accessory office space, as well as off-street parking and loading areas.

The Zoning Committee Recommended: **Approval**, for the reasons provided by staff.

The Staff Recommended: **Approval**, for the following reason:

1. The existing Professional Office (P-1) zoning is inappropriate, and the proposed Wholesale and Warehouse Business (B-4) zoning is appropriate at this location for the following reasons:
 - a. The B-4 zone requested would be compatible with adjacent commercial development and will not adversely affect the surrounding area or other 2007 Comprehensive Plan land use recommendations for this area.
 - b. The subject property would function well as a part of the existing business park development along Fortune Drive, and the requested zone change will allow it to function in this manner.
 - c. The subject property is separated from the adjacent P-1 zoned property to the south by an existing tree stand and from the residentially zoned property to the northeast by a large detention basin. The tree stand and detention basin are more appropriate and recognizable land use buffers between the office and residential uses and the proposed wholesale/warehouse use in this instance.
2. This recommendation is made subject to approval and certification of ZDP 2007-113: Eastwood Unit 6, Sec. 1, Lot 6, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions shall apply to the property via conditional zoning:

PROHIBITED USES

1. Machine shop.
2. Major or minor automobile or truck repair.
3. Tire re-treading and recapping.
4. Truck terminals and freight yards.
5. Circuses and carnivals, even on a temporary basis.
6. Any wholesale or trucking use operating between the hours of 11 p.m. and 7 a.m.

These use restrictions are appropriate and necessary at this location to ensure that the proposed development adequately protects the nearby neighborhood and assisted living facility.

- b. ZDP 2007-113: EASTWOOD, UNIT 6, SECTION 1, LOT 6 (11/10/07)* - located at 2472 Fortune Drive.
(Strand Associates)

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council rezones the property B-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscaping.
5. Urban Forester's approval of tree inventory map.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
8. Revise owner's certification and Planning Commission's certification.
9. Correct plan title.
10. Addition of written scale information.

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11. Label building lines.
12. Verify the recordation of drainage easements.
13. Resolve building and drainage easement conflict.

4. **HOUGHAM INDUSTRIAL ZONE MAP AMENDMENT & HOUGHAM PROPERTY ZONING DEVELOPMENT PLAN**

- a. MAR 2007-24: HOUGHAM INDUSTRIAL (12/14/07)* - petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Light Industrial (I-1) zone, for 40.68 net (45.57 gross) acres, for property located at 1100 Alexandria Drive.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 7) recommends Light Industrial future land use for the subject property. The petitioner proposes a light industrial development with 34 individual lots.

The Zoning Committee Recommended: **Approval**, for the reasons provided by staff.

The Staff Recommends: **Approval**, for the following reason:

1. The requested Light Industrial (I-1) zone is in agreement with the 2007 Comprehensive Plan's recommendation for Light Industrial (LI) future land use for the subject property.
2. This recommendation is made subject to the approval and certification of ZDP 2007-129: Hougham Property, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restriction shall be established for the subject property via conditional zoning:
 - a. "Advertising signs" as defined in Article 17-3(b)(1) of the Zoning Ordinance shall be prohibited.

This restriction is appropriate and necessary for the subject property because sufficient signage of this type now exists along this expressway to the northeast and east of the subject property, and residential homes along Kelsey Drive are only a few hundred feet from the subject property.

- b. ZDP 2007-129: HOUGHAM PROPERTY (12/14/07)* – located at 1100 Alexandria Drive.

(Eagle Engineering)

The Subdivision Committee Recommended: **Approval**, subject to the following requirements:

1. Provided the Urban County Council rezones the property I-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscaping.
5. Urban Forester's approval of tree inventory map.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Environmental Planner's approval of environmentally sensitive areas.
8. Division of Fire's approval of emergency access and fire hydrant locations.
9. Denote: There shall be no development of the property until the Planning Commission approves a final development plan or a preliminary subdivision plan.
10. Place site statistics within a box.
11. Add cross-section for New Circle Road.
12. Correct note number 14 (Final Development Plan), if necessary.
13. Label contour lines.
14. Increase font size for cross-section numerical information.
15. Addition of adjacent zoning information.
16. Addition of cross-section for Alexandria Drive.
17. Resolve access proposed to Alexandria Drive.

VI. **COMMISSION ITEMS** – Commission items, if any, will be considered at this time.

- A. **BOAR 2007-3: ALLEN R. FOSTER (10/25/07)*** – an appeal of the denial of a Certificate of Appropriateness to allow a deck to remain as built in a Planned Neighborhood Residential/Historic District Overlay (R-3/H-1) zone, on property located at 129 Ransom Avenue.

The Staff Recommends: **Disapproval** and that the decision of the BOAR be upheld, for the following reasons:

1. The denial of a Certificate of Appropriateness by the Board of Architectural Review is consistent with their charge in determining appropriateness of requested exterior alterations, based on the design guidelines established by the local Historic Preservation Commission, specifically Guidelines 14-4 and 39-2, as they apply to the deck at 129 Ransom Avenue and the subsequent loss of green space in the rear yard.

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2. If a Certificate of Appropriateness had first been requested for the deck, as is required by Article 13 of the Zoning Ordinance for any exterior change to a property in an historic district; and if a permit had been requested from the Division of Building Inspection, as is required by Article 5 of the Ordinance, this situation would likely have been averted.

VII. STAFF ITEMS – Staff items, if any, will be considered at this time.

A. Planning Services Activity Report

- During the month of September, the Planning Services staff processed 9 zone map amendments, 1 Zoning Ordinance text amendment, 55 subdivision and development plan items, 1 cell tower application, 2 Board of Architectural Review appeals and 17 Board of Adjustment appeals. Processing of the above items included attendance and/or preparation of materials and presentations for the following: Technical, Subdivision and Zoning Committee meetings, two Planning Commission public hearings, one Planning Commission work session and one Board of Adjustment public hearing. In addition, the staff held 1 pre-application conference for a text amendment, and several other pre-application meetings for subdivision, development plan and Board of Adjustment items.

Much of the staff's time was spent answering approximately 1,000 inquiries from people concerning zoning, subdivision plans, development plans, Board of Adjustment appeals and related matters. The staff also provided floodplain assistance for 14 property inquiries.

C. Long Range Planning Activity Report

- Comprehensive Plan – The Planning staff began preparing the adopted Comprehensive Plan for publication.
- Regional Planning – Staff attended the bi-monthly meeting of the Bluegrass Regional Planning Council at the Bluegrass ADD. Several issues were discussed, including the creation of a clearinghouse that would assemble and make available demographic data, zoning ordinances, subdivision regulations, model ordinances, and other related information for Bluegrass ADD counties. There was a presentation about the G-5 coalition, represented by Bluegrass Tomorrow, Bluegrass ADD, Kentucky League of Cities, Kentucky Association of Counties, and Commerce Lexington. The G-5 has been meeting to determine priorities for the region. There was also continued discussion about a regional planning survey and a regional transportation study.
- Fayette County Public Schools – Staff attended a meeting of the Local Planning Committee of the Fayette County Public Schools at Bryan Station Middle School. Information was presented about the increased property tax approved by the FCPS Board and the impact of the tax increase on the actions of the Local Planning Committee. Representatives of the FCPS Division of Maintenance presented a thorough report on the status of maintenance for all of their properties and cost estimates to address problems and ordinary maintenance. The Committee is facilitated by Steve Kay.
- Kentucky Chapter of the APA – Staff attended the KAPA fall conference held at the Radisson in Lexington. Sessions attended by Long-Range Planning staff included a report on environmental justice mitigation and the community land trust for Southend Park, a neighborhood within the Newtown Pike Extension corridor; 3D visualization tools for presentation of plans, including a demonstration of the Sketch-Up software; a presentation about Louisville's efforts to increase pedestrian safety and accessibility; and waterfront improvement plans for the city of Ashland.
- Training – Staff attended LFUCG-sponsored training, including computer training and a four-day public presentation skills workshop.
- General Work Activities – Staff responded to public inquiries about land use options and other questions related to the Comprehensive Plan. Using GIS, Pcensus and the LFUCG's building permit database, staff created maps and data sets for other LFUCG offices and citizens and officials outside the government.

D. Transportation Planning Activity Report

- Administration – The number of MPO meetings held during September were reduced due to the preparations for the Federal Certification Review that was held on September 19 and 20, 2007. The certification review is a very important discussion with federal officials concerning the MPO staff response to the corrective actions and recommendation of the previous review held in February, 2005. Along with the meetings (with the federal officials), a public evening meeting was held at Joseph Beth book store on September 19, 2007. After an extensive review by the Certification Committee it was determined that the MPO had successfully completed all corrective actions from the 2005 Certification review. The committee also found that there were no additional corrective actions to be issued to the Lexington Area MPO from the 2007 Certification Review. This may be the first time in the state of Kentucky that an MPO has had no corrective actions issued. This is a very positive recommendation and is much appreciated by the MPO staff.

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- MPO Committee packets were prepared and distributed for the Bicycle and Pedestrian Advisory Committee (BPAC). Other important meetings with MPO staff participation during September included: the BGADD Transportation Committee, and a four-day LFUCG workshop on presentation skills. Staff also attended a one-day work shop at the KY Transportation Cabinet in Frankfort, KY. Staff participated in the Planning Commission's regularly scheduled meetings and provided input on transportation issues and the review of submitted traffic impact studies.
- Transportation Improvement Programming (TIP) – TIP Program activities in September included two review meetings to discuss existing TIP project phasing and funding amounts. Other TIP activities in September included contacting Lextran to obtain Federal Transit administration funding program amounts. Other important TIP amendment and modification information was compiled into a newly-formatted Excel spreadsheet to track all MPO financial document changes. This information was provided to the Federal Certification Review Team for their review and use. In addition to the program tracking information, a project selection and ranking system was developed to prioritize TIP programs and projects according to SAFETY-LU planning factors and community criteria.
- Intelligent Transportation Systems (ITS) - The MPO staff continued to assist with implementation of the Bluegrass ITS (BITS) regional planning initiative on an as-needed basis.
- MPO Website Development – A stand-alone MPO web site can be accessed at <http://www.lexareampo.org/>. This month the website had 582 unique visitors; 1, 177 visits; 3,576 page views; 1.61 GB bandwidth usage; and 21,289 hits. There were 231 links from search engines in August. MPO staff updated the web site with new links, graphics and content.
- Fayette & Jessamine Counties Cooperative Planning - The MPO staff continued to work with Jessamine County officials and the Bluegrass Area Development District to assess transportation system impacts in Jessamine County. The staff attended the Bluegrass ADD Transportation Coordination Committee and the US 27 Safety Corridor Committee meeting. Staff continues to provide information to MPO counties, and records the requests in the MPO's database.
- Public Involvement – Staff held a Certification Review public meeting at Joseph Beth Booksellers on September 19th. The meeting was very successful, with good comments from the public and representation from both Fayette and Jessamine Counties. Lextran's mascot, Rex, made an appearance at the meeting, and Joseph Beth gift certificates as well as two tickets to the LSU vs. UK football game were raffled off. The Lexington MPO Public Participation/Involvement Access-Database continues to be updated for use as an advanced input/management tool for public comments. The Public Involvement Database now includes 440 records. The Lexington Area MPO's stand-alone website (www.lexareampo.org) was updated and improved.
- Transit Planning – Staff addressed the transit portion of the Certification Review that took place September 19th and 20th. The public meeting at Joseph Beth was an element of the review process. Staff attended a Rain Garden seminar at the Agricultural Extension Office, addressing the need for natural storm water infrastructure capabilities via ultra absorptive rain gardens as an integral element of site design. Staff attended the initial meeting of the Downtown Circulator Steering Committee, and has become a member of the committee. Coordination with Wilbur Smith Associates on the bus shelter site chosen for the Art shelter pilot project continues as we plan for the site preparation and permitting process.
- Newtown Pike Extension Study – Staff will continue to be involved in (when needed) and monitor ongoing work that includes plan development, design issues, funding strategies, meetings/discussions, TIP amendments, presentations and other various works to assist and coordinate with the Newtown Pike Extension Corridor Study and Small Area Plan Process. An updated financial plan was developed for project program coordinators and decision-makers and will be presented to the TPC in October.
- MPO Newsletter - "Bluegrass Traveler" – The next Bluegrass Traveler newsletter is planned for a Winter/Spring edition.
- Traffic Impact and Forecasting - The staff coordinated with the Division of Planning/Planning Services Zoning Committee to review recently proposed development plans and zoning map amendment applications for the monthly Zoning Review Meeting. Information was provided to consultants and citizens upon request in September. Staff continues to monitor the *Jessamine Journal* to track on-going land development. Jessamine County zoning official Jesse Jackson provides information as part of the Transportation Technical Coordination Committee (TTCC), and he reported no major new development activities underway. The Glen at Winthrop Drive mixed-used development traffic impact study was deemed accurate and complete, but was not approved because of non-compliance with the Comprehensive Plan.
- Bicycle and Pedestrian Planning - The LFUCG Bicycle and Pedestrian section is found in the Strategic Planning monthly report. The MPO staff continues to serve as acting executive secretary for the MPO BPAC and closely coordinates all bike and pedestrian activities with the MPO, BPAC members, the KYTC District 7, and the Kentucky Transportation Cabinet's

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project programming personnel. Four MPO staff members helped with the Bike Summit at the University of Kentucky, working at the registration desk and attending the sessions.

- Travel Demand Model – Staff continued to work with the consultants and MPO staff on different projects providing travel demand forecasts. Staff attended the KYTC Traffic Model Task Force and I-75 study meeting in Frankfort.
- Freight Planning – The final draft of the Freight Section Extension is complete and available for review by MPO members and interested parties. Staff started working toward a Freight Participation Plan with stakeholders. Staff attended the monthly Blue Grass Airport Board meeting.
- Air Quality Activities – Staff continued to update the Lexington Area MPO web site, the LFUCG air quality site and the Federal Air NOW site with the daily forecast of the Air Quality Index levels. The daily forecasting of the 8-hour Ozone and the Particulate Matter 2.5 Air Quality Index levels is forecast from May 1 – September 30. Staff completed documents and materials needed for the Federal Certification Review. The Air Quality planner reported to the Federal Certification Review committee concerning the MPO programs and projects that monitor and reduce air pollution. The Certification Review committee gave a commendation to the MPO for the organization of the Fayette Biodiesel Fuel program and the successful award of a Congestion Mitigation Air Quality for a Biodiesel Storage Tank. The storage tank project is a very important public/private partnership and helps assure the United States Environmental Protection Agency of the positive measures being taken in Fayette County to address the Particulate Matter (PM) pollution situation.
- Congestion Management Process (CMP) - Staff attended a number of transportation planning related committee meetings, such as: MPO Federal Certification Review meetings; Transportation Policy Committee (TPC); Transportation Technical Coordinating Committee (TTCC); Bicycle Pedestrian Advisory Committee (BPAC), etc. Staff reviewed the long range transportation plan and long range transit plan for the long range comprehensive planning process. The Congestion Management Committee (CMC) invited Mr. Tom Creasey as our guest presenter at our CMC meeting. Mr. Creasey presented the Community-Wide Congestion Management Study Update and Man O' War Boulevard Traffic Study. Staff attended MPO Federal Certification Review preparation meetings and worked on preparing documents for the Federal Certification Review. Staff continued to work on the Congestion Management Process Overview document. Staff worked on preparing a map showing the Severely Congested Road Segments as part of the 2007 Comprehensive Land Use Plan. Staff worked on GeoLogger TravTime software for GeoLogger data processing and reporting. Staff continued to work on the monthly and quarterly reporting.
- Downtown Development Plan - The staff advised and provided information to the Lexington Downtown Development Association (LDDA) and the selected consultants for the transportation element of this study.
- Mobility Office Activities – The staff received an increased number of phone calls and emails regarding vanpooling to work this month. New vanpools started this month with sufficient ridership.

E. Strategic Planning Activity Report

- Infill and Redevelopment Activities – Strategic Planning staff, in conjunction with Planning Services staff, presented two public input meetings regarding the proposed text amendments. The Infill and Redevelopment Task Forces began meeting in late September. The task forces are scheduled to meet six times within a two-month period. Staff also contributed to the RFP process for the Non-Residential Infill and Redevelopment Study.
- Underutilized Property Survey – The data verification process is currently underway.
- Neighborhood Conservation Zoning – The Chevy Chase Neighborhood Association is continuing to work on verification of the completed survey fieldwork.
- Newtown Pike Extension/Southend Park Redevelopment Plans – The NPE Project team participated in a mobile workshop for the KAPA Fall Conference that was held in Lexington. The final Environmental Impact Statement (EIS) for the Newtown Pike Extension project has been accepted by the Federal Highway Administration and will undergo evaluation prior to the issuance of the Record of Decision (ROD). Once the ROD is issued, the rezoning of the Southend Park Neighborhood will begin. The anticipated schedule for this process will begin in the fall.
- Greenspace Commission - Staff prepared for the Greenspace Commission meeting.
- Technical Meetings - Staff prepared for and attended the monthly meetings for the Greenway Coordinating Committee, BPAC and other transportation meetings.

- Development Review - Staff conducted a variety of development review duties and meetings and coordinated bike/pedestrian, greenway and greenspace development issues.
- Greenways - Staff attended meetings with consultants on greenway projects. Staff met with the Gleneagles Greenway Committee, Pine Meadows Neighborhood and Pinnacle Neighborhood on various greenway and trail issues.
- Greenspace – Staff attended a meeting with citizens interested in community gardens.
- Bluegrass Partnership for a Green Community - Staff taught classes at Bryan Station High School for the parks projects with the Division of Parks.
- Regional Bike/Pedestrian Plan – The final draft revisions per public comment are underway. Staff met with Vice Mayor Gray to discuss the Plan.
- Downtown Streetscape Design – The consultant selection committee has forwarded a recommendation to the Mayor's Office. It is anticipated that a contract and approval to begin work will be in place by early October.
- Bike/Pedestrian/Trail Projects – Staff is working with various divisions to develop recommended projects for the \$2 million in funding available this year for trail development.
- Complete Streets – Staff is preparing a set of recommendations regarding street cross-sections and connectivity.
- Seminars - Staff attended a seminar on rain gardens.
- Safe Routes – Staff began work with an intern on Safe Routes pilot project.
- Bike Summit - The Bike Summit was held on September 21. Over 200 citizens, government and community leaders attended. A Task Force will be formed to follow-up on initiatives recommended during the Bike Summit.
- Bicycle-Friendly Community Award - Lexington applied for and was recognized as a 'bronze' level Bicycle-Friendly Community by the League of American Bicyclists.
- Presentations - Staff presented bicycle and pedestrian information to the following groups: KY Legislature Interim Joint Committee on Health and Wellness; Interim Joint Committee for Local Government; LFUCG Neighborhood Summit; Bluegrass Energy & Green Living Expo and UK Sustainability Fair.
- Neighborhood Meetings - Staff attended and provided bike/pedestrian information at the Northside Neighborhood Association meeting and Council District 2 meeting.

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early re-hearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. MEETING DATES FOR NOVEMBER, 2007

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	November 1, 2007
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	November 1, 2007
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	November 8, 2007
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	November 15, 2007
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	November 28, 2007
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	November 29, 2007

X. ADJOURNMENT

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