Bill Farmer, Chair
Chuck Ellinger, Vice Chair
Linda Gorton
Steve Kay
Chris Ford
Tom Blues
Diane Lawless
Julian Beard
Doug Martin
Peggy Henson

Staff:
Jenifer Benningfield

AGENDA
PLANNING AND PUBLIC WORKS COMMITTEE
October 16th, 2012
1:00pm

1.	**September 18th, 2012 Summary**		**(1-5)**
2.	**Re-Paving Program: Municipal Aid Fund**	**Stinnett**	**(6-13)**
3.	**Newtown Pike Extension Update**	**Blues**	**(14)**
4.	**Todds Road Widening Update**	**Stinnett**	**(15)**
5.	**Article 17-7(E): Permitted Signage In Professional Office and Mixed Use 1 Zones**	**Martin**	**(16-26)**
6.	**Items Referred to Committee**		**(27)**

Future Committee Meetings
November 20 - 1:00pm
December 11 - 1:00pm

"Planning and Public Works Committee, to which should be referred matters relating to the Division of Planning and including, but not limited to, matters related to housing, infill and redevelopment, purchase of development rights and historic preservation, and any related partner agencies and the Department of Public Works and its related divisions, including capital improvement projects and any related partner agencies."

Planning and Public Works Committee
September 18th, 2012
Summary and Motions

CM Bill Farmer chaired the meeting and called it to order at 1:00pm. CM Lawless and CM Martin were absent. CM Stinnett attended the meeting as a non-voting member.

1. Approval of August 14th, 2012 Summary

Farmer noted that the summary had already been approved by the full council at the previous Work Session.

2. Exploring the Use of Alternative Fuel Resources

Chris King from the Division of Planning was called to the podium to speak on the CNG fueling stations. He presented two options:

- CNG and LNG facilities are considered no differently than traditional automobile service stations from a zoning standpoint. CNG and LNG facilities being principal permitted uses in the B-1, B-2, B-2A, B-3, B-4, B-5P, B-6P, P-2, I-I, and I-2 zoning categories.
- CNG and LNG facilities would receive a separate definition and would be regulated by zone differently than traditional "automobile service stations." Such facilities would be 'conditional use' subject to BOA review and approval in the B-1, B-2, B-2A, B-3, B-4, B-5P, B-6P, P-2, I-1, and I-2 zoning categories.

King said that they are less dangerous than a traditional service station.

King said that they could also blend the two options and build a hybrid. Gorton mentioned the size of the types of vehicles that would be using CNG and suggested that a hybrid approach might be best. She said that she wants to move something forward to the full Council.

King said that if you look at zones such as B-3, B-4, I-1, I-2, and B5-P, the fueling stations could be principal permitted uses in those zones.

Beard asked about safety and King said that there are standards and the State Fire Marshall signs off on the fueling stations. He went on to say that the Council could make the language more restrictive if that is their prerogative.

Blues asked Farmer for the context of the demand. Farmer said that there is a large quantity of natural gas in Kentucky and Lexington's location, between two major interstates, would allow for several fleets to use the fueling station.

Stinnett said that he wants to look at vehicle dealers to gauge interest in the private sector. He also suggested working with LexTran.

<u>Gorton made a motion to initiate a text amendment that would use a hybrid option so the Council could move it to the Planning Commission for review and then back to the Council. Seconded by Beard. Motion passed without dissent.</u>

3. Repaving

Stinnett talked about options available to provide funding for paving. He asked Commissioner Jane Driskell if they could use MAP money for debt service payments. She said that it is permissible as long as the proceeds from the bond are used in the same way. She said that they need to look at appropriations because some of the money is used for operating, as those costs inflate naturally. She suggested a split between on going maintenance and the initial investment. It would be a general obligation debt.

Kevin Wente said that they could use seven million dollars a year.

Driskell said that a short term note has one percent interest. Stinnett said that they must remember that they would be obligating future MAP money and this will impact future Councils. Stinnett suggested considering a cap on the use of MAP money.

Kay asked Driskell about the terms of the loan. Kay also asked Wente about the conditions of the roads. Wente said the biggest need is for roads rated between 55 and 65. We could reduce the percentage of roads and continue to keep them out of that category by allocating this amount of money.

Ryan Barrow told CMs that the there are direct personnel allocations that are paid out of the MAP proceeds. Barrow said that if the work is done internally the costs go up, but if they contract the work, the cost would not go up. It is correlative to the amount individual people work, not the amount of money received.

Henson asked Wente if we are catching up with resurfacing in Fayette County. Wente said that last year they did do some catching up due to the mild winter. Wente said that there was $800,000 available in the MAP funds last year.

Stinnett mentioned that they also used MAP money for matching funds for other projects. Stinnett said that the Council does not always need to use MAP money to pay debt obligations to balance the budget. They could choose to use other sources.

Kay asked for MAP fund allocations. Ryan said that the MAP fund allocation varies. $5M a year used for capital construction and personnel for dedicated projects.

Wente said that when they resurface, they look to have the roads last at least 12-15 years.

Barrow said that in additional of the MAP money that went to resurfacing, there was $1.5M that went to other capital infrastructure projects in FY13.

Stinnett asked for estimated revenue for FY13 MAP. Barrow said he would get that number for Stinnett.

Farmer said that it is going to be the Administration's prerogative to put $3M a year into resurfacing. We will be looking to bond $3M four times or $12M one time.

Stinnett said that they should not delay sending in their paving lists based on the conversation of bonding. Stinnett said that it should not take more than a week to get the numbers. He said that if the numbers are not ready by the report out, they could call a special meeting. Farmer was in agreement with this suggestion.

CAO Richard Moloney asked the CMs to turn in their lists. He said that they need to work with what they have now.

4. Adult Day Care Centers

Stinnett said that he needs clarification on the language in the ZOTA. He mentioned grandfathering and parking specifically.

Ford told the CMs that he had brought this forward last spring. The Planning Commission then held a hearing on July 12th, 2012. It was then brought back to the full Council. Ford told Farmer that the Planning staff was present to provide a background on the issue.

Bill Sallee said that the Planning Commission held a hearing and the ZOTA would create a new definition for adult day care centers. He said that the proposed text amendment would make adult day care centers a conditional use in the P-1, B-1, B-2, and P-2 zones when proposed to be closer than 500 feet to a residential zone, which will allow for notification to neighbors and a public hearing before the BOA prior to sitting an adult day care center in these locations.

Sallee said that there are two types of centers: medical need and social. Medical need centers require a permit from Frankfort, Kentucky.

Sallee said that the Planning Commission recommended the text amendment back to the Council as presented.

Sallee then discussed parking requirements. Sallee said they are similar to an assisted living facility.

Gorton asked Sallee if B2-A is mostly downtown. Sallee said it is basically from Martin Luther King to the Midland Avenue area. West from there is the B2-B zone.

Gorton asked about the non-medical facilities. She asked if there was a tie with the State for non-medical facilities. Sallee said that he didn't believe there was. Gorton went on to tell Sallee that there is a list for schools and daycare facilities through the Emergency Management team.

Kay asked if there was a timeline for approval. Sallee said no. Kay also asked Sallee about the conversation that surrounded parking requirements. Sallee said that he did not recall any substantive conversation about parking requirements.

Henson asked how they arrived at this definition and not that of a community center. Sallee mentioned other communities that they reviewed. They did not find a pure definition anywhere else in the County. The presented definition is a hybrid.

Henson said that our population is aging and we need to be friendlier towards our seniors. She also mentioned that most people who use the adult day care centers do not drive.

Stinnett asked what is allowed now. Sallee said the closest current regulation is a community center. Sallee said that what prompted this ZOTA was when an adult day care center opened in a business zone near a residential zone without notifying the neighbors.

Stinnett also mentioned parking. He said that parking should be one parking space for every 10 attendees. Assisted living allows for overnight accommodations and adult day care centers do not.

Stinnett asked about 500 foot distance from residential area. Sallee said that this language is no longer in the amendment. They would be conditional uses in all zones. This language would allow the BOA to make a decision on each case. Stinnett found this troubling.

Ford said that a shelter that accommodates underprivileged and homeless members of our society opened. It was properly zoned and is still operating. He asked if the CMs think it is important for neighbors to be engaged. He said that it is an attempt to keep neighborhoods safe and engaged and also an attempt to clean up the zoning ordinance.

Ford said that he does not think the legislation is intrusive. Ford asked Sallee about the zones that would allow adult day care centers as conditional uses. Sallee said that this use would not be permitted in any other zones other than those listed.

Kay said that he thinks the parking requirement is too restrictive. If it could be amended he would support it.

Beard asked about churches. Sallee said that churches in residential zones are conditional uses. In other zones, a church is a principle use. If the church was to conduct this type of activity, they would need to get BOA approval.

Henson said that she has a problem with the definition because it calls for the BOA to make the right decision based on the facts they are presented. She said that she understands that the adult day care should not be in residential zones, but thinks that they should be allowed in business zones.

Gorton mentioned notification of the opening of an adult day care center. She asked if notification is always needed for childcare centers. Sallee said that notification of those types of entities is not always required.

Gorton went on to say that she would be agreeable to an amendment to the parking regulation.

Blues said that he thinks there is concern that the definition includes any elderly population. He said that there may be confusion between homeless shelters and adult day care centers. Sallee said that homeless shelters have been permitted as community centers under the zoning ordinance.

Motion by Ford to forward the ZOTA with the amendment to the parking requirement (1 to 10 ratio) to the full Council. Seconded by Gorton. Motion passed 8-1 (Henson voted nay).

Motion to adjourn by Gorton. Seconded by Ford. Motion passed without dissent.

Municipal Aid Fund

Annual Estimated Cash Flow, FY13

10.01.12

Municipal Aid Fund
Annual Estimated Cash Flow, FY13
10.01.12

Estimated Cost of Resurfacing

Ratings	Feet	Miles	Estimated Cost	Percentage of Roads Maintained
Total 65 and less:	728,777	138.03	$27,161,002.30	12.51%
Total between 55-65:	413,568	78.33	$15,244,920.96	7.10%
Total 55 and less	317,423	60.12	$11,967,034.27	5.45%
Total 50 and less	226,459	42.89	$8,462,251.21	3.89%

Municipal Aid Fund
Annual Estimated Cash Flow, FY13
10.01.12

Estimated Capital Improvement Plan

	Project		*Budget* FY 2013	*Est.* FY 2014	*Est.* FY 2015	*Est.* FY 2016	*Est.* FY 2017	*Est.* FY 2018
	Alumni Drive Inbound Extension of Rt Turn Ln to Camino Drive			$75,000	$500,000			
	Bridge Repair/Reconstruction			$100,000	$100,000	$100,000	$100,000	$100,000
	Capital Construction Project Testing		$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
	Citation Boulevard through Newtown Springs + Winburn Drive				$150,000	$1,500,000	$1,500,000	$3,000,000
TIP	Clays Mill Road, Harrodsburg Road to New Circle Road- Section 1	*	$500,000	$1,000,000	$1,000,000			
	CMAQ and TE Grant match	*	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
	Fontaine Rd Turn Ln @ High Street					$150,000		
	Fortune Drive Reconstruction					$85,000	$1,500,000	$1,500,000
	Intersection Pavement Reconst.				$250,000	$250,000	$250,000	$250,000
TIP	Man o' War Congestion Management Projects	*	$250,000		$110,000			
	Meadow Lane Turn Lanes			$75,000	$350,000			
	Mt. Tabor Road Improvements				$70,000	$250,000	$1,250,000	
	Old Higbee Mill Widening				$50,000	$150,000	$500,000	
TIP	Polo Club Blvd connection to Todds Road	*			$800,000			
TIP	Richmond Road Trail	*		$200,000				
	Rosemont Garden				$320,000	$150,000	$1,500,000	$3,000,000
	Seventh St.- Recons., Winchester to Royal				$80,000	$350,000	$750,000	$750,000
	Sidewalk Ramp Program		$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
TIP	South Elkhorn Trail, Phase 2	*		$57,000				
TIP	South Elkhorn Trail, Phase 3	*		$106,000				
	Squires Road/Yorkshire Blvd Lt Turn Impr.				$85,000	$250,000	$150,000	$750,000
TIP	West Hickman Trail, Phase IB	*		$180,000				
	Total		$1,175,000	$2,218,000	$4,290,000	$3,660,000	$7,925,000	$9,775,000
	TIP Total							

NOTES:
Citation Blvd Phase 2 construction not shown because it is 100% SP.
Newtown Pike Extension phases not shown because use of MAP funds not anticipated.
Liberty/Todds Section 2 not shown because it will not require local (MAP) match.

"**TIP**" in the first column indicates that project is in MPO's current Transportation Improvement Program.
An asterisk in the third column indicates the funding amount shown is for grant match.

Municipal Aid Fund
Annual Estimated Cash Flow
10.01.12

BASE SCENARIO (Annual Paving - $3MM per year)

	Unaudited FY 2012	*Amended Budget* FY 2013	*Est.* FY 2014	*Est.* FY 2015	*Est.* FY 2016	*Est.* FY 2017	*Est.* FY 2018
Revenue							
Intergovernmental		$6,335,357	$6,462,000	$6,591,000	$6,723,000	$6,857,000	$6,994,000
Other							
		$6,335,357	$6,462,000	$6,591,000	$6,723,000	$6,857,000	$6,994,000
Expenditures							
Personnel Expenditures		$1,656,719	$1,690,000	$1,724,000	$1,758,000	$1,793,000	$1,829,000
Capital Projects		$1,404,473	$2,218,000	$4,290,000	$3,660,000	$7,925,000	$9,775,000
Paving		$3,255,584	$3,000,000	$3,000,000	$3,000,000	$3,000,000	$3,000,000
Debt Service (10-year Amortization)							
		$6,316,777	$6,908,000	$9,014,000	$8,418,000	$12,718,000	$14,604,000
Revenues over Expenditures		$18,580	($446,000)	($2,423,000)	($1,695,000)	($5,861,000)	($7,610,000)
Beginning Unassigned Fund Balance		$5,405,553	$5,424,133	$4,978,133	$2,555,133	$860,133	($5,000,867)
Ending Unassigned Fund Balance	$5,405,553	$5,424,133	$4,978,133	$2,555,133	$860,133	($5,000,867)	($12,610,867)

Municipal Aid Fund
Annual Estimated Cash Flow
10.01.12

SCENARIO 2: (Annual Paving - $1.5MM per year & Bond $13MM)

	Unaudited FY 2012	*Amended Budget* FY 2013	*Est.* FY 2014	*Est.* FY 2015	*Est.* FY 2016	*Est.* FY 2017	*Est.* FY 2018
Revenue							
Intergovernmental		$6,335,357	$6,462,000	$6,591,000	$6,723,000	$6,857,000	$6,994,000
Other							
		$6,335,357	$6,462,000	$6,591,000	$6,723,000	$6,857,000	$6,994,000
Expenditures							
Personnel Expenditures		$1,656,719	$1,690,000	$1,724,000	$1,758,000	$1,793,000	$1,829,000
Capital Projects		$1,404,473	$2,218,000	$4,290,000	$3,660,000	$7,925,000	$9,775,000
Paving		$3,255,584	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000
Debt Service (10-year Amortization)			$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000
		$6,316,777	$6,908,000	$9,014,000	$8,418,000	$12,718,000	$14,604,000
Revenues over Expenditures		$18,580	($446,000)	($2,423,000)	($1,695,000)	($5,861,000)	($7,610,000)
Beginning Unassigned Fund Balance		$5,405,553	$5,424,133	$4,978,133	$2,555,133	$860,133	($5,000,867)
Ending Unassigned Fund Balance	$5,405,553	$5,424,133	$4,978,133	$2,555,133	$860,133	($5,000,867)	($12,610,867)

Municipal Aid Fund
Annual Estimated Cash Flow
10.01.12

SCENARIO 3: (Annual Paving - $0MM per year & Bond $25.5MM)

	Unaudited FY 2012	*Amended Budget* FY 2013	*Est.* FY 2014	*Est.* FY 2015	*Est.* FY 2016	*Est.* FY 2017	*Est.* FY 2018
Revenue							
Intergovernmental		$6,335,357	$6,462,000	$6,591,000	$6,723,000	$6,857,000	$6,994,000
Other							
		$6,335,357	$6,462,000	$6,591,000	$6,723,000	$6,857,000	$6,994,000
Expenditures							
Personnel Expenditures		$1,656,719	$1,690,000	$1,724,000	$1,758,000	$1,793,000	$1,829,000
Capital Projects		$1,404,473	$2,218,000	$4,290,000	$3,660,000	$7,925,000	$9,775,000
Paving		$3,255,584					
Debt Service (10-year Amortization)			$3,000,000	$3,000,000	$3,000,000	$3,000,000	$3,000,000
		$6,316,777	$6,908,000	$9,014,000	$8,418,000	$12,718,000	$14,604,000
Revenues over Expenditures		$18,580	($446,000)	($2,423,000)	($1,695,000)	($5,861,000)	($7,610,000)
Beginning Unassigned Fund Balance		$5,405,553	$5,424,133	$4,978,133	$2,555,133	$860,133	($5,000,867)
Ending Unassigned Fund Balance	$5,405,553	$5,424,133	$4,978,133	$2,555,133	$860,133	($5,000,867)	($12,610,867)

Municipal Aid Fund
Summary
10.01.12

	FY14 - Annual	Total
Base Scenario		
Capital Projects	---	$27,868,000
Annual Paving	$3,000,000	$15,000,000
Paving - Bonds	$0	$0
Scenario 2		
Capital Projects	---	$27,868,000
Annual Paving	$1,500,000	$7,500,000
Paving - Bonds	$0	$13,000,000
Scenario 3		
Capital Projects	---	$27,868,000
Annual Paving	$0	$0
Paving - Bonds	$0	$25,500,000

Municipal Aid Fund
Discussion Points
10.01.12

Current MAP Revenue is Insufficient to Fund proposed Scenarios Over the Five-Year Analysis

Bonding Capacity vs. Future Capital Need

Cash Reserves for Future Debt Service Payment?

General Obligation Debt Financing for Paving?

What is the Appropriate Amortization?

Commitment of Future MAP Funds
- **Future Council Appropriations will be Limited**
- **Potential Changes in Revenue from State**

Ongoing Maintenance Needs

Paving Capacity Analysis

Newtown Pike Extension
October 16, 2012

Phase I (Redevelopment/Mitigation Area)

- In September 2012, Central Bridge was awarded the KYTC contract to reconstruct a portion of the Lower Town Branch Box Culvert. Construction will begin in October 2012 (or once last vacant house is demolished) and continue into mid to late spring of 2013.
- On April 5, AU Associates- a woman owned Business Enterprise- was selected to be the developer for financing and constructing the rental units in the new neighborhood.
- Fitzsimmons Office of Architecture has completed design of renovations for the Carver Center. The KYTC is reviewing procurement documents and plans.
- Design plans for the mitigation area are approximately 85% complete. KYTC is preparing to bid the phase I redevelopment construction, which will consist of new storm sewers, portions of two new sanitary trunk lines, new sanitary sewer collection systems, new street with curb and gutter as well as general filling and grading of the area.
- The noise wall along the railroad yard is complete

Community Land Trust

- The CLT is working on its 501C3 application with the IRS.
- The CLT is in the process of preparing its annual audit.

Phase II (Versailles Road to South Broadway)

- Design plans are approximately 60% complete.
- The KYTC is proceeding with acquisitions for the 21 "total takes" within Phases II and III. These include the Nathaniel Mission and Harry Gordon Steel.
- A series of meetings have been held with Nathaniel Mission representatives and various scenarios are being investigated, relative to temporary or permanent relocation of the Mission.
- Utility costs are estimated at $5.4 million and construction costs at $16.1 million; funds are programmed.

Phase III – (Scott Street Connector)

- Final design has not begun on this section.
- Utility costs are estimated at $3.5 million and construction costs at $8.7 million; funds are programmed for beyond 2014.

KY 1927 – Liberty/Todds Road Widening
Section 2
October 16, 2012

Project Description

The project begins on Todds Road near Andover Forest Drive, where the Liberty/Todds Road Section 1 improvements ended, and extends 1.6 miles southeast to the future Polo Club intersection just east of the I-75 overpass. The project will widen the existing rural 2-lane section of Todds Road to an urban 2-lane section plus a center turn lane, bike lanes, curb and gutter and sidewalks. Existing right of way will be utilized for new construction as much as possible to minimize new right of way acquisition.

Design Phase

The design plans are approximately 60% complete. A contract modification was approved by Council just over a year ago, to complete the design, incorporating changes resulting from the Practical Solutions Review with the project review team. The funding/reimbursement agreement for this contract modification was recently approved by Council and by KYTC, and the design changes are proceeding.

It may be necessary to split Section 2 into two phases due to the considerable construction cost anticipated. If split, Phase 2A will be from Kimbolton Drive/Cypress Point Way to Andover Forest Drive/Forest Hill Drive and Phase 2B will be from Polo Club Blvd to Kimbolton Drive/Cypress Point Way. Phase 2B will be expedited, as will the completion of Polo Club Boulevard, in anticipation of the August, 2015 opening of the new elementary school in the area.

Right of Way Phase

When design is nearly complete, the right of acquisition process may begin. $1 million is programmed in the Transportation Improvement Program (TIP) for right of way acquisition.

Utility Relocation Phase

Approximately $2 million is programmed in the TIP in FY13 for utility relocation.

Construction Phase

Construction funding, currently estimated at $10 million, is currently spread between two fiscal years in the TIP. However, SLX fund programming is being re-examined to see if all of Section 2 may be bid as one project.

Zoning Text Amendment

Permitted Signage in Professional Office and Mixed Use 1 Zones

Councilmember Doug Martin

October 16, 2012

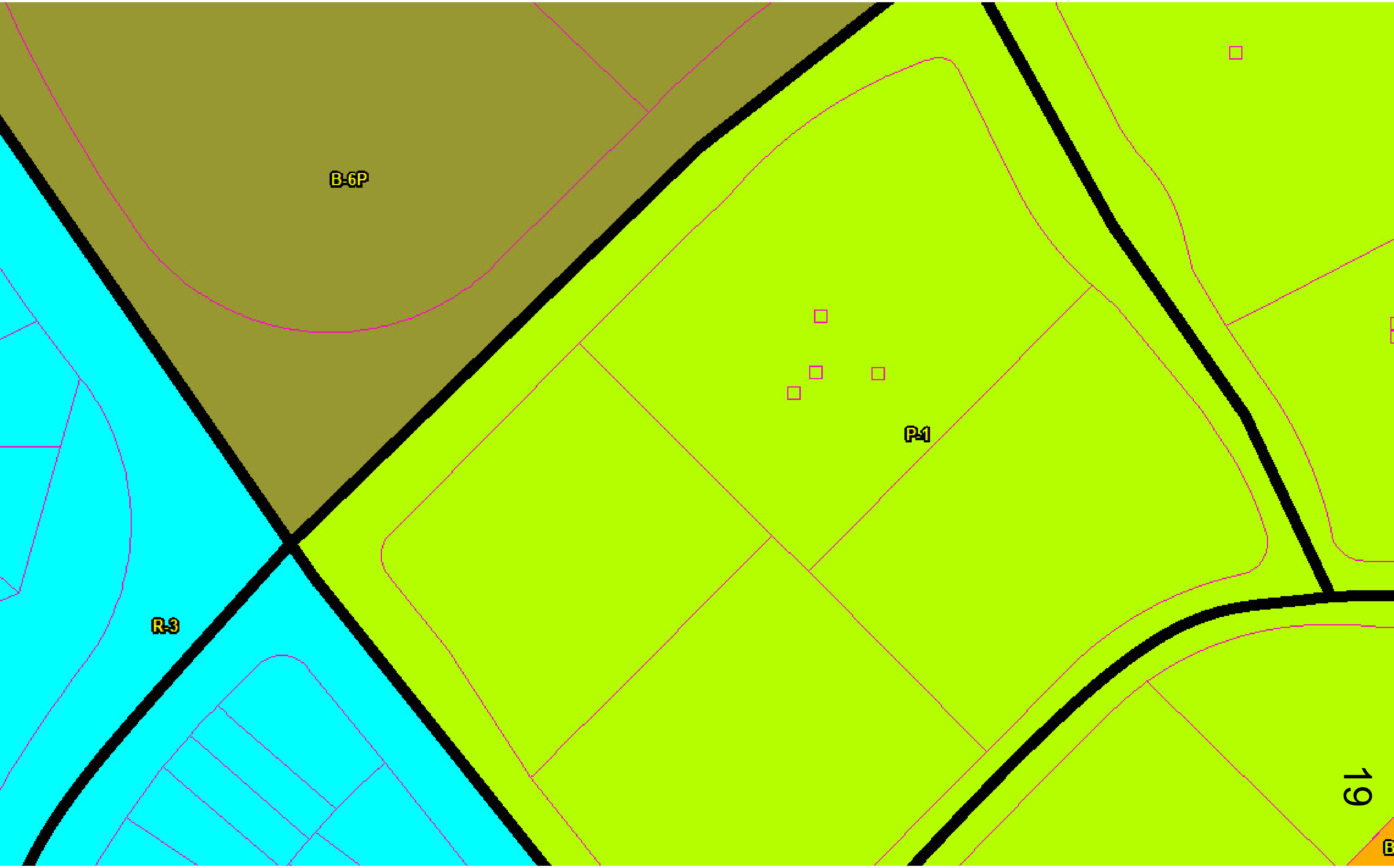
Current Ordinance

- Allows 1 free-standing sign per building and 1 wall-mounted sign per street frontage.
- Allows 2 wall-mounted signs for buildings with 1 street frontage if a free-standing sign is not being utilized. Signs must be on different building faces.
- Allows a 3rd wall mounted signs for buildings with 2 street frontages in a “Professional Office Project.” All wall-mounted signs must be on different building faces.

Proposed Revisions

- Allow a 3rd wall-mounted sign for buildings with 2 street frontages that are 3 stories or higher, with the following restrictions:
  1. The signs must be on different wall faces.
  2. Signs may not face an adjacent residential zone, unless located on a street frontage.
- Extends 3rd sign exception for “professional office projects” to buildings with 3 stories or greater.

Signage Scenario



Goal of Revisions

- To allow taller buildings with multiple “anchor tenants” to display a 3rd building sign.
- Implement neighborhood protections not in the existing ordinance.

Proposal Information

- Language was drafted by my Council office in close consultation with LFUCG’s Planning staff.
- The Planning Commission and LFUCG’s Planning staff have expressed their willingness to allow additional signage for taller buildings, so long as signage is not facing adjacent neighborhoods.
- We are hopeful the Planning Commission will support this draft.

Questions?

17-7(e) PROFESSIONAL OFFICE ZONE (P-1) AND MIXED USE 1: NEIGHBORHOOD NODE ZONE (MU-1)

Permitted signs may be either free standing or wall mounted, as specifically noted; signs shall be non-illuminated, indirectly illuminated, or internally illuminated unless otherwise specified. No free-standing sign shall exceed ten (10) feet in height.

(1) One free-standing Identification or Business sign per building, not to exceed forty (40) square feet in area with a minimum setback of ten (10) feet.

(2) One wall-mounted identification or business sign for buildings with one street frontage, not to exceed five percent (5%) of the wall area to which it is attached. When a free-standing sign is not utilized on a lot with only one street frontage, a second wall-mounted sign on a different building face shall be permitted as regulated above in place of the permitted free-standing sign.

(3) Two wall-mounted identification or business signs for buildings with two street frontages, located on separate wall faces, not to exceed five percent (5%) of the wall area to which the sign is attached.

(4) Three wall-mounted identification or business signs, for buildings three (3) stories or taller with two street frontages, located on separate wall faces, not to exceed five percent (5%) of the wall area to which the sign is attached. Signs not located on a street frontage shall not be placed on a building face directly adjacent to any residential zone.

(5) One nameplate per tenant or lessee, not exceeding two (2) square feet in area; non-illuminated or indirectly illuminated only.

(6) Informational signs, not exceeding twenty (20) square feet. Such signs shall be included in the computation for maximum square footage specified under 17-7(e)(1) above, and shall be free standing only when included as a part of a permitted free-standing identification sign.

(7) Directional signs not exceeding three (3) square feet in area; not exceeding three (3) feet in height if free standing; not to exceed two (2) signs per entrance.

(8) One attraction board, wall mounted or attached to the permitted free-standing identification sign, the area of the attraction board to be included in the maximum permitted sign area.

(9) Canopy or awning signs, limited to fifteen percent (15%) of the area of the surface to which they are attached. Such signs shall be included in the computation of the maximum permitted sign area specified under 17-7(e)(1) above.

(10) In addition, and within a designated Professional Office Project only:

(a) One project identification sign, free standing or wall mounted; not exceeding one hundred (100) square feet in area.

(b) One identification sign, wall mounted; not exceeding fifteen (15) square feet in area for a restaurant, cocktail lounge or night club

(c) Project entrance identification signs of permanent construction, free standing or wall-mounted; not exceeding thirty-two (32) square feet in area;; not exceeding eight (8) feet in height; and no more than two per entrance. Such signs may be located in the right-of-way (in the median or at each side of the street), subject to written authorization of the Commissioner of Public Works, who shall determine that the signs would not be located in the sight triangle and would not cause a hazard to traffic. Proof of permanent maintenance and an encroachment permit shall be provided by the applicant prior to the issuance of a permit for a subdivision entrance identification sign located in the right-of-way.

(d) A third wall-mounted identification or business sign shall be allowed for buildings with two street frontages. Such sign shall be located on a separate wall face of the building not already displaying a wall-mounted sign, not to exceed five percent (5%) of the wall area to which it is attached.

17-7(e) PROFESSIONAL OFFICE ZONE (P-1) AND MIXED USE 1: NEIGHBORHOOD NODE ZONE (MU-1)

Permitted signs may be either free standing or wall mounted, as specifically noted; signs shall be non-illuminated, indirectly illuminated, or internally illuminated unless otherwise specified. No free-standing sign shall exceed ten (10) feet in height.

(1) One free-standing Identification or Business ~~signs, limited to one free-standing~~ sign per building ~~and one wall-mounted sign per street frontage, with a maximum of two such wall-mounted signs per building; free-standing sign~~, not to exceed forty (40) square feet in area~~;~~ with a minimum setback of ten (10) feet.

~~(1)~~ One wall-mounted identification or business sign for buildings with one street frontage, not to exceed five percent (5%) of the wall area to which it is attached~~; minimum setback of ten (10) feet for a free-standing identification sign.~~

(2) ~~(Note: Where~~. When a free-standing sign is not utilized on a lot with only one street frontage, a second wall-mounted sign on a different building face shall be permitted as regulated above in place of the permitted free-standing sign.~~)~~

(3) Two wall-mounted identification or business signs for buildings with two street frontages, located on separate wall faces, not to exceed five percent (5%) of the wall area to which the sign is attached.

(4) Three wall-mounted identification or business signs, for buildings three (3) stories or taller with two street frontages, located on separate wall faces, not to exceed five percent (5%) of the wall area to which the sign is attached. Signs not located on a street frontage shall not be placed on a building face directly adjacent to any residential zone.

~~(2)~~(5) One nameplate per tenant or lessee, not exceeding two (2) square feet in area; non-illuminated or indirectly illuminated only.

~~(3)~~(6) Informational signs, not exceeding twenty (20) square feet. Such signs shall be included in the computation for maximum square footage specified under 17-7(e)(1) above, and shall be free standing only when included as a part of a permitted free-standing identification sign.

~~(4)~~(7) Directional signs not exceeding three (3) square feet in area; not exceeding three (3) feet in height if free standing; not to exceed two (2) signs per entrance.

~~(5)~~(8) One attraction board, wall mounted or attached to the permitted free-standing identification sign, the area of the attraction board to be included in the maximum permitted sign area.

~~(6)~~(9) Canopy or awning signs, limited to fifteen percent (15%) of the area of the surface to which they are attached. Such signs shall be included in the computation of the maximum permitted sign area specified under 17-7(e)(1) above.

~~(7)~~(10) In addition, and within a designated Professional Office Project only:

(a) One project identification sign, free standing or wall mounted; not exceeding one hundred (100) square feet in area.

(b) One identification sign, wall mounted; not exceeding fifteen (15) square feet in area for a restaurant, cocktail lounge or night club

(c) Project entrance identification signs of permanent construction, free standing or wall-mounted; not exceeding thirty-two (32) square feet in area;; not exceeding eight (8) feet in height; and no more than two per entrance. Such signs may be located in the right-of-way (in the median or at each side of the street), subject to written authorization of the Commissioner of Public Works, who shall determine that the signs would not be located in the sight triangle and would not cause a hazard to traffic. Proof of permanent maintenance and an encroachment permit shall be provided by the applicant prior to the issuance of a permit for a subdivision entrance identification sign located in the right-of-way.

(d) A third wall-mounted identification or business sign shall be allowed for buildings with two street frontages. Such sign shall be located on a separate wall face of the building not already displaying a wall-mounted sign, not to exceed five percent (5%) of the wall area to which it is attached.

Planning and Public Works Committee Referrals

Item	Referred by	Date	Status
Oliver Lewis Way Project	Blues	04/09/2009	Quarterly Update
Todds Road Widening Phase II	Stinnett	04/15/2010	Quarterly Update
Erecting Large Utility Poles in ROW	Martin	03/12/2010	11/20/2012
Re-Paving Program	Martin	04/13/2011	08/14/2012, 10/16/2012
Working with FCPS to sustain Road Salt Services	EQ Link	06/19/2011	
Downtown Traffic Study			Quarterly Update
Right of Entry and Administrative Warrants	Stinnett	08/16/2011	
Chapter 4 of UCG Code re: Harboring Animals	Beard	09/27/2011	08/14/2012
Review Street Tree and Tree Protection Ordinances	Martin	09/27/2011	11/20/2012
Article 16 Zoning Ord: Off Parking Requirements/StormWater Management	Lawless	11/22/2011	
Building Permit Extensions in ND-1 and H-1	Lawless	02/21/2012	
Emergency Preparedness	PS Link	05/17/2012	
Possible Revision of Sign Ordinance	Farmer	06/12/2012	
Design Excellence Update	Blues		11/20/2012, 12/11/2012
Itinerant Merchant	Henson		09/18/2012
Exploring the Use of Alternative Fuel Resources for Fayette County	Farmer	07/10/2012	08/14/2012
Adult Day Care Centers	Stinnett	08/27/2012	09/18/2012
Article 17-7(E): Permitted signage in Professional Office and Mixed Use Zones	Martin	10/09/2012	10/16/2012