

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION AND ZONING ITEMS**

December 13, 2007

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – Prior Planning Commission meeting minutes of September 13, 2007, and October 11, 2007, will be considered at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, December 6, 2007, at 8:30 a.m. The meeting was attended by Commission Members: Carolyn Richardson, Neill Day, Lyle Aten, Linda Godfrey and Mike Cravens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Chris Taylor, Cheryl Gallt, Denice Bullock, Bill Sallee, and Tom Martin; as well as Andrea Weddle, 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.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria: (1) the petitioner agrees with the Subdivision Committee's recommendation as listed on this agenda, and
(2) no discussion of the item or of the Committee's recommendation is desired by the Commission, and
(3) no one present at this meeting objects to the Commission acting on the matter without discussion.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for consideration of these remaining plans is as follows:

- Staff Report(s)
- Petitioner's Report(s)
- Citizen Comments – (a) in support of the request, and (b) in opposition to the request
- Rebuttal – (a) petitioner's comments, (b) citizen comments, and (c) staff comments
- Commission discusses and/or votes on the plan

1. Preliminary Plans

- a. **PLAN 2007-52P: TUSCANY, UNIT 5 (12/13/07)*** - located at 1970 Winchester Road (a portion of).
(Council District 6) **(EA Partners)**

Note: The Planning Commission postponed this plan at its April 12, 2007; May 10, 2007; June 14, 2007; July 12, 2007; August 9, 2007; September 13, 2007; October 11, 2007, and November 8, 2007, meetings.

The Subdivision Committee Recommended: Postponement. There were questions regarding the access and the proposed traffic signals for property located across Sir Barton Way.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Denote entrances across Sir Barton Way.
7. Addition of conditional zoning restrictions.
8. Discuss proposed access to Sir Barton Way, including the "right-in/right-out" proposed.
9. Discuss the timing of dedication of Winchester Road right-of-way per preliminary development plan note.

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

10. Discuss waiver of Article 6-4(b) regarding lot frontage on two sides.
11. Discuss turning lane on Winchester Road and Sir Barton Way.
12. Discuss tree preservation along building line on Sir Barton Way.
13. Discuss lot depth along Winchester Road and the intersection of Winchester Road and Sir Barton Way.

2. Final Subdivision Plans

- a. PLAN 2007-201F: NDC PROPERTY, UNIT 1-A, LOT 16 (WELLINGTON) (AMD.) (12/14/07)* – located at 249 Ruccio Way. (Council District 9) **(Strand Associates)**

Note: The Planning Commission postponed this plan at its October 11, 2007, and November 8, 2007, meetings. The purpose of this amendment is to subdivide one lot into two lots.

The Subdivision Committee Recommended: Disapproval.

1. Article 1-11 of the Land Subdivision Regulations requires that “plans filed pursuant to these subdivision regulations shall be required to comply with applicable zoning ordinances or other Urban County ordinances.”
2. Article 6-7 of the Zoning Ordinance states: “Pursuant to KRS 100.203(8), Planning Commission or the Urban County Council may, as a condition to granting a map amendment, restrict the use of the property affected to a particular use, a particular class of use, or a specified density within those permitted in a given zoning category...”
3. The subject property is restricted in use to “a hotel or motel.” The subdivision of this lot would allow separate ownership, separate operation, separate signage and a second hotel or motel at this location. Thus, the proposed subdivision of property is in conflict with the approved conditional zoning restrictions.

- b. PLAN 2007-237F: FOX HILL FARM (AMD.) (2/6/08)* - located at 2494 Lemons Mill Road. **(Eagle Engineering)**
(Council District 12)

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this plan is to subdivide one farm into two tracts of 40.0 and 50.0 acres.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscape buffering and required street tree information.
4. Approval of street addressing by e911 staff.
5. Environmental Planner's approval of environmentally sensitive areas (Royal Spring Aquifer).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of purpose of amendment note.
8. Provided the Commission grants a waiver to Article 6-4(c) of the Land Subdivision Regulations regarding street frontage.
9. Addition of access easement cross-section.
10. Correct vicinity map.
11. Addition of building lines off of access easement.
12. Denote buildable and non-buildable areas.

- c. PLAN 2007-238F: PINNACLE, UNIT 5, LOT 22 (AMD.) (2/6/08)* - located at 1081 Duval Street. **(Eagle Engineering)**
(Council District 12)

Note: The purpose of this amendment is to subdivide one lot into two lots.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscape buffering and required street tree information.
4. Approval of street addressing by e911 staff.
5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Correct plan title.
7. Place site statistics within a box.
8. Increase text size for street cross-section information.
9. Correct vicinity map.

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

- d. PLAN 2007-239F: GESS PROPERTY, UNIT 6-A (2/6/08)* - located on William Way (a portion of).
(Council District 7) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscape buffering and required street tree information.
4. Approval of street addressing by e911 staff.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. United States Postal Service (USPS) approval of mailbox locations.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Correct cul-de-sac and "F-F" street cross-sections.
9. Addition of required exaction information.
10. Label and indicate purpose of homeowners' association.
11. Addition of homeowners' association maintenance note.
12. Addition of adjoining property information (Units 4-G, 4-E and 5-A).
13. Applicant shall document either evidence of a Section 404 Water Quality Permit and relief from the Corps of Engineers "Cease and Desist" Order for this Unit or sufficient evidence that this Unit does not require a Section 404 Water Quality Permit, prior to certification.

- e. PLAN 2007-240F: GESS PROPERTY, UNIT 6-B (2/6/08)* - located on William Way (a portion of).
(Council District 7) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscape buffering and required street tree information.
4. Approval of street addressing by e911 staff.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. United States Postal Service (USPS) approval of mailbox locations.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Denote: This property shall be developed in accordance with the approved final development plan.
9. Correct street cross-sections.
10. Addition of required exaction information.
11. Recordation of Gess Property, Unit 6-A, prior to certification.
12. Resolve dedication of right-of-way on Star Rush Place (adjacent to Unit 6-A).

- f. PLAN 2007-241F: GESS PROPERTY, UNIT 6-C (2/6/08)* - located on William Way (a portion of).
(Council District 7) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscape buffering and required street tree information.
4. Approval of street addressing by e911 staff.
5. United States Postal Service (USPS) approval of mailbox locations.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Correct street cross-sections.
9. Addition of required exaction information.
10. Recordation of Gess Property, Unit 6-B, prior to certification.

- g. PLAN 2007-242F: RK MANAGEMENT (2/6/08)* - located at 601 Adcolor Drive.
(Council District 1) **(Allen Engineering)**

Note: The purpose of this amendment is to subdivide one lot into two lots and add an access easement, along with sanitary and drainage easements.

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

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscape buffering and required street tree information.
4. Approval of street addressing by e911 staff.
5. Addition of correct easement information (west end of property).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Place site statistics within a box.
9. Resolve boundary bearing and distances conflict with the approved development plan.
10. Addition of access easement cross-section and Adcolor Drive cross-section.
11. Kentucky Transportation Cabinet's approval of dedication of New Circle Road right-of-way.
12. Delete note number 4.
13. Improve street cross-section legibility.
14. Provided the Commission makes a finding regarding lot access via an access easement.

- h. PLAN 2005-330F: SOUTH HILL GARDENS (2/1/08)* - located at 408 and 426 South Mill Street and 421 through 437 Lawrence Street. (Council District 3)
(Wheat and Ladenburger)

Note: This plan was approved by the Planning Commission at its December 8, 2005 and December 14, 2006, meetings, subject to the following 14 conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street addresses as per e911 staff.
6. Urban Forester's approval of tree preservation plan.
7. Denote: There shall be no building permits issued until Final Development Plan has been approved.
8. Demonstrate compliance of existing buildings with lot requirements.
9. Increase font size on entire plan.
10. Document the minimum lot size and the square footage requirements.
11. Addition of adjoining property information and zoning.
12. Resolve landscape and buffer area for zone-to-zone screening.
13. The Planning Commission must approve a Final Development Plan prior to recordation of this plat.
14. Revise lot layout and add easements as appropriate, such that the proposed Home Owners' Association open space is an accessory rather than principal permitted use.

Note: The applicant now requests an extension of the prior approval.

The Subdivision Committee Recommended: Approval of the Extension, subject to the previous conditions.

- i. PLAN 2006-149F: SUNNY SLOPE FARM, UNIT 3-C (2/26/08)* – located at 4050 Sweetspire Drive.
(Council District 9) **(VanderWier and Associates)**

Note: This plan was approved by the Planning Commission at its August 10, 2006, meeting, subject to the following 13 conditions:

1. Urban County Engineer's acceptance of drainage, storm, sanitary sewers and floodplain.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of addresses by e911 staff.
5. Urban Forester's approval of tree preservation plan and correct note #12.
6. Environmental Planner's approval of environmentally sensitive areas.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Greenspace Planner's approval of the treatment of greenways/bike trails and pedestrian movement.
9. Correct Planning Commission certification.
10. A bond shall be posted for the full construction of Waveland Museum Lane prior to recordation.
11. Remove note #14.
12. Combine Lots 122-A and 122-B and show as incorporated on one plat (Unit 3-A, 3-B or 3-C).
13. Provide a landscape buffer along the Kentucky Utilities substation property to the approval of Building Inspection and the Greenspace Planner.

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

Note: The applicant now requests a continued discussion regarding the adjustment of the lotting pattern.

The Subdivision Committee Recommended: Approval, subject to the previous conditions listed.

- j. PLAN 2007-221F: BLUEGRASS BUSINESS PARK (PEMBERTON FARM) (AMD.) (2/24/08)* - located at 2540 Spurr Road. (Council District 2)
(EA Partners)

Note: This plan was approved by the Planning Commission at its November 8, 2007, meeting, subject to the following 10 conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Environmental Planner's approval of environmentally sensitive areas (Royal Spring Aquifer).
7. Addition of utility and street light easement(s) as required by the utility companies and the Urban County Traffic Engineer.
8. Denote: This property shall be developed in accordance with the approved final development plan. Lot 3C shall not require a development plan if there is a public facility review by the Planning Commission.
9. Correct note number 3.
10. Addition of sanitary sewer force main easement.

Note: The applicant now requests a waiver to Article 4-7(d)(1) of the Land Subdivision Regulations regarding certification of substantial completion.

The Subdivision Committee Recommended: Approval, subject to the previous conditions, adding the following condition:

11. Provided the Commission grants a waiver to Article 4-7(d)(1) of the Land Subdivision Regulations regarding certification of substantial completion.

3. **Development Plans**

- a. DP 2007-100: KINGSTON HALL, UNIT 2 (EAST BRIDGEFORD LAND & DEV. CO.) (AMD.) (12/13/07)* – located at 2356 Newtown Pike (a portion of). (Council District 12)
(EA Partners)

Note: The Planning Commission postponed this plan at its September 13, 2007, October 11, 2007, and November 8, 2007, meetings. The purpose of this amendment is to subdivide 1 lot into 7 lots, add a cul-de-sac and revise the temporary access easement.

The Subdivision Committee Recommended: Postponement. There were questions regarding access into and through the property, as well as conflicts with the proposed detention basin.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Solid Waste's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Renumber lots (1A – 1F and remaining).
9. Addition of cul-de-sac details.
10. Clarify limits of plan.
11. Addition of building lines along new street.
12. Clarify note number 14 regarding buffering.
13. Revise note number 10 (per previous plan).
14. Document written notification requirements.
15. Kentucky Transportation Cabinet's approval of access and improvements to Newtown Pike.
16. Discuss access easement versus public street.
17. Discuss need for adjacent property access (stub street).
18. Discuss access to Lot 2.
19. Discuss existing access easement conflict with detention basin.
20. Discuss timing of pump station.

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

- b. DP 2007-132: RED MILE SQUARE, INC. (AMD.) (1/10/08)* - located at 936 Red Mile Road.
(Council District 11) **(CMW)**

Note: The Planning Commission postponed this plan at its November 8, 2007, meeting. The purpose of this amendment is to revise building and parking layout, and correct the site statistics.

The Subdivision Committee Recommended: Postponement. There were questions regarding the conflicts between the proposed parking spaces and future dumpster locations, possibly resulting in a loss of parking below the required minimums.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscaping.
 4. Urban Forester's approval of tree preservation plan.
 5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 6. Environmental Planner's approval of environmentally sensitive areas (sinkhole).
 7. Division of Fire's approval of emergency access and fire hydrant locations.
 8. Division of Solid Waste's approval of refuse collection.
 9. Approval of street names and addresses per e911 staff.
 10. Provided the closure of Red Mile Court is finalized, and the previously approved Final Record Plat is recorded, prior to certification of the plan.
 11. Identify or delete rectangle in "restricted building area."
 12. Denote encroachments required prior to building permits for improvements proposed within the existing 20' storm and sanitary sewer easement.
 13. Denote: All footers will have a geo-tech investigation report submitted prior to the issuance of any building permits.
 14. Certification of DP 2007-85: Red Mile Square, Inc. Tract D, Lots 4 & 5 (AMD.), prior to certification of this plan.
 15. Label all existing improvements in environmentally sensitive areas as "existing."
 16. Show all zoning information.
 17. Addition of private and public sanitary sewer easements.
- c. DP 2007-134: SAND LAKE & ESTES PROPERTY (AMD.) (1/10/08)* - located at Richmond Road and South Eagle Creek Drive. (Council District 7) **(EA Partners)**

Note: The Planning Commission postponed this plan at its November 8, 2007, meeting. The purpose of this amendment is to revise the development and the layout of buildings, reduce the number of lots, and reduce the public streets and right-of-way.

The Subdivision Committee Recommended: Postponement.

The Technical Committee and Staff Recommended: Disapproval, for the following reasons:

1. This request does not meet the Richmond Road Traffic Safety and Movement Plan Phase II, an Ordinance adopted by the Urban County Council, which sets detailed requirements for service roads approved for this property.
2. Per Article 21-7(e) of the Zoning Ordinance, the amended plan, as submitted, alters the essential character of the development as originally approved; specifically:
 - a. This amendment alters the approved internal circulation pattern by reducing the length of Sand Lake Drive by 550 linear feet and prevents its northern connection to the access road parallel to Richmond Road;
 - b. This plan proposes to remove the perimeter circulation previously approved along the west and southwest property boundaries;
 - c. This plan proposes to alter the approved access to adjoining public streets, and the parking layout and allocation;
 - d. This plan seeks to reduce the building square footage from 112,450 to 56,514.In addition, the proposed use has changed from a retail shopping center to a large automobile dealership with a much smaller amount of retail shops.
3. The amended plan, as submitted, does not provide the required level of information for the southwest area of the property and, therefore, does not meet the requirements of Article 21-6(b) of the Zoning Ordinance. The current development plan does identify approved commercial development for the entirety of the subject property.
4. Retaining walls are proposed within the planned rights-of-way of public streets approved under the Richmond Road Traffic and Safety Movement Plan, Phase II. These features are not only not approved under that Ordinance, but will pose a potential safety hazard, and will result in an unnecessary maintenance responsibility for the Urban County Government, if dedicated to the public.

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

- d. DP 2007-138: COVEY RIDGE DEVELOPMENT COMPANY, LOT 1 (AMD.) (1/10/08)* - located at 5527-5531 Athens-Boonesboro Road. (Council District 12) **(John Kingston)**

Note: The Planning Commission postponed this plan at its November 8, 2007, meeting. The purpose of this amendment is to add building square footage, and to revise the parking layout.

The Subdivision Committee Recommended: Postponement. There were questions regarding the current moratorium with the Blue Sky treatment plant for new development with additional flows.

- e. DP 2007-141: NEWMARKET PROPERTY, UNIT 8 (1/18/08)* - located at 1501 Deer Haven Lane (a portion of). (Council District 12) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffering.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Solid Waste's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Addition of sanitary sewer force main easement.

- f. DP 2007-148: HOOVER PROPERTY (AMD.) (2/6/08)* - located at 3901 and 3955 Harrodsburg Road. (Council District 9) **(Wheat and Ladenburger)**

Note: The purpose of this amendment is to add buildable area to lot one.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffering.
4. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Improve legibility of plan notes.

- g. DP 2007-149: ZANDALE SHOPPING CENTER (AMD.) (2/6/08)* - located at 2200 and 2290 Nicholasville Road. (Council District 4) **(Wheat and Ladenburger)**

Note: The purpose of this amendment is to revise the square footage and the parking and circulation on lots 2 and 3.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffering (restaurants).
4. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Delete business names and replace with the type of uses (restaurant, retail etc.).
10. Correct Nicholasville Road cross-section.
11. Denote: All outdoor sales and structures must meet building setback requirements.
12. Resolve tree canopy requirements.
13. Resolve proposed access to East Lowry Lane.
14. Resolve wording of bond note.

- h. DP 2007-151: OVERBROOK LAND COMPANY (2/6/08)* - located at 1252, 1264 and 1282 East New Circle Road and 2011, 2015, 2019 and 2035 Liberty Road. (Council District 5) **(Vision Engineering)**

Note: The purpose of this amendment is to increase building square footage, and to add parking and circulation.

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

The Subdivision Committee Recommended: Referral. There were questions regarding the use of the property and Liberty Road improvements.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffering.
4. Urban Forester's approval of tree preservation areas.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Correct plan title.
10. Delete extraneous information.
11. Denote: All customer required parking to be marked.
12. Provided the Board of Adjustment grants approval of parking within a Professional Office (P-1) zone.
13. Consolidation plat to be recorded prior to certification of development plan.
14. Denote access and road improvements to Liberty Road.
15. Denote building height and type of uses proposed.
16. Kentucky Transportation Cabinet's approval of access and improvements to New Circle Road.
17. Provided the Planning Commission grants waivers to Article 6-8(q) of the Land Subdivision Regulations regarding intersection and access spacing requirements.

- i. DP 2007-152: LJR CORPORATION & RICHMOND WOODS (A PORTION OF) (2/6/08)* - located at 2637 Richmond Road. (Council District 7) **(Midwest Engineers)**

Note: The purpose of this amendment is to add parking and circulation to the existing carwash.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffering.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Solid Waste's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Denote 10' access easement from previous plan.
9. Addition of all easements.
10. Addition of building lines.
11. Provide documentation of zone-to-zone screening agreement.

- j. DP 2007-153: NATIONAL SUBDIVISION, UNIT 1, LOTS 5-10 (2/6/08)* - located at South Forbes Road and Lisle Industrial Road. (Council District 2) **(Eagle Engineering)**

The Subdivision Committee Recommended: Postponement. There were questions regarding compliance with Article 8-23(o) of the Zoning Ordinance and the improvements proposed to Forbes Road.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffering.
4. Urban Forester's approval of tree preservation areas.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Correct plan title.
10. Correct building line (25' by plat).
11. Delete note number 10.
12. Addition of parking statistics.
13. Denote compliance with Article 8-23(o) of the Zoning Ordinance regarding special provisions.
14. Kentucky Transportation Cabinet's approval of access and improvements to Forbes Road.
15. Certification of consolidation or retracement plat, prior to certification of development plan.

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

- k. DP 2007-154: LAKEPOINTE SUBDIVISION, BLOCK B, LOT 1 (2/6/08)* - 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 B-3; 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 landscape buffering.
5. Urban Forester's approval of tree preservation plan.
6. Environmental Planner's approval of environmentally sensitive areas.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Solid Waste's approval of refuse collection.
9. Approval of street names and addresses per e911 staff.
10. Addition of note number 10, regarding additional screening on Lake Park Drive.
11. Resolve access to 2440, LLC property and existing access easement on adjacent property.
12. Resolve detention basin.

- l. DP 2007-155: EASTLAND PARKWAY CHURCH OF GOD, LOT 2 (AMD.) (2/6/08)* - located at 2550 and 2598 Liberty Road. (Council District 6)
(BGW Hargett)

Note: The purpose of this amendment is to add building square footage and parking.

The Subdivision Committee Recommended: Referral. There were questions regarding the floodplain information, street connection to the adjacent property and compliance with the requirements of Article 21.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffering.
4. Urban Forester's approval of tree preservation areas.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Place site statistics within a box.
10. Correct plan title.
11. Addition of purpose of amendment note.
12. Provided the Board of Adjustment grants approval of the additional square footage and expansion of the conditional uses.
13. Addition of all easements.
14. Addition of street and access cross-sections.
15. Correct Planning Commission's certification note.
16. Addition of adjacent property and zoning information.
17. Addition of sanitary sewer force main easement information.
18. Addition of typical parking dimensions.
19. Addition of graphic scale.
20. Addition of cottage dimensions.
21. Addition of drive aisle information.
22. Consolidation plat to be certified prior to final development plan certification, and revise lotting information accordingly.
23. Discuss floodplain information, as shown.
24. Discuss Nickwood Trail connection.

- m. DP 2007-156: LEWIS B. SHERROD (WILCO REALTY COMPANY STORE #148) (AMD.) (2/6/08)* - located at 1919 and 1927 Harrodsburg Road. (Council District 10)
(Barrett Partners)

Note: The purpose of this amendment is to add building square footage and revise parking and circulation.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffering.

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

4. Urban Forester's approval of tree preservation areas.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Solid Waste's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Remove signs from plan face.
9. Correct note number 7.
10. Resolve access from Harrodsburg Road.

- n. DP 2006-69: GREENDALE HILLS, UNIT 2 (A PORTION OF) (AMD.) (2/13/08)* – located at 2930 Spurr Road.
(EA Partners)

Note: This plan was approved by the Planning Commission at its November 9, 2006, meeting, subject to the following 12 conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace Planner's approval of the treatment of greenway/bike trails and pedestrian movement.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Approval of street addresses by e911 staff.
9. Correct spelling of street name (Amaryllis Lane).
10. Clarify parking and other site statistics.
11. Denote that the connection of Lucille Drive will be in the first phase of the development.

Note: The applicant now requests a reapproval.

The Subdivision Committee Recommended: Reapproval, subject to the previous conditions.

- o. DP 2007-126: L.T. RUTH PROPERTY (BLUEGRASS REGIONAL MENTAL HEALTH) (AMD.) (2/26/08)* - located at 1301 Newtown Pike. (Council District 2)
(Vision Engineering)

Note: This plan was approved by the Planning Commission at its October 11, 2007, meeting, subject to the following 19 conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Environmental Planner's approval of environmentally sensitive areas (stone fences, Royal Spring Aquifer).
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Solid Waste's approval of refuse collection.
9. Approval of street names and addresses per e911 staff.
10. Correct spelling in "purpose" of amendment note.
11. Delete note number 13.
12. Addition of street cross-sections, including access easement.
13. Correct plan title.
14. Addition of information from previous development plan (building dimensions, etc.)
15. Addition of sanitary sewers.
16. Resolve note numbers 9 and 13.
17. Resolve future access through the Coldstream Research Campus.
18. Resolve access to Newtown Pike.
19. Certification of consolidation plat prior to Certificate of Occupancy.

Note: The applicant now requests a continued discussion to designate this Professional Office (P-1) area as a Professional Office Park, and reduce parking accordingly.

The Subdivision Committee Recommended: Approval, subject to the previous conditions listed.

- C. **PERFORMANCE BONDS AND LETTERS OF CREDIT** – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

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

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, December 6, 2007, at 1:30 p.m. in the Division of Planning Office. The meeting was attended by Commission members Ed Holmes, Lynn Roche-Phillips, 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 (12/13/07)* – 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**.

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,*

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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 \(AMD.\)](#) (12/13/07)* – 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.

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.

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2. TKM PROPERTIES, LLC, ZONING MAP AMENDMENT & LARKIN PROPERTY ZONING DEVELOPMENT PLAN

- a. MAR 2007-27: TKM PROPERTIES, LLC (2/6/08)* - petition for a zone map amendment from an Agricultural Rural (A-R) zone to a Light Industrial (I-1) zone, for 18.41 net (18.83 gross) acres; and from an Agricultural Urban (A-U) zone to a Light Industrial (I-1) zone, for 0.93 net (0.98 gross) acre, for property located at 2580 Spurr Road.

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 Light Industrial (I-1) zoning to allow for a 129,350 square-foot warehouse and distribution facility, including accessory office space, a vehicle maintenance building and off-street parking.

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

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

1. The requested rezoning to a Light Industrial (I-1) zone is in agreement with the 2007 Comprehensive Plan, which recommends Light Industrial future land use for the subject property.
2. This recommendation is made subject to the approval and certification of ZDP 2007-158: Larkin Property prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of any approval by the Planning Commission.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses shall be restricted on the subject property via conditional zoning:

PROHIBITED USES:

- a. Establishments and lots for the display, rental, sale and repair of farm equipment, contractor equipment, automobiles, trucks, mobile homes, recreational vehicles, minibikes, motorcycles, bicycles, boats or supplies for such items.
- b. Tire retreading or recapping.
- c. Truck terminals and freight yards.
- d. Automobile service stations.
- e. Underground storage tanks for materials other than petroleum products.
- f. Billboards, or advertising signs as defined in Article 17-3(b)(1) of the Zoning Ordinance.
- g. Outdoor public address systems.
- h. Grain drying, even when operated in a fully enclosed building.
- i. The above-ground or below-ground storage for resale of any flammable or nonflammable gas or oxidizer in liquid or gaseous form as a conditional use, the storage of any empty container which contained any gas in any form as a conditional use, and the receiving of or dispensing of any gas in any form as a conditional use.
- j. Concrete mixing and concrete products.
- k. Commercial composting.
- l. Helistops and heliports.
- m. Mining of metallic and non-metallic minerals.

Prohibition of these permitted and conditional uses in the I-1 zone are appropriate and necessary for the subject property for the following reasons:

1. The subject site is located near planned residential uses.
2. The site lies within the confines of the Royal Spring Aquifer recharge area, and should have greater regulation of future light industrial uses for this reason.
3. Light industrial zones have been similarly restricted in this immediate area by the Planning Commission in the past.

- b. ZDP 2007-158: LARKIN PROPERTY (2/6/08)* - located at 2580 Spurr Road.
(EA Partners)

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 landscape buffering.
5. Urban Forester's approval of tree inventory map.
6. Environmental Planner's approval of environmentally sensitive areas (Royal Spring Aquifer).
7. Addition of easements, including existing and proposed.
8. Denote: OPSS fee to be collected at the time of final development plan.
9. Denote the need for improvements to Spurr Road at the time of final development plan.
10. Resolve access to the proposed Innovation Drive at the time of final development plan.

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

11. Resolve the construction of the proposed Innovation Drive at the time of final development plan.

3. **HOPE CENTER, INC., ZONING MAP AMENDMENT & HOPE CENTER APARTMENTS ZONING DEVELOPMENT PLAN**

- a. MAR 2007-28: HOPE CENTER, INC. (2/6/08)* – petition for a zone map amendment from a Two Family Residential (R-2) zone to a Planned Neighborhood Residential (R-3) zone, for 1.560 net (1.7663 gross) acres, for property located at 1516, 1516½, 1518, and 1520 Versailles Road.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 5) recommends Low Density (LD) future land use for the subject properties. The petitioner proposes the rezoning in order to construct an apartment building with 44 dwelling units, for a residential density of 28.21 dwelling units per net acre.

The Zoning Committee Recommended: **Approval**, based upon the inappropriateness of the existing R-2 zone, and the appropriateness of the requested R-3 zone.

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

1. While the requested Planned Neighborhood Residential (R-3) zoning could accommodate the Low Density Residential (LD) land use recommended by the Comprehensive Plan, defined as 0-5 dwelling units per net acre, the applicant is proposing a density of 28.21 units per net acre, which falls within the Very High Density Residential (VHD) land use category, defined as 25-40 dwelling units per net acre. Since the applicant is proposing a density greatly in excess of the Comprehensive Plan recommendation, this requested zone change cannot be said to be in agreement with the Land Use Element of the Comprehensive Plan.
 2. The immediate area along this portion of Versailles Road is already served by several facilities that address the social needs of the disabled, low income and/or special needs populations. There is a need to consider conditional zoning restrictions at this location to avoid further concentrating such facilities in this neighborhood.
- b. ZDP 2007-159: HOPE CENTER APARTMENTS (2/6/08)* - located at 1516, 1516 ½, 1518 and 1520 Versailles Road.
(Carman Engineers)

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

1. Provided the Urban County Council rezones the property R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, floodplain information and injection wells.
3. Urban County Traffic Engineer's approval of parking, circulation, access, street cross-sections and sidewalks.
4. Building Inspection's approval of landscape buffering.
5. Urban Forester's approval of tree inventory map.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Environmental Planner's approval of environmentally sensitive areas.
8. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
9. Denote: Consolidation plat to be certified prior to final development plan certification.
10. Approval of street names and addresses per e911 staff.
11. Clarify site statistics.
12. Delete sign information.
13. Denote primary entrance to structure.
14. Addition of building dimensions.
15. Denote typical parking space dimensions.
16. Resolve significant areas of tree protection at the time of final development plan.
17. Resolve detention at the time of final development plan.

4. **WALKER PROPERTIES ZONING MAP AMENDMENT & CONGLETON LUMBER COMPANY ZONING DEVELOPMENT PLAN**

- a. MAR 2007-29: WALKER PROPERTIES (2/6/08)* - petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for 0.3580 net (0.4821 gross) acre, for property located at 611 Winchester Road.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 2) recommends Retail Trade & Personal Services (RT) future land use for the subject property. The petitioner proposes B-1 zoning in order to expand the available uses for the existing 5,850 square-foot building, and to maintain the existing off-street parking.

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

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

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

1. The requested Neighborhood Business (B-1) zone is in agreement with the 2007 Comprehensive Plan's recommendation for Retail, Trade and Personal Services (RT) future land use for the subject property.
2. This recommendation is made subject to approval and certification of ZDP 2007-157: Congleton Lumber Co. Property (Walker Property, Sole Proprietorship), 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 be established for the subject property via conditional zoning:

PROHIBITED USES:

- a. Restaurants.
 - b. Automobile service stations and/or gas pumps.
 - c. Repair of household appliances, other than computers or electronics.
 - d. Outdoor sale of plant nursery or greenhouse products.
 - e. Outdoor miniature golf or putting courses.
 - f. Circuses or carnivals, even on a temporary basis.
 - g. Parking structures, and parking lots other than as an accessory use.
 - h. Indoor theaters, and arcades including pinball and electronic games.
 - i. Drive-through facilities.
- b. ZDP 2007-157: CONGLETON LUMBER COMPANY PROPERTY (WALKER PROPERTY, SOLE PROPRIETORSHIP) (2/6/08)* - located at 611 Winchester Road. **(Endris Engineering)**

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

1. Provided the Urban County Council rezones the property B-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 landscape buffering.
5. Urban Forester's approval of tree inventory map.
6. Division of Solid Waste's approval of refuse collection.
7. Correct plan title.
8. Correct site statistics.
9. Addition of zone-to-zone screening.

C. PUBLIC HEARINGS ON ZONING ORDINANCE & SUBDIVISION REGULATION TEXT AMENDMENT REQUESTS

1. ZOTA 2007-7: AMENDMENT TO ARTICLE 8-1(d) TO ALLOW AN ANTIQUE MALL AS A CONDITIONAL USE IN THE A-R ZONE (4/12/08)* - petition for a Zoning Ordinance text amendment to allow an antique mall, including an accessory restaurant, as a conditional use in the Agricultural Rural (A-R) zone.

REQUESTED BY: Athens Schoolhouse Partners, LLC

PROPOSED TEXT: (Note: Text underlined indicates an addition to the current Zoning Ordinance.)

8-1 AGRICULTURAL RURAL (A-R) ZONE

8-1(d) Conditional Uses (Permitted only with Board of Adjustment Approval)

- x. Antique Mall, including an accessory restaurant, but only when all of the following conditions are met:
 - a. The establishment shall be located within the boundary of a Crossroads Community type of Rural Settlement as described in the Comprehensive Plan;
 - b. The establishment shall be located in an enclosed, existing building that formerly was used as a public school or a church, which is of historical, architectural, cultural, or symbolic significance to the community, and which has been listed in the Comprehensive Plan as having been determined to be eligible for listing in the National Register of Historic Places;
 - c. There shall be no changes to the exterior of the building;
 - d. The existing building shall not be expanded and no additional buildings shall be constructed on the property;
 - e. The accessory restaurant or cafeteria, in the aggregate, shall be limited to 2,500 square feet;

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- f. "Antique mall" means a business enterprise wherein the owner or operator thereof provides booths, concessions, stalls or kiosks to independent merchants for the sale of antiques;
- g. "Antique" means a work of art, piece of furniture or decorative object made at an earlier period.

The Zoning Committee Recommended: Referral to the full Commission.

The Staff Recommends: Postponement, for the following reasons:

1. Additional time is needed to carefully review any impacts of the text amendment as proposed. Consideration must be given to the potential unintended consequences of adding retail sales, with an accessory restaurant, as a conditional use in the A-R zone. Additional time will also allow for appropriate review of more suitable locational criteria, or a size restriction for this new proposed use.
 2. The staff wishes to avoid any text amendment to the Zoning Ordinance that could have a detrimental effect to the rural character that makes Lexington-Fayette County unlike any other place in the United States.
2. SRA 2007-1: AMENDMENT TO ARTICLE 6 OF THE LAND SUBDIVISION REGULATIONS AND THE URBAN COUNTY PLANTING MANUAL – petition to amend the Urban County Government Planting Manual used to guide preparation of required landscaping plans under Article 18 of the Zoning Ordinance, and to Article 6 of the Land Subdivision Regulations in order to (1) change all references from "greenspace" to "open space," (2) redefine "native species," (3) move several species from the large tree list to the medium tree list, (4) revise plant characteristics and their recommended planting widths, (5) correct typographical errors, and (6) revise Article 6 of the Land Subdivision Regulations to require more diversification of plant species in street trees and adjust the minimum size of utility easements.

REQUESTED BY: Urban County Planning Commission

PROPOSED TEXT: (Note: Text underlined indicates an addition; text ~~dashed through~~ indicated a deletion to the existing Land Subdivision Regulations.)

6-10 LANDSCAPING AND TREE PLANTING STANDARDS - The requirements for landscaping, land use buffers and tree planting shall be as follows:

6-10(a) LANDSCAPE AND LAND USE BUFFERS - All land subdivision plans shall conform to the requirements of Article 18 of the Zoning Ordinance.

6-10(b) STREET TREE PLANTINGS FOR RESIDENTIAL LOCAL AND COLLECTOR/CONNECTOR STREETS - Street plantings shall be required on all new collector/connector and local streets in all residential subdivisions in accordance with the following provisions:

6-10(b)(1) TYPE AND NUMBER - Trees to be planted shall be of the deciduous type, and shall be of a type of root growth pattern that minimizes potential damage to street and utility facilities. A listing of approved trees shall be included in the Planting Manual. Trees shall be required at the standard of one (1) tree per 45 feet of street frontage for large trees, 35 feet for medium trees, and 25 feet for small trees, as determined by the Urban County Government Landscape Examiner.

6-10(b)(2) LOCATION CRITERIA - Two options shall be permitted at the developer's discretion. The first option shall be to place the trees within a planting easement with a minimum width of 5', to be located immediately adjacent and parallel to the street right-of-way. The second option shall be to plant the trees within the street right-of-way between the street curb and the sidewalk in the area, commonly called the "utility strip." The developer's choice shall be shown on the appropriate subdivision and development plans, and shall be consistent on any given street. ~~Only small trees may be planted in a utility strip with a width of five (5) feet or less. Medium trees may be planted in a utility strip with a width of five and one half (5.5) feet or greater, and Large trees and small trees may be planted in a utility strip of seven (7) feet or greater. Medium trees may be planted in a utility strip with a width of five (5) feet or greater.~~ No street tree shall be located in the right-of-way within fifty (50) feet of the street intersection.

6-10(b)(3) PLATTING REQUIREMENT - The cross-section to be utilized ~~and tree species~~ shall be determined at the time of Commission action on the preliminary subdivision plan, and shall also be reflected on the final subdivision plan. ~~Tree species shall be consistent for any given street, and at least one alternative species of the same genus shall be specified. The final subdivision plan shall contain a note stating that the maximum number of any one species of trees to be used is 25 or 25 percent of the total number of trees, whichever is greater. At least four (4) and no more than six (6) alternative species shall be listed on the final plat.~~ The final plan will also indicate by symbol the number of trees required on each lot, based upon Section 6-10(b)(1) above, and their general location. The final subdivision plan shall also contain a note stating that the street trees required herein, either within the right-of-way or designated easement, shall be maintained by the property owner in accordance with Section 6-~~9~~10(b)(5) herein below. A note stating that no tree may be removed without the approval of the Urban Forester shall also appear on the final plan. A fee in the amount of ten dollars (\$10.00) per tree shown on the plat, payable to the

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Lexington-Fayette Urban County Government, shall be paid by the developer and collected by the Division of Building Inspection at the time of the recording of the final record plan.

6-10(b)(4) PLANTING - It shall be the responsibility of the developer to plant the street trees within one year from the date of the recording of the final record plan.

6-10(b)(5) MAINTENANCE - The developer shall maintain all trees for a period of one year from the date of their planting and shall replace any required tree that dies within one year of its planting. Upon the expiration of one year from the date of planting, the owner of the subject property shall be responsible for the continued proper maintenance of all street trees and shall keep them in a proper, neat, and orderly appearance free from refuse and debris at all times. Topping trees or the severe cutting of limbs to stubs larger than three (3) inches in diameter within the tree crown to such a degree as to remove the normal canopy shall not be permitted for the maintenance of trees required by this section.

6-10(c) STREET PLANTINGS ON ARTERIAL STREETS - ~~Street plantings shall be required for any double frontage lot in any zone, except A-R, A-B, A-N and A-U, that adjoins an arterial street not maintained by the state and which does not provide direct access to the adjoining property.~~

6-10(c)(1) TYPE, NUMBER, AND LOCATION - ~~A continuous 6' high hedge shall be required with the same species to be used for the entire frontage of the development. Where possible, the hedge should be planted in the right of way, and 3' from the right of way fence. Trees should be planted in the right of way with the exact location to be approved by the Traffic Engineer and the Building Inspector. All trees are to be planted a minimum of 10' from the right of way fence. Where there is less than 10' between the right of way fence and the sidewalk, or where there is no sidewalk, less than 10' feet between the right of way fence and the curb line of the arterial street, no trees are required. No street tree shall be located in the right of way within fifty (50) feet of the intersection. Trees shall be required as described in Table B. (The Planting Manual and Plant Materials List shall be used to meet the minimum requirements set forth herein).~~

~~Where, due to site restrictions, the planting cannot be placed in the right of way, the Commission may allow the landscaping to be placed on the adjacent property.~~

TABLE B: TYPE NUMBER AND LOCATION OF TREES

LOCATION DESCRIPTION	REQUIRED TREES
(a) The elevation of the arterial is more than 10' above the elevation of the adjacent property	1 Evergreen tree/20' OFT planted 20' O.C.
(b) The elevation of the arterial is not more than 10' above or is below the elevation of the adjacent property	1 Tree/50' OFT from Group A of the plant list, alternated with 1 flowering tree for every 50' OFT
(c) The intersection of a collector/connector street with the arterial	Three evergreen trees planted in a triangular pattern 20' O.C., three deciduous trees from Group A of the plant list planted 40' O.C., and three flowering trees 25' O.C.
(d) Culverts and other wet locations	1 riparian tree/40' OFT

6-10(c)(2) PLANTING REQUIREMENT - ~~The cross section to be utilized and tree species shall be determined at the time of Commission action on the preliminary subdivision plan, and shall also be reflected on the final subdivision plan. Tree species shall be consistent for any given development, and at least one alternative species of the same genus shall be specified. The final subdivision plan shall also contain a note stating that the arterial street plantings required herein shall be maintained by the developer for one year from the date of planting. Such maintenance shall include replacing required plantings that die within the first year. After the first year, the Urban County Government shall maintain the plantings.~~

6-10(c)(3) COMPLETION OF THE ARTERIAL STREET PLANTINGS - ~~The required arterial street plantings shall be considered a public improvement and, as such, shall be fully installed prior to Commission consideration of the final record plan. The Commission may, however, permit the plan to be approved and recorded prior to the completion of the plantings with the posting of a surety as provided in Article 4 herein.~~

Re-number remaining sections

The Zoning Committee Recommended: **Approval of all of the changes, except the deletion of Article 6-10(c) of the Land Subdivision Regulations**, for the reasons provided by staff.

The Staff Recommended: **Approval of all of the changes, except the deletion of Article 6-10(c) of the Land Subdivision Regulations**, for the following reasons:

1. The changes proposed to most of Article 6-10 of the Subdivision Regulations related to street tree planting will help ensure that trees are not interfering with the required clear zone above streets and sidewalks, thereby improving safety throughout the community. These changes will also ensure a greater diversity of plant species throughout a given subdivision, thereby reducing the likelihood that disease or insect problems will significantly impact street trees within a neighborhood or subdivision.
2. The changes proposed to the LFUCG Planting Manual will better ensure the safety and welfare of the citizens of Lexington-Fayette County by providing for appropriate species and sizes of street trees in residential areas, eliminating over-planted and disease prone trees from the acceptable plant material lists, and expanding the list of native species available for planting.
3. Article 6-10(c) should be retained, for the time being, as arterial screening issues have been important considerations in the review of subdivision and development plans over the past 20 years.

VI. **COMMISSION ITEMS** - The Chairman will announce that any item the staff would like to present will be heard at this time.

- A. **APPOINTMENT OF NOMINATING COMMITTEE FOR COMMISSION OFFICERS** – Following requests for subdivision plans, development plans, and zoning changes, the Chair will appoint three members to a nominating committee to consider officers for the Planning Commission. This is a by-law requirement for the first official meeting in December each year. Election of Officers is required at the first meeting in January each year.

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

A. **Planning Services Activity Report**

- During the month of November, the Planning Services staff processed 10 zone map amendments, 3 Zoning Ordinance text amendments, 60 subdivision and development plan items, 1 Board of Architectural Review appeal and 18 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 9 pre-application conferences 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 13 property inquiries.

- **STONEWALL NEIGHBORHOOD ASSOCIATION MEETING** – On the evening of November 1, Planning Manager Bill Sallee attended a meeting with the Board of the Stonewall Neighborhood Association. A proposed subdivision plat involving a hotel on Ruccio Way prompted the neighborhood's request for the meeting. Bill answered questions about the plat proposal, about the Agreed Judgement and zoning history for the NDC property, and about our zoning regulations and established review processes for plats.

B. **Long Range Planning Activity Report**

- **Comprehensive Plan** – Staff began working with the printing contractors to plan the printing of the 2007 *Comprehensive Plan* and Land Use Map. The staff continued to prepare the adopted Comprehensive Plan for publication.
- **US 27 to I-75 Corridor Scoping Study** – Staff attended a public input meeting at West Jessamine Middle School, which was held to introduce the US 27 to I-75 Corridor Scoping Study and to receive public input on where or whether a new road should be built. The study area includes portions of Jessamine, Madison, and Fayette Counties. According to State officials, over 200 people attended the meeting and provided input for the study. The public input included written and oral comments as well as map exercises that allowed citizens to draw on maps their desired location of a new road. The Transportation Cabinet and their consultants will compile the comments and input and report them at a future meeting of the Project Work Group. The work group includes elected officials from Madison and Jessamine Counties and other officials and stakeholders from all three counties. The 15-month study schedule will include several meetings of the Project Work Group and other public input meetings.
- **Census Training** – Staff attended training at the Bluegrass ADD sponsored by the U.S. Census Bureau. The purpose of the training was to introduce the Local Update of Census Addresses program, which is a census geographic

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partnership program that allows the U.S. Census Bureau to benefit from local knowledge in developing its Master Address File for the 2010 Census.

- Small Area Plans – Staff met with Council members Andrea James and Tom Blues to discuss the status of the Central Sector and East End Small Area Plans. Both Council members expressed interest in being involved in the selection of consultants for the small area plans and in providing as much information as possible to their constituents about the status of the plans. Consultant presentations are scheduled for December.
- New Staff – Frank Boateng began work as a GIS Specialist. Frank has extensive mapping and analysis experience as a GIS analyst from his work with the Ohio Department of Rehabilitation and Correction; Northeast Ohio Four Regional County Agency; White Hat Management; and the United Nations. Frank holds a Master's degree in geography from the University of Akron and a Bachelor's degree in sociology and law from the University of Science and Technology in Ghana.
- Fayette County Public Schools – Staff attended a meeting of the Local Planning Committee of the Fayette County Public Schools at Russell Cave Elementary School. The presentation included reports from consultant architects on the building condition of several schools. The Committee is facilitated by Steve Kay.
- Training – Staff attended LFUCG-sponsored training, including computer training and records management training.
- General Work Activities – Staff responded to public inquiries about land use options and other questions related to the Comprehensive Plan. Using GIS, Pccensus and the LFUCG's building permit database, staff created maps and data sets for other LFUCG offices and citizens and officials outside the government.

C. Transportation Planning Activity Report

- Administration – Committee packets were prepared and distributed for the following Transportation Planning/MPO meetings in November: the Lexington Northside Public meeting; the Transportation Technical Coordinating Committee (TTCC); the Bicycle and Pedestrian Advisory Committee (BPAC); and the Congestion Management Committee (CM). Other important meetings with MPO staff participation during November included: the I-75 Connector public meeting in Jessamine County; the Transportation Coordination meeting; Infill/Redevelopment meetings; Bluegrass Airport Board of Directors meeting; and Gainesway Trail project meeting. 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 November included the review of the future TIP Program schedule and document requirements. Staff is presently preparing data and other materials as documentation and scheduling is pursued.
- 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 805 unique visitors (6% increase from October); 2,008 visits (26% increase from October); 4,883 page views (30% increase from October); 1.84 GB bandwidth used (15% increase from October); and 27,048 hits (12% increase from October). There were 343 links from search engines (9% increase from October) in November. 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 I-75 Connector public meeting in Jessamine County. Staff continues to provide information to MPO counties, and records the requests in the MPO's database.
- Public Involvement – Staff arranged for a public meeting to be held at Wesley United Methodist Church in Lexington on Russell Cave Road. on November 27th. The public meeting was held to discuss transportation issues in North Lexington (Council Districts 1, 2 and 6). In attendance were: Council members Tom Blues, Andrea James and Kevin Stinnett; Kentucky Transportation Cabinet (KYTC); Stuart Goodpaster; LexTran – Transit Authority – Terry Garcia Crews, Dave Riggins and Tracy Sewell; LFUCG Division of Police – Captain Turley; LFUCG Division of Traffic Engineering – Steve Cummins; LFUCG Division of Engineering – Bob Barrett; LFUCG Division of Planning – Transportation Planning/MPO – Max Conyers and staff. Forty-three members of the public signed the sign-in sheets. The meeting covered summaries of scheduled projects for the area, selected by the public of their top five North Lexington Unscheduled Projects, and a question and answer session with public officials. The result of the Unscheduled Projects voting was:

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1. Citation Boulevard Phase III Extension from KY 922 (Newtown Pike) to KY 353 (Russell Cave Rd.)
2. Loudon Avenue – Major Widening from Russell Cave Road to Oakhill Drive
3. Russell Cave Road – Major Widening from US 27 (North Broadway) to Park Place
4. Boardwalk/Park Place – Major Widening from KY 4 to KY 353 (Russell Cave Road)
5. Russell Cave Road – Major Widening from Winburn Drive to Swigert Lane

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 461 records. The Lexington Area MPOs stand-alone website (www.lexareampo.org) was updated and improved.

- Transit Planning – Staff performed analysis of the Lextran system as it relates to local roads in Fayette County for a Council Services Committee meeting. Staff continues to meet with the Infill and Redevelopment Task Force on Quality of Place issues representing MPO concerns, as well as Transportation Planning in general. Staff is looking into the Versailles Road site for the pilot Art Bus Shelter from Art-In-Motion. Drainage needs to be addressed in that area and a Rain Garden is being considered to mitigate runoff near the shelter. All utilities have signed off on the plan for the shelter on this site. The hope is that installation of the shelter will be in Spring 2008.
- Newtown Pike Extension Study – Staff will continued 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 was presented to the TPC at October 24, 2007, meeting.
- MPO Newsletter - "Bluegrass Traveler" – The next "Bluegrass Traveler" newsletter is planned for a Winter 2007/Spring 2008 edition.
- Traffic Impact and Forecasting – The staff coordinated with the Division of Planning, Planning Services Zoning Committee to review recently submitted preliminary and final development plans, zoning map amendment applications, and text amendments for the monthly zoning review meeting. Upon request, information was provided to real estate professionals, consultants and citizens in October. Staff continues to monitor the *Jessamine Journal* to track on-going land development. Jessamine County zoning official Mr. Jesse Jackson provided information as part of the Transportation Technical Coordination Committee (TTCC) and reported no major new development activities underway. The Sand Lake Property's overall size and potential traffic impacts were discussed by staff. The access drive would be a right-in/right-out type access point. Also, other relevant roadway infrastructure questions were discussed by staff with regard to a conceptualized plan at Old Schoolhouse Lane.
- 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 project programming personnel. The work programs for the Gainesway Trail and the Maine Chance Trail projects will be completed next month.
- Travel Demand Model – Staff continued to work with the consultants and MPO staff on different projects providing travel demand forecasts.
- Freight Planning –The final draft of the Freight Section Extension is complete and available for review by MPO members and interested parties. Staff is working toward a Freight Participation Plan with stakeholders. Staff attended the monthly Blue Grass Airport Board meeting.
- Air Quality Activities – Staff completed work programs for following Congestion Mitigation Air Quality projects: the Biodiesel Storage Tank and the Fiber Optic Cable Installation project. The work programs for the Gainesway Trail and the Maine Chance Trail projects will be completed next month. The MPO staff also helped finalize (with the parties involved) the scope for the South Limestone Street (bike/pedestrian) Study for the agreement with the KYTC. A meeting to discuss Biodiesel and ultra low-sulfur fuel issues has been scheduled for December 6, 2007, at the U of KY. The four partners in the Biodiesel Fuel program (UKY, LexTran, Fayette Public Schools and the LFUCG) will attend the meetings to discuss these issues. Staff is working on a review of the Transportation Analysis of the proposed conversion to two-way streets in the downtown area. The summary of the 2007 Ozone Season (May 1 – September 30) forecasting and monitoring of the Lexington area's Air Quality levels was posted on the Lexington Area MPO and the LFUCG web sites.
- Congestion Management Process (CMP) - Staff attended a number of transportation planning related committee meetings, such as: Transportation Policy Committee (TPC); Transportation Technical Coordinating Committee (TTCC); Traffic Safety Coalition (TSC); Bicycle Pedestrian Advisory Committee (BPAC), etc. Staff reviewed the long range

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transportation plan and long range transit plan for the long range comprehensive planning process. The Congestion Management Committee (CMC) invited Mr. Dave Riggins, Director of Community Affairs, LexTran, as our guest presenter at our CMC meeting. Mr. Riggins presented the programs and projects at LexTran, such as LexTran facility renovation, bus shelter installation, new bus purchases, and Downtown Circulator Feasibility Study. The committee members learned a great deal about the programs and projects at LexTran and applauded Mr. Riggins's presentation. Staff continued to work on the Congestion Management Process Overview document. Staff worked on preparing a map showing the walkable community areas and favorite landmarks. Staff worked on GeoLogger TravTime software for GeoLogger data processing and reporting. Staff continued to work on the monthly, quarterly, and annually 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. The MPO staff is revising an air quality analysis of the effect of the proposal to convert the downtown one-way street system to two-way streets.
- Mobility Office Activities – Staff worked on the new Ridepro ridematching software program by starting to enter data into the program. The staff received an increased number of phone calls and emails regarding vanpooling to work this month.

D. Strategic Planning Activity Report

- Infill and Redevelopment Activities – Strategic Planning staff, in conjunction with Planning Services staff, met several times with the three Infill and Redevelopment Task Forces. Staff has provided support to each task force as well as participated in the meetings.
- Underutilized Property Survey – The data verification process is complete. The data is available to the public and intergovernmental departments via GIS maps or an Excel spreadsheet. The next phase of the project will be to analyze the data and to develop strategies for better utilization of property.
- Neighborhood Conservation Zoning – The Chevy Chase neighborhood association has completed their data entry and will begin analysis of the information.
- Newtown Pike Extension/Southend Park Redevelopment Plans – The construction of the temporary housing is underway. The rezoning of the Southend Park Neighborhood was initiated by the Planning Commission on November 29th. The Department of Law has begun work on the Access Management Ordinance for the first two phases of the proposed roadway.
- Greenspace Commission - Staff met with Commission members, the Urban Forester and Division of Engineering staff to discuss a potential text amendment. Staff prepared for and attended the Greenspace Commission meeting.
- Technical Meetings - Staff prepared for and attended the monthly meetings for the Greenway Coordinating Committee, Corridors 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 McConnells Trace Neighborhood twice on various greenway and trail issues, and participated in a field trip.
- Bluegrass Partnership for a Green Community - Staff attended a meeting about the parks project at Bryan Station High School.
- Regional Bike/Pedestrian Plan – The final draft revisions per public comment are underway.
- Downtown Streetscape Design – Staff met twice with the design committee and consultant.
- 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.
- Safe Routes – Staff met with representatives from the Fayette County Health Department and Public Schools to discuss the project.

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- Bike Summit - Staff worked on implementation of the summit recommendations, including a Task Force.

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 rehearing, 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. **NEXT MEETING DATES** -

Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	December 19, 2007
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	December 20, 2007
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	January 10, 2008
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	January 10, 2008
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	January 17, 2008
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	January 24, 2008
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	January 31, 2008

X. **ADJOURNMENT**

CT/CG/TM/JE/BR/BS/SC/DB

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