

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

July 23, 2015

- I. **CALL TO ORDER** – The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The minutes of the May 14, 2015; June 25, 2015; and July 9, 2015, meetings will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, July 2, 2015, at 8:30 a.m. The meeting was attended by Commission members: Will Berkley, Frank Penn and Mike Owens. Committee members in attendance were: Thomas Clements, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Tom Martin, Traci Wade, Cheryl Gallt, Kelly Hunter, Denice Bullock and Dave Jarman, as well as Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; C.D. Schnelle, Division of Police and Tracy Jones, Department of Law. 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. **PLAN 2015-64F: THE GRANGE ESTATES (LOTS 8, 10, 12 & 17) (AMD) (9/22/15)***- located at 501, 601 and 651 The Grange Lane. (Council District 12) **(EA Partners)**

Note: This plan was postponed by the Planning Commission on July 9, 2015. The purpose of this amendment is to reconfigure three lots in the A-R zone, and create one HOA lot. This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: Postponement. The Paris Pike Corridor Commission was scheduled to review this plan on July 13, 2015.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Addressing Office's approval of street names and addresses.
4. Addition of private street and access maintenance note.
5. Denote date of review by Paris Pike Corridor Commission on plat.
6. Denote building, development, maintenance and use restrictions for HOA lot (Lot 17).
7. Correct Owner's Certification.
8. Review by Technical Committee prior to plan certification.

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, July 2, 2015, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Patrick Brewer, Mike Cravens, David Drake, Carolyn Richardson, and Bill Wilson. The Committee reviewed applications, and made recommendations on zoning items as noted.

A. PUBLIC HEARING ON ZONING MAP AMENDMENTS

1. DR. MICHAEL GENTRY ZONING MAP AMENDMENT & CADENTOWN SUBDIVISION ZONING DEVELOPMENT PLAN

- a. **MARV 2015-8: DR. MICHAEL GENTRY (8/2/15)*** – petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Wholesale & Warehouse Business (B-4) zone, for 4.17 net (4.54 gross) acres, for property located at 2833 Liberty Road. A dimensional variance is also requested.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

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

The petitioner proposes to construct a veterinary clinic and an animal kennel. The proposed facility will be mostly enclosed ($\pm$ 20,000 square feet of space), with a small outdoor play area planned, and associated off-street parking.

The Zoning Committee Recommended: **Approval**.

The Staff Recommends: **Disapproval**, for the following reasons:

1. The requested rezoning to a Wholesale and Warehouse Business (B-4) zone is not in agreement with the 2013 Comprehensive Plan. The Goals and Objectives and policy statements of the Plan encourage the consideration of how proposals relate to existing development in the immediate vicinity, and focus on protecting neighborhoods and residential areas from incompatible land uses. A neighborhood node already exists a short distance away at Man o' War Boulevard and Liberty Road in this immediate vicinity. The Comprehensive Plan also encourages the placement of residential land and development nearest to our parks and greenways to ensure that they are utilized to the highest extent possible.
2. Re-zoning at this location may significantly impact the nearby neighborhoods within the area, especially Campbell Lane and the established Cadentown Historic District. The Comprehensive Plan does not state that job creation should be accomplished to the detriment of the community or nearby neighborhood(s).
3. Although the subject property is situated along a recently improved roadway, it is a considerable distance from the already established neighborhood node at Man o' War Boulevard and Liberty Road. No justification exists for leapfrogging business zoning along Liberty Road to the subject property. The existing residential zone remains appropriate for the site and is compatible with adjoining properties.
4. There have been no unanticipated changes of a physical, social or economic nature within the immediate area since the Comprehensive Plan was adopted in 2013 that would support B-4 zoning for the subject property.

b. REQUESTED VARIANCE

Decrease the minimum distance required for a kennel or animal clinic from a residential zone from 100 feet to 50 feet along the northwest property line.

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

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

- a. Granting the requested variance to 50 feet will not adversely affect the public health, safety or welfare. It will not negatively impact the essential character of the general vicinity because this modern kennel/animal clinic is primarily designed to keep the pets indoors; and in this case, the outdoor play area for pets will be more than 60 feet from a residential zone. Additionally, the property to the northwest is currently vacant and is buffered by a heavy line of vegetation that is proposed to remain.
- b. There is a special circumstance regarding this property (an 11-sided lot) that makes standard development more difficult. It applies to this property but does not generally apply to most commercial properties, which are generally much more rectangular in shape. Additionally, the proposed variance along the northwestern property line was chosen because the adjoining property is vacant, whereas there are occupied residential properties to the southeast on Campbell Lane.
- c. Although a facility could be constructed on this site without a variance, it would not likely result in a better design or outcome. Strict application of the requirements of the Zoning Ordinance would create an unnecessary hardship for the applicant, because the design of the facility would need to be less efficient and could impact the operational needs of the proposed kennel/animal clinic.
- d. The requested variance is not an unreasonable circumvention of the Zoning Ordinance, because the setback requirements for this use are to buffer nearby residential uses from the potential nuisances of this use. This facility, like most modern kennels, will be built in such a way that the majority of the animal keeping is indoors with outdoor play areas located more than 60 feet from any residential zone, and more than 100 feet from any existing dwellings.
- e. The circumstances surrounding the requested variance are a result of the odd shape and other special considerations, and are not the result of prior actions taken by this applicant, as no construction has yet occurred on the subject site.

This recommendation of approval is made subject to the following conditions:

1. Provided the Urban County Council rezones the property B-4; otherwise, any Commission action of approval of this variance is null and void.
2. Should the property be rezoned, it shall be developed in accordance with the approved Development Plan, as amended by a future Development Plan approved by the Commission, or as a Minor Amendment permitted under Article 21-7 of the Zoning Ordinance.
3. A note shall be placed on the Zoning Development Plan indicating the variances that the Planning Commission has approved for this property (under Article 6-4(c) of the Zoning Ordinance).
4. The tree line along the northwestern property line shall be retained.

Alternative Recommendation:

Should the Planning Commission recommend Disapproval of the requested B-4 zone change, the Staff Recommends: **Disapproval**, for the following reasons:

- a. Under Article 6-4(c) of the Zoning Ordinance, the Planning Commission may only hear conditional uses and variances when filed with an associated zone change. Therefore, unlike the associated zoning development plan, the Commission may only consider this matter within 90 days of its filing.
- b. Disapproval of the conditional use does not prohibit the applicant from filing a dimensional variance application with the Board of Adjustment, should the Urban County Council approve the requested B-4 zoning of the subject property in the future.
- c. ZDP 2015-49: CADENTOWN SUBDIVISION – ANIMAL HOSPITAL/KENNEL (8/2/15)*- located at 2833 Liberty Road.
(Vision Engineering)

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the access to the proposed trail system and outdoor pet areas to be used.

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

1. Provided the Urban County Council rezones the property B-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Denote access drive dimensions.
7. Denote sidewalk dimensions.
8. Denote canopy height.
9. Clarify outdoor kennel space.
10. Provided the Planning Commission grants the requested variance to the setback.
11. Clarify proposed building entrance.
12. Remove parking space conflict from required landscape buffer.
13. Denote access locations across Liberty Road on plan.
14. Denote proposed stormwater detention area.
15. Discuss excess parking.
16. Discuss access to Campbell Lane.
17. Discuss open space area at the rear of the property.
18. Discuss access to proposed trail along the northern property boundary.

2. NORTH FORTY PROPERTIES, LLC, ZONING MAP AMENDMENT & CLARK PROPERTY, UNIT 4, ZONING DEVELOPMENT PLAN

- a. MAR 2015-10: NORTH FORTY PROPERTIES, LLC (8/30/15)* – petition for a zone map amendment from an Expansion Area Residential-1 (EAR-1) zone to an Expansion Area Residential-2 (EAR-2) zone, for 46.64 net (47.18 gross) acres, for property located at 1551 Deer Haven Lane (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The subject property is located within the Expansion Area, more specifically Subarea 2A. The Expansion Area Master Plan recommends Expansion Area Residential 1 and Conservation future land use for the subject property.

The petitioner proposes a residential development of approximately 225 single family lots within the portion of the subdivision proposed for rezoning, and a total of 356 (detached) dwelling units within the boundary of the corollary zoning development plan (Clark Property, Unit 4). This represents a density of 4.77 dwelling units per gross acre on the subject property, and 4.92 dwelling units per gross acre for the larger Clark Property development, as a whole.

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

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

1. The requested zone change is in agreement with the 2013 Comprehensive Plan, and in substantial agreement with the more detailed recommendations of the 1996 Expansion Area Master Plan, for the following reasons:
 - a. The 2013 Plan recommends increased residential densities, where appropriate, within the existing Urban Services Area. This proposed development is consistent with this theme.
 - b. The Clark Property, in its entirety, is recommended for Expansion Area Residential-1 (48± acres) and Expansion Area Residential-2 (134± acres), defined as 0-3 units/gross acre and 3-6 units/gross acre, respectively. This equates to a recommendation of between 403-953 residential units for that land area.
 - c. The petitioner proposes to utilize density averaging and clustering; therefore, Article 23A-2(m) of the Zoning Ordinance requires that the land be located within the same zoning category.
 - d. Across the entire Clark Property, a total of 879 dwelling units are now proposed (523 units in Units 1-3 and 356 units in Unit 4) for development, at an overall density of 4.80 dwelling units per gross acre, which remains in agreement with the EAMP, since up to 953 dwelling units are recommended by the EAMP for the Clark Property.
 - e. The petitioner intends to develop 403-807 units on the proposed Expansion Area Residential-2 portion of the property, at a density of 3-6 units/gross acre.
 - f. The greenway recommended by the EAMP is proposed on the corollary development plan filed in conjunction with this rezoning request.
 - g. The "park road" (Blackford Parkway) is proposed to be extended through the property to an intersection with Polo Club Boulevard, as recommended by the EAMP.
 2. This recommendation is made subject to approval and certification of ZDP 2015-52: Clark Property, Unit 4, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of Planning Commission Approval.
- b. ZDP 2015-52: CLARK PROPERTY, UNIT 4 (8/30/15)* - located at 1551 Deer Haven Lane.
(EA Partners)

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the configuration of the streets, lotting proportions and access to the park areas.

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

1. Provided the Urban County Council rezones the property EAR-2; 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. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Correct note #4 to reference Chapter 16 of the Code of Ordinances.
7. Provide a stub street to the existing LFUCG park (at Lots 278 & 279).
8. Denote acreage in open space, per Art. 23A-6(k)(2).
9. Denote cross-section of Polo Club Boulevard on plan.
10. Provide sidewalks for both sides of street (reference cross-section "C-C") or denote approved waiver.
11. Provided the Planning Commission makes a finding that the plan complies with the EAMP.
12. Delete Lot 359 adjacent to Blackford Property, per the Land Subdivision Regulations.
13. Revise "A-A" cross-section to "B-B" along cul-de-sac for Lots 96-131.
14. Discuss connectivity in relation to proposed cul-de-sac for Lots 96-131.
15. Discuss width-to-depth proportions of lots (per Art. 6-4(g) of the Land Subdivision Regulations).
16. Discuss configuration of Blackford Parkway at southeast end of property, adjacent to LFUCG park.
17. Discuss irregularity of Lot 84 (per Art. 6-4(b) of the Land Subdivision Regulations).
18. Discuss lack of access proposed to LFUCG Rails-to-Trails park areas.
19. Discuss greenway and tree protection area(s) in relation to the EAMP.

3. LEX PROPERTIES, LLC, ZONING MAP AMENDMENT & WINDING CREEK AT MONTICELLO ZONING DEVELOPMENT PLAN

- a. MAR 2015-11: LEX PROPERTIES, LLC (8/30/15)* – petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 10.14 net and gross acres, for property located at 3455 Saybrook Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The 2013 Plan's Goals and Objectives emphasize the importance of growing successful neighborhoods (Theme A) by expanding housing choices (Goal #1), supporting infill and redevelopment (Goal #2) and providing well-designed neighborhoods (Goal #3). It also recommends protecting the environment (Theme B) by supporting the community's green infrastructure program (Goal #3) and by implementing the adopted environmental policy (Goal #2.a.). Lastly, the Plan advocates for compact, contiguous and/or mixed-use sustainable infill development to accommodate future growth needs and sustain the Urban Service Area concept (Theme E, Goal #1.b.)

The petitioner proposes to develop 27 detached single-family residential lots on the site, which would yield a residential density of 2.66 dwelling units per acre.

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

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

1. The environmental suitability of the site for residential land use is questionable given its previous use for a private sanitary sewer treatment plant. Such plants, once removed, can leave contaminated soils or other potentially hazardous materials that would not be appropriate for a future residential land use. Additional environmental studies are recommended to provide assurance to the Urban County Government and the Planning Commission prior to making a recommendation to the Urban County Council.
 2. The requested Planned Neighborhood Residential (R-3) zone is not the most compatible residential zone with the surrounding Monticello and Robinwood subdivisions. If the site can be found to be suitable for development from an environmental perspective, the staff believes that the Single Family Residential (R-1D) zone would be more appropriate for the subject property.
- b. ZDP 2015-53: WINDING CREEK AT MONTICELLO (8/30/15)*- located at 3455 Saybrook Road.
(EA Partners)

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the proposed lotting and past environmental concerns involving the subject property.

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

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, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Denote 25' floodplain setback on east side of floodplain.
8. Addition of radius information on cul-de-sac.
9. Discuss lotting pattern proposed for floodplain.
10. Discuss proposed access to LFUCG property.
11. Discuss lack of environmental Phase I or II study on the property.
12. Discuss need for HOA maintenance of floodplain area.
13. Discuss width of park access from cul-de-sac.
14. Discuss environmental conditions on site.

B. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **ZOTA 2015-6: AMENDMENT TO ARTICLE 17: CONSTRUCTION SCREENING SIGNAGE & IDENTIFICATION SIGNS IN BUSINESS & INDUSTRIAL ZONES** – an amended Zoning Ordinance text amendment to permit up to four identification signs to be placed on large commercial or industrial developments.

REQUESTED BY: MIA Brookhaven, LLC

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

ARTICLE 17: SIGN REGULATIONS

17-7(b) BASIC SIGN TYPES BY FUNCTION

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(4) **BUSINESS SIGN** - A sign which directs attention to a business, profession, product, activity, or entertainment, sold or offered upon the premises where such sign is located, and may include information as for an identification sign.

(11) **IDENTIFICATION SIGN** - A sign which establishes the identity of a building or building complex by name or symbol or combines name, street address, and/or management and has no direct advertising value.

17-7(g) HIGHWAY SERVICE BUSINESS, WAREHOUSE/WHOLESALE, AND INDUSTRIAL ZONES (B-3, B-4, I-1, I-2) - Permitted signs may be free standing or wall mounted, as specified; signs may be non-illuminated, indirectly illuminated, internally illuminated or directly illuminated unless specified otherwise; no free-standing business sign shall exceed twenty-five (25) feet in height; no free-standing advertising sign shall exceed forty (40) feet in height.

(10) Identification signs, only on projects governed by a unified development plan and exceeding four (4) acres. One (1) identification sign shall be permitted per frontage along a public street. Such signs shall not exceed ten (10) feet in height and one-hundred (100) square feet in area, and the total square footage of each identification sign shall be counted towards the maximum amount of business signage available for the lot. Identification signs shall be located at least fifty (50) feet away from any freestanding business signs.

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

The Staff Recommends: **Disapproval**, for the following reasons:

1. The proposed text amendment to permit additional identification signs above and beyond those already permitted in the B-1, B-3, B-4, I-1 and I-2 zones will not further the intent of Article 17: Sign Regulations, which aims to promote legitimate signage needs without unduly distracting from the overall aesthetics of the community, which reduces intrusions, which is not unduly distracting to the motoring public and which promotes a harmonious and pleasing community image.
2. The proposal to increase sign square footage within the most permissive zones for signage (B-1, B-2, B-4, I-1 and I-2) is not necessary, given the Board of Adjustment's ability to transfer signage from one location or from one sign to another.

VI. COMMISSION ITEMS

A. PFR 2015-5: UK HEALTHCARE – GOOD SAMARITAN HOSPITAL – A Public Facility Review for renovation and expansion of the hospital Emergency Department (including canopy expansion and improvements to the sidewalk and curb).

SUMMARY FINDINGS: There are no Goals or Objectives of the Comprehensive Plan that are in opposition to the improvements to the hospital. Several Goals and Objectives, as well as the text of the Plan, support the project, as does *Destination 2040*. There is no longer a Land Use Map for the Plan; however, the previous Land Use Map recommended Professional Service/Office use(s) for the property, and a hospital is typical of the uses found in that category; in fact, it is a principal permitted use in the Professional Office zone. Once the project has been completed, the hospital's Emergency Department will be able to offer improved and expanded service to patients in and around the area, as well as those that come from other counties to take advantage of Lexington's wide offering of medical services.

VII. STAFF ITEMS

A. Planning Services Activity Report

- During the month of June, the Planning Services staff processed applications for 4 zoning map amendments and 4 Zoning Ordinance text amendments. Also, 8 Board of Adjustment appeals were processed by the staff for the Board's June meeting. Some 40 subdivision & development plans were also processed and reviewed by Planning Services staff members in June. In addition, 1 Public Facility Review was reviewed and processed by the Planning Services staff.
- Processing of the above items included attendance and/or preparation of materials, staff reports and presentations for the following: Technical, Subdivision and Zoning Committee meetings, one Planning Commission public hearing, one Planning Commission public meeting, one Planning Commission work session, and one Board of Adjustment public hearing. In addition, the staff held 7 pre-application conferences prior to providing a zoning application to citizens, and held numerous other pre-application meetings for subdivision plans, development plans and various appeals to the Planning Commission and Board of Adjustment.
- In June, there were 6 updates made to the Registered Neighborhood Association data base, and Planning Services staff assisted 164 unscheduled "walk-in" visitors to the office, all but two of which were served within 15 minutes of their arrival. Those office visitors were placed with a professional planning staff member in an average of 1.81 minutes. Much of the remainder of the staff's time was spent answering hundreds of telephone and e-mail inquiries from citizens concerning zoning regulations, subdivision plans, Board of Adjustment (BOA) appeals, floodplain determinations, development plans and related items, or posting applications and submitted plans on the Division of Planning web-page.

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- Planners Cheryl Gallt and David Jarman attend weekly meetings of the “Commercial Plan Review Board” (every Tuesday) in the Division of Building Inspection. In June, Dave and Cheryl assisted in helping that division review 15 applications for new buildings and/or additions to existing buildings, and 24 applications for remodeling of existing commercial properties, including “fit-ups.” Planning Services staff was also asked to review commercial site plans for several other building permit applications in June.
- On the evening of June 8, Planning Director Chris King, Planning Managers Bill Sallee and Jim Duncan (Long Range Planning) and Administrative Officer Barbara Rackers attended a meeting of the Fayette County Neighborhood Council, held at the Bates Creek Christian Church on Bates Creek Road. They presented a PowerPoint presentation entitled “Planning 102” which is a follow-up to the formal presentation made to the FCNC three years ago. About 50 neighborhood representatives were present for this two-hour long presentation, and many had excellent questions for the planning staff about different aspects of our local planning program.
- Planners Cheryl Gallt and Kelly Hunter, and Staff Assistant Christine Wu continued scanning old Planning Commission minute books and records from the 1970s and 1980s, in June. Records from 1975-2000 are still not available digitally, so this project will take quite a while to complete.
- In late June, Administrative Specialist Stephanie Cunningham and Senior Planners Chris Taylor (Long Range Planning) and Traci Wade completed work on detailing workflow paths for nine various “record types” needed for the full implementation of the Accela software module that is expected to serve the Planning Services Section in 2016. These three will lead the staff’s efforts on this project for at least the next six months.

B. Zoning Enforcement Activity Report

- June was another busy and productive month for Zoning Enforcement, with 75 new zoning complaints logged in. When combined with the 48 unresolved cases carried over from May, a total of 123 cases were investigated. Only ten of the new cases were determined to not involve any valid zoning compliance concerns. Just over 50% of the new cases were related to signage and illegal business activity in residential zones. A total of 59 cases were resolved, meaning that necessary actions were taken by a property owner or occupant to fix a zoning problem.
- During June a total of 51 conditional uses were inspected, and all were determined to be in substantial compliance. Routine monthly inspections have been gradually going down over the past couple of years, as conditional uses with conditions that have been “permanently satisfied” are no longer inspected automatically. This has allowed officers to spend much more time checking on important operational type conditions rather than “rubber stamping” inspections. Also, since the number of monthly inspections is much more manageable now, it may be feasible to assign conditional use inspections based on each officer’s normal geographic area of responsibility, which is something that is now being implemented on a trial basis. Initial indications are that this approach has some merit, but allocating workload equitably and adjusting inspection schedules are major issues that will have to be addressed.
- Staff began implementing a plan for dealing with illegal “electronic message display system” signs that are becoming more common in storefront windows. As an initial effort, Notices of Violation were sent to just four properties that had electronic signs with scrolling messages. All of those signs have since been either removed entirely or turned off. Those that have just been turned off are a concern, as the tendency is for those to get turned back on during times that enforcement officers are typically not on patrol (evenings and weekends). Additional evening and weekend monitoring may be needed to better determine the scope of that potential problem.
- Enforcement Officers Bob Phelps and Greg Walker attended a one day “Zoning Issues” training event on June 24th. Although not focused on enforcement, it did provide valuable insight into numerous zoning challenges that often indirectly have enforcement implications.
- Staff evaluations of how enforcement efforts can be more productive, especially for those situations that involve recurring violations at a particular property, are continuing. Recurring violations often involve tenants, so one approach being considered is to work more directly with property owners rather than tenants to get problems resolved. This places the burden on the property owner, and not the staff, to communicate with the tenant, and sets the groundwork for having to proceed with eviction if that is warranted.

C. Long Range Planning Activity Report

- Lexington Bluegrass Association of Realtors – Staff and consultants for the recently adopted Cardinal Valley and Armstrong Mill West Small Area Plans met with Harold Tate and Christel Long, Government Affairs Director for LBAR, at their invitation, to discuss how LBAR could help with implementation of the SAPs. The discussion included place-making opportunities in the neighborhoods and increasing the opportunities for home ownership.

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- Public Schools Redistricting – The FCPS Board of Education held a public hearing to receive comments on the recommendations of the redistricting committee. The committee was convened in April 2014 to prepare a redistricting plan to move students into two new elementary schools and one new high school. The committee met for over a year, working with a GIS consultant to make new maps, receiving public comment, and making recommendations based on data provided by FCPS. With minor changes, the Board approved the redistricting plan, which will be effective with the opening of the elementary schools in 2016. In addition to the Division of Planning, the committee included representatives of the Board of Education, HBAL, LBAR, Commerce Lexington, school administrators, teachers, and classified workers, parents, and other community leaders. For more information, please see <http://www.fcps.net/zones>.
- Fayette County Neighborhood Council – The Director of Planning was joined by staff for an extensive presentation to FCNC entitled “Planning 102,” following a primer to the same organization several years ago. The presentation, at Tates Creek Christian Church, was attended by dozens of neighborhood association representatives and included background on planning in Fayette County and upcoming planning issues, such as the Recreation ZOTA and affordable housing.
- Development Review – Staff conducted a variety of development review duties and meetings, conducted field work, and coordinated greenway and greenspace development issues.
- General Work Activities – Using GIS, and Census data, staff created maps and data sets for the Urban County Council, other LFUCG Departments, and agencies and officials outside the government. Staff attended an all-day Planning training sponsored by Kentucky League of Cities and delivered by David Pike of Pike Legal Group at the Newtown campus of BCTC. Staff also attended LFUCG-sponsored trainings and Webinars.

D. Transportation Planning Activity Report

1.1 Inventory/Monitor; Title VI/ADA; Participation; Coordination/Consultation –

- The MPO staff continues to monitor Comprehensive Plan(s) and land development activities through participation in the LFUCG Division of Planning activities; to include monitoring Fayette and Jessamine County news media and their respective legal ads on a daily, weekly and monthly basis.
- Attended Director-Managers' meetings at LFUCG Division of Planning.
- Conducted MPO / Transportation Section staff meetings.
- Attended Technical Committee Meeting.
- Attended Corridors Commission.
- Attended Jessamine County Transportation Task Force Meeting.
- Attended Bluegrass Area Development District (BGADD) Regional Transportation Committee meeting.
- Attended LFUCG Commission for Citizens with Disabilities meeting.
- Attended UK Bicycle Advisory Committee – Facilities Work Group Meeting
- Attended monthly Blue Grass Airport Board meeting.
- Continued updates to new MPO website. The page had 1,004 visits from 834 users (82% new users) and 1,655 page views. Launched ITS Architecture sub-website to enhance ITS coordination with partner agencies.
- The MPO's Twitter site increased by 9 followers to 1,954 during June.
- The MPO's Facebook fan page increased by 4 likes to 640. The page has 92 engaged users; and reached 1,422 users in June.
- The Lexington Area MPO YouTube channel has a total of 28 videos; 20 subscribers; 35,914 lifetime views.
- Submitted summary of FY 14-15 Title VI activities for KYTC annual report.

1.4 Staff Development –

- Attended webinar: Fundamentals of Transportation Data, Part 2: Data Analysis and Usability.
- Attended webinar: BlueARGUS – Travel Time Reliability (TTR) Review.

2.1 Congestion Management Process (CMP) –

- Prepared progress report on the recommendations made in the 2002 Congestion Management Task Force Report.
- Worked with the Kentucky Transportation Center at University of Kentucky (KTC-UK) and Kentucky Transportation Cabinet (KYTC) staff to process the GPS-probe speed data and calculate congestion management (CM) criteria and performance measures.
- Worked on the progress report for the recommendations made in the 2002 Traffic Congestion Task Force Report
- Worked with Traffic Engineering staff to expand the BlueTOAD application area in Lexington.

2.2 Transportation Plan Update & Implementation –

- Utilized the 2040 MTP for the on-going Unscheduled Needs Listing (UNL) work.
- Participated in the District Transportation Plan prioritization process.

2.3 Air Quality Activities –

- Continued to monitor air quality issues.

- Asked for and compiled CMAQ project rankings from the TPC and relayed the final rankings to the Office of Local Programs.
- Continued air quality forecasting and posted the forecasts on the new MPO website.
- Attended an Empower Lexington steering committee meeting.
- Provided vehicle miles of travel (VMT) data for greenhouse gas emission calculations.

3.1 Transportation - Land Use Impact Analysis –

- Participated in one (1) zoning review meeting. In addition, staff performed cursory review of June's Board of Adjustment cases which included the review of four (4) variances, four (4) conditional use appeals, and one (1) administrative review for the month.
- Reviewed the Jessamine Journal and Jessamine County's website for the City of Nicholasville, and the City of Wilmore's latest planning and land development news; including monitoring legal ads for land development, potential urban annexations and transportation and related traffic issues in June.
- Traffic, traffic-related counts, and other data were provided to three (3) citizens and two (2) local government staff during June. Information and data consisted of the following items: Annual Average Daily Traffic Counts (AADT) and transportation and related socioeconomic data.
- Reviewed Three (3) Final Development Plans and eleven (11) Development Plans, and one (1) Zoning Development plan for Bike and Pedestrian facilities and compliance for comment during the Technical Committee meeting.
- Staff met with the City of Wilmore/City of Nicholasville/Jessamine County Joint Planning Commission to discuss their upcoming Comprehensive Plan and new Transportation Plan Element. Topics included a review of the KYTC Six-Year Plan, MPO TIP Program funding, and Unscheduled Needs Listing Projects (UNL) being scored for potential program funding.

3.2 Multimodal/Transportation Enhancement Planning –

- Responded to citizen/agency requests for information on bike and pedestrian issues.
- Responded to citizen/agency requests for bike maps and new bike lanes.
- Responded to citizens concerns over poor conditions of bike lanes.
- Reviewed and commented on development plans for the planning technical committee.
- Monitored and managed June Cycle Tracks Smart phone application planning data. Work with GIS department to organize DATA into a manageable study evaluation format.
- Completed contract negotiation with Strand Associates for the NJCSCS.
- Continued work on the Mayor's Challenge in my assigned areas of focus..
- Attended debriefing meeting for the Bike Lexington Family Fun Ride.
- Distributed updated Bike Lexington Maps to local bike shops along with Smart Cycling Quick Guides
- Met twice with intergovernmental pedestrian safety work group. Worked on crash analysis to inform committee efforts.
- Inspected and approved payment for the Polo Club Blvd Striping project.
- Continued design work on the unfunded bike lane projects, intersections safety design projects and bike facilities maintenance projects funded by MAP money for FY 2015.
- Submitted and reviewed bike lane striping plans with Divisions of Traffic Engineering and Engineering.
- Prepared Minutes, Agenda and project updates for the Bicycle and Pedestrian Advisory Committee.
- Continued Coordination with UK to redirect the Bellefonte Bike route to the new arboretum woods trail.
- Submitted plans to the contractor for the markings and signs for the Bellefonte bike route.
- Participated in a conference call with UK and with Zagster for a possible bike share pilot program.
- Coordinated with engineering to get ADA sidewalk ramp installed to enhance crosswalk connection to the Arboretum woods trail.
- Meeting with Brad Fraizer to review the proposed road cross section for the Red Mile Rd Corridor.
- Inspected and provided field support for the Bike lane installation projects on Polo Club Blvd and Alexandria Dr.
- Meeting with Clear Channel Radio to discuss current and future efforts to get a message to Motorists during the AM and PM commute times.
- Attended budget meeting to answer questions from Council for the funding of the extension of the Gainseway Trail.
- Distributed and discussed Bicycle and Pedestrian Safety at the Kentucky Horse Park Bike Run Club Event.
- Meeting with KYTC D7 representative to discuss the Winslow and South Broadway intersection for needed safety improvements thru design.
- Attended and participated in the Community Health Improvement Partnership and plan for community assessments Annual Meeting as a part of the Obesity Action Team.
- Attended Freight workshop in Frankfort that was sponsored by KYTC.

3.3 Transit Planning –

- Coordinating with Lextran and Art-in-Motion and KYTC to establish CMAQ funded bus shelters on Southland Drive and Leestown Road; Working with Marillia to facilitate construction taking place this spring and summer.
- Assisting Councilman Akers with bus shelter site on the Georgetown Corridor (925 Georgetown St). Coordinating with District-7 on adjacent intersection improvements. Working with Prajna Design on possible project at this site.

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

- Staff coordinating with Anderson Communities for sidewalk connection project on Leestown Rd.
- Coordinating efforts for Gardenside Bus Shelter Restoration Project in progress.
- Staff conducted FTSB board meeting as chair.
- Staff attended Art in Motion board meeting.
- Working on pedestrian safety measures as part of working group.
- Staff attended Lextran board meeting.
- Working on ideas for route maps for Lextran.

3.4 Mobility Coordination –

- Initiated FY 15-16 marketing campaign including TV and Radio ads and redesign of Lextran on-board advertisements. Facebook page grew by 58 likes to 2,415. The page has 1,962 engaged users; and reached 72,813 users in June.
- Continued bi-weekly strategy meetings with Lextran and the marketing firm.

3.5 Travel Demand Modeling and Project Forecasting –

- Continued to maintain the TransCad Travel Demand Model (TDM).
- Responded citizen/agency requests for information on different roads.
- Analyzed the model for several projects and provided requested trips to the consultant.

4.1 Program Administration –

- Committee meeting packets were drafted for Transportation Planning/MPO meetings held in the month: the Bicycle Pedestrian Advisory Committee (BPAC), the Transportation Policy Committee (TPC), and the Congestion Management Committee (CMC).
- Continued coordination activities for the Transportation Alternatives Program. Submitted final TPC approved project (Safe School Zone Enhancements) to KYTC for authorization.
- Submitted comments and responded to various FHWA requests for further information for the MPO's Certification Review findings.

4.2 Transportation Improvement Programming (TIP) –

- Monitored TIP program projects for needed adjustments.
- Provided MAP-21 Lexington area funding totals to the Commissioner in response to a question from the Mayor's Office.

4.3 Unified Planning Work Program (UPWP) – Nothing to report

- Prepared various sections of the FY 2016 UPWP and requested staff check and edit program elements.
- Presented the FY 2016 UPWP to the TPC and received its adoption of the FY 2016 UPWP.

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

IX. **MEETING DATES FOR August, 2015**

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	August 6, 2015
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	August 6, 2015
Subdivision and ND-1 Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	August 13, 2015
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	August 26, 2015
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	August 27, 2015

X. **ADJOURNMENT**