

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

August 27, 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 July 23, 2015, meeting 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, August 6, 2015, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Joe Smith, Mike Owens, Will Berkley, Carolyn Plumlee and Frank Penn. Committee members in attendance were: Hillard Newman, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Tom Martin, Traci Wade, Cheryl Gallt, Denise Bullock and Dave Jarman, as well as C.D. Schnelle, Division of Police; Captain Greg Lengal, Division of Fire & Emergency Services 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.*

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, August 6, 2015, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Mike Cravens and Carolyn Richardson. The Committee members reviewed applications; but, since no quorum was present, they were unable to make recommendations.

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.

The petitioner proposes to construct a veterinary clinic and an animal kennel. The proposed facility will be mostly enclosed (± 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.

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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.

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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. **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

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 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.

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

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.

3. SOLOMON VAN METER ZONING MAP AMENDMENT & MEADOWTHORPE COMMUNITY BUSINESS CENTER, UNIT 1 (AMD), ZONING DEVELOPMENT PLAN

- a. MARV 2015-12: SOLOMON VAN METER (9/4/15)* - petition for a zone map amendment from a Wholesale & Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone, for 2.865 net (3.457 gross) acres, for property located at 1447 Antique Drive. A dimensional variance is also requested.

LAND USE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan no longer makes a specific land use recommendation for each and every parcel in Lexington-Fayette County, but *Chapter 1: Goals and Objectives* does recommend "supporting infill opportunities as a strategic component of growth," and to promote "collaboration with healthcare entities to meet the needs of Lexington-Fayette County's residents." The applicant is requesting this rezoning in order to develop an assisted living facility or a licensed personal care facility on the subject property.

The Staff Recommends: Approval, for the following reasons:

1. The requested Neighborhood Business (B-1) zone for the subject property is in agreement with the 2013 Comprehensive Plan for the following reasons:
 - a. The Goals and Objectives of the 2013 Plan recommend planning for safe, affordable, and accessible housing to meet the needs of older residents of Lexington-Fayette County (Theme A., Goal 1c). This development will accomplish that goal, by providing a specialized residence for seniors in need of assistance or a spectrum of care in order to live near an established neighborhood and one of the community's largest shopping areas.
 - b. The Goals and Objectives encourage the use of our local assets to create a variety of jobs (Theme C, Goal 1d) and enable infill and redevelopment to create jobs where people reside. The applicant is proposing to develop a well-landscaped facility on a by-passed property to further this goal, in a manner that is sensitive to the character and nearby residential and commercial residents of the Meadowthorpe neighborhood.
 - c. The Plan's Goals and Objectives support the improvement of our desirable community by providing for healthcare facilities to meet the needs of the County's residents (Theme D, Goal 2b). The petitioner will provide such a residential care facility, perhaps including an assisted living component, for a portion of the Urban County that is and has been underserved by such facilities.
 2. The proposed B-1 zone would be appropriate for the subject property, since it is more than 90% surrounded by properties with B-1 zoning.
 3. This recommendation is made subject to approval and certification of ZDP 2015-61: Meadowthorpe Community Business Center, Unit 1 (Amd.), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. **REQUESTED VARIANCE**

- a. Increase the maximum allowable front yard in a Neighborhood Business (B-1) zone from 20 feet to 100 feet.

The Staff Recommends: Approval of the requested variance, for the following reasons:

1. Granting the requested variance to allow a maximum front yard setback of 100 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 property is the only property that has Antique Drive as the sole street frontage.
2. There are several special circumstances regarding this property that make compliance with the required setback more difficult. The property is of a triangular shape, which makes a conventional building design more difficult; there is a drainage area that will need to be moved, and there is an 80' deep access easement across half of the frontage of this property. Furthermore, Antique Drive is primarily used for the rear service access to the Meadowthorpe Shopping Center. The proposed residential care facility will be the only property utilizing this public street for its

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frontage. These unique facts apply to this property but do not generally apply to most commercial properties, which generally have a much more typical arrangement.

3. 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 result could seriously impact the operational needs of the proposed residential care facility.
4. The requested variance is not an unreasonable circumvention of the Zoning Ordinance based on the unique circumstances of this property, which are a result of special considerations that affect the property.
5. This variance is 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-1; 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).
- c. ZDP 2015-61: MEADOWTHORPE COMMUNITY BUSINESS CENTER, UNIT 1 (AMD) (9/4/15)* - located at 1447 Antique Drive. **(Endris Engineering)**

Note: The purpose of this amendment is to propose a new zone and development of the property.

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

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. Urban Forester's approval of tree inventory map.
5. Addition of metes and bounds description of the property.
6. Denote canopy height on plan.
7. Delete zoning requirement from plan face.
8. Denote timing of the resolution of the building easement conflict on plan.
9. Denote lot coverage, floor area ratio and open space site statistics per Art. 21-6(a)(13) of the Zoning Ordinance.
10. Discuss pedestrian access to site and street improvements.
11. Discuss front building line per Article 8-16(h) of the Zoning Ordinance.
12. Denote emergency access gates to the approval of the Division of Fire and Emergency Services.

4. GREER NICK RD II, LLC, ZONING MAP AMENDMENT & GIBSON PARK SUBDIVISION, BLOCK C, ZONING DEVELOPMENT PLAN

- a. MAR 2015-13: GREER NICK RD II, LLC (9/4/15)* - petition for a zone map amendment from a Single Family Residential (R-1C) zone and a Neighborhood Business (B-1) zone to a Highway Service Business (B-3) zone, for 1.12 net (1.47 gross) acres, for property located at 1201 South Broadway, 406 Pyke Road and 408 Pyke Road.

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 petitioner proposes to maintain the existing Thornton's convenience store near Gibson Avenue and to construct a new fast food restaurant with an accessory drive-through facility on the portion of the zone change area near Pyke Road. The proposed rezoning of the Thornton's parcel and the two parcels to the rear of a vacant tract will bring the land between Gibson Avenue and Pyke Road all into the same zoning category.

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

1. A restricted Highway Service Business (B-3) zone is appropriate, and the combined Single-Family Residential (R-1C) and Neighborhood Business (B-1) zoning is inappropriate, for the following reasons:

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- a. The restricted B-3 zone is compatible with the existing zoning along this portion of the South Broadway corridor. The subject site is primarily surrounded by business zoning (B-1, B-3, B-4, & B-6P).
 - b. The proposed rezoning will eliminate a split-zoning condition on the site, which should encourage its redevelopment.
 - c. The existing B-1 zone now has a more restrictive setback not conducive to the type of redevelopment planned or consistent with the character of the corridor, which makes it less appropriate than a restricted B-3 zone.
 - d. The existing R-1C zone is no longer appropriate, because the two lots are already being utilized as a landscape buffer and/or transition area to the adjoining residential neighborhood. Redevelopment of a portion of the site (along Pyke Road) will allow for a more consistent landscape buffer treatment between the neighborhood and the South Broadway corridor.
 - e. The depth of business zoning between Pyke Road and Gibson Avenue will be consistent at approximately 235 feet from the right-of-way of South Broadway.
 - f. The required landscape buffer will provide an appropriate transition between the proposed B-3 zone and the adjacent residential neighborhood.
2. This recommendation is made subject to approval and certification of ZDP 2015-62: Gibson Park Subdivision, Blk. C, 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 subject property shall be restricted in the following manner, via conditional zoning:

Prohibited Uses

- a. Establishments and lots for the display, rental, sale, service, and minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
- b. Cocktail lounges and nightclubs.
- c. Pawnshops.
- d. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
- e. Advertising signs, also known as billboards, as regulated by Article 17.

Landscape Buffering & Lighting Restrictions

- a. A 20-foot wide landscape buffer shall be provided along the northwest site boundary, between the existing residential subdivision and the site. The landscape buffer shall contain a 6-foot privacy fence, shrubs, and a tree every forty (40) feet on center, selected from Group A or B in the Planting Manual.
- b. All outdoor lighting shall be shielded to reduce glare and shall be arranged so as to reflect lights away from all adjacent residences and residential zoning districts. Exterior light poles shall not exceed twenty (20) feet in height and shall not be located within the designated landscape buffer.

These restrictions are necessary and appropriate in order to restrict the most intense land uses on the subject property and to provide an adequate land use transition to the nearby neighborhood. Such uses could have a negative impact on the neighborhood related to noise, lighting and/or traffic congestion.

- b. ZDP 2015-62: GIBSON PARK SUBDIVISION, BLK. C (9/4/15)* - located at 1201 S. Broadway & 402, 406 and 408 Pyke Road.
(Vision Engineering)

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

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, 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. Dimension existing building and canopy height.
6. Dimension existing parking lot aisles, spaces and aprons.
7. Clarify note #11.
8. Add 1201 South Broadway development to site statistics.
9. Correct existing zoning in site statistics.
10. Remove consolidation (lot line) symbols from plan.
11. Denote requested zone in site statistics.
12. Denote reciprocal access on plan.
13. Discuss access to South Broadway and removal of apron(s).
14. Discuss notes #10 & #14.
15. Discuss landscape buffers adjacent to residential lots.

5. GULFSTREAM ENTERPRISES, LLC, ZONING MAP AMENDMENT & MAN O' WAR, UNIT 2A (AMD) ZONING DEVELOPMENT PLAN

- a. MAR 2015-14: GULFSTREAM ENTERPRISES, LLC (9/4/15)* - petition for a zone map amendment from a Planned Shopping Center (B-6P) zone to an Interchange Service Business (B-5P) zone, for 4.66 net (5.41 gross) acres, for

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property located at 1750 Pleasant Ridge Drive; 2008 and 2024 Bryant Road; and 1976 Justice Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner proposes an Interchange Service Business (B-5P) zone in order to develop two hotels on the subject properties. The hotels are planned to have 125 and 100 rooms, respectively, and associated off-street parking.

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

1. The requested Interchange Service Business (B-5P) zone is appropriate, and the existing Planned Neighborhood Shopping Center (B-6P) zone is inappropriate, for the following reasons:
 - a. The existing B-6P zoning is no longer appropriate at this location because the demand for general commercial is being met on alternate sites within the general area, but neither of these two developments has successfully incorporated hotels to serve the traveling public.
 - b. The site remains an underutilized site after a decade of B-6P zoning, and should be considered for a possible change to an alternative business zone (and use) in order to better serve the needs of the community and infill vacant lands within the Urban Service Area.
 - c. The B-5P zone is appropriate at this location because it is compatible with adjoining land uses and zoning, and because it meets the intent of Article 11 of the Zoning Ordinance, which states that limited commercial facilities that conveniently provide transient type services should be located at limited access highway interchanges.
 2. This recommendation is made subject to approval and certification of ZDP 2015-65: Man O' War, Unit 2A (Amd) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. ZDP 2015-65: MAN O' WAR, UNIT 2A (AMD) (9/4/15)*- located at 1750 Pleasant Ridge Drive, 1976 Justice Drive and 2008 and 2024 Bryant Road. **(Bryant Engr., Inc.)**

Note: The purpose of this amendment is to change the development concept from retail uses to hotel and/or restaurant(s).

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

1. Provided the Urban County Council rezones the property B-5P; 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. Clarify purpose of amendment note (delete "zoning").
6. Addition of topography source.
7. Dimension sidewalk widths.
8. Clarify street cross-sections for Justice Drive.
9. Denote that there will not be any outdoor swimming pools.
10. Clarify canopies with solid lines (similar to those for buildings).
11. Addition of a note restricting high rise pole signs for the southern half of the property on plan.
12. Discuss applicable design guidelines from previous preliminary development plan.
13. Denote that there will be a future Consolidation Plat for the parking spaces on the western boundary of the property.

6. FLYING DUTCHMAN PROPERTIES, LLC, ZONING MAP AMENDMENT & GIBSON PARK SUBDIVISION, BLK B, ZONING DEVELOPMENT PLAN

- a. MAR 2015-15: FLYING DUTCHMAN PROPERTIES, LLC (9/4/15)* - petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone, for 0.654 net (0.754 gross) acre, for property located at 509, 513 and 517 Pyke Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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

In addition to the Comprehensive Plan mission statement, the Goals and Objectives of the Plan also encourage growing successful neighborhoods (Theme A), and maintaining a balance between planning for urban uses and safeguarding rural land (Theme E).

The petitioner proposes to redevelop the subject properties with an 8-unit townhouse residential development with associated off-street parking.

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

1. The requested Townhouse Residential (R-1T) zone is in agreement with the 2013 Comprehensive Plan, as follows:
 - a. The Goals and Objectives recommend growing successful neighborhoods through expanded housing choices that address the market needs for all residents (Theme A, Goal #1b.). The petitioner proposes a townhouse style development of 8 dwelling units, which creates a variety of housing types in the immediate area that complement the existing neighborhood.
 - b. The Goals and Objectives encourage infill development throughout the Urban Service Area as a strategic component of growth for our community (Theme A, Goal #2). The petitioner proposes to increase the density of the subject properties, as compared to the surrounding area, to 12.23 dwelling units per net acre.
 - c. The Goals and Objectives recommend identifying areas of opportunity for infill development that respects the area's context and design features (Theme A, Goal #2a). The applicant plans to maintain a similar front yard setback, and provide off-street parking in the rear of the development, which will better match the existing character of the neighborhood.
 - d. The Goals and Objectives also encourage the use of underutilized land (Theme E, Goal #1a.) and building in a compact, contiguous, and/or sustainable manner (Theme E, Goal #1b.) The proposed development is well aligned with the vision articulated in the Comprehensive Plan for "single/small lot infill" projects, and is using two vacant lots that are considered underutilized in this urban context.
 2. This recommendation is made subject to approval and certification of ZDP 2015-63: Gibson Park Subdivision, Blk B, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. ZDP 2015-63: GIBSON PARK SUBDIVISION, BLOCK B (9/4/15)*- located at 509, 513 & 517 Pyke Road.
(Vision Engineering)

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding compliance with the requirements of Articles 8-10 and 15-7 of the Zoning Ordinance.

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

1. Provided the Urban County Council rezones the property R-1T; 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. Correct plan title.
6. Denote: Compliance with Art. 15-7(d) of the Zoning Ordinance shall be determined at the time of the Final Development Plan.
7. Dimension sidewalks.
8. Discuss timing of the resolution of the conflict with the 30' platted building line.
9. Discuss proposed lotting and parking lot maintenance and access.
10. Discuss note #9.
11. Discuss compliance with Article 15-7(d) of the Zoning Ordinance.
12. Discuss compliance with Article 8-10(o)(g) of the Zoning Ordinance.
13. Discuss Article 18 landscape requirements' conflict with existing utility easement at rear of property.
14. Discuss easement conflict with proposed building.

7. NATIONAL STATION, LLC, ZONING MAP AMENDMENT & NATIONAL STATION (FKA BEECHLAND SUBDIVISION, BELLEDALE ADDITION & EAST END ADDITION & ROW ZONING DEVELOPMENT PLAN

- a. MARCV 2015-16: NATIONAL STATION, LLC (9/4/15)* - petition for a zone map amendment from a Two-Family Residential (R-2) zone to a Planned Neighborhood Residential (R-3) zone, for 0.1653 net (0.1908 gross) acre, for property located at 334 Richmond Avenue. A conditional use permit and a dimensional variance are 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

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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 Goals and Objectives also promote compact and contiguous development and expansion of housing choices, support creating jobs and prosperity, encourage infill and redevelopment of underutilized land, and promote infill that respects an area’s context and design features.

The petitioner proposes to rezone the subject property in order construct an accessory parking lot for the adjacent warehouse redevelopment project at the terminus of National Avenue. The proposed parking lot will have 22 parking spaces and will replace a non-conforming warehouse use.

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

1. The proposed Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives encourage expanding housing choices through a variety of housing types and densities (Theme A, Goal #1), which could be accomplished on this site if the conditional request is not approved or is ever removed from the site.
 - b. Several Goals and Objectives encourage well-designed neighborhoods and communities that are compact, contiguous, and respect the area’s context (infill development) (Theme A, Goals #2a. & #3, as well as Theme E, Goal #1b.). The zone change will facilitate improving the immediate area by replacing an unsightly, non-conforming warehouse with a parking lot (or alternatively another residential use) that can act as a land use buffer between the B-4 zone and the low density adjoining neighborhood.
 - c. The Goals and Objectives also support infill and redevelopment of our underutilized land (Theme E, Goal #1a.), and creation of jobs and prosperity (Theme C, Goal #1). The petitioner’s associated redevelopment of National Station, currently an underutilized area, will help to build on the current renewal along National Avenue for an employment hub.
 2. This recommendation is made subject to approval and certification of ZDP 2015-64: National Station, LLC (fka Beechland Subdivision, Belldale Addition & East End Addition), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission’s approval.
- b. REQUESTED CONDITIONAL USE
1. A parking lot, accessory to the adjacent business use, in a Planned Neighborhood Residential (R-3) zone.

The Staff Recommends: **Approval** of the requested conditional use, for the following reasons:

- a. Granting the requested conditional use should not adversely affect the subject or surrounding properties. The proposed parking lot will be used in conjunction with the adjacent business use and is to be designed to meet all of the requirements concerning design, landscaping, storm water, and maintenance. Although difficult to document, there have been at least some non-conforming uses of this property in the past; and, according to the applicant, the previous owner had used this lot as a parking lot. Approval of the conditional use will incentivize the applicant to make improvements that will better the visual quality and the functionality of this use.
 - b. All necessary public services and facilities are available and adequate to the subject site, although the proposed use of a parking lot is not expected to have a need for many of these services.
- c. REQUESTED VARIANCES
1. To reduce the required 100’ setback for the portion of the buildings that have overhead doors in a Wholesale & Warehouse (B-4) zone to 53 feet from an adjacent residential zone.
 2. To reduce the required rear yard from 32 & 28 feet to 5 feet for the portion of the property that abuts an adjacent residential zone.

The Staff Recommends: **Approval of 1) side and rear yard variances to a minimum setback of 15 feet from the property line; and 2) Approval of the overhead door variance from 100’ to 53’**, for the following reasons:

- a. Granting these reduced variances should not adversely affect the public health, safety or welfare, nor alter the character of the general vicinity, provided the buildings are set back a minimum of 15 feet from residential properties to lessen the impact of potential uses on the neighboring properties.
- b. A 15’ landscape buffer required, in conjunction with buildings that are designed to mitigate the potential negative effects of noise and other nuisances, is a special circumstance that contributes to justifying a reduction in the required side and rear yards at this corner location.
- c. Strict application of the Zoning Ordinance would result in a significant loss of buildable area, but will not necessarily result in a better outcome for either the subject property or the adjacent residential properties, since access could be

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made in the more open areas.

- d. The appellant has worked to design a redevelopment that is both functional and in compliance with landscaping requirements and other provisions regulating development in the B-4 zone. A more limited variance than has been requested, should not be interpreted as circumvention of the Zoning Ordinance.

These recommendations of approval are made subject to the following conditions:

1. Should the subject property be rezoned to R-3, it shall be developed according to the submitted Zoning Development Plan, or as further amended by the Planning Commission, with at least a 15' side and rear yard setback along the residentially zoned properties.
 2. All necessary permits, including a Zoning Compliance Permit, Building & Paving permits, shall be obtained from the Divisions of Planning and Building Inspection prior to any construction, and prior to occupancy of the new facilities.
 3. The parking lot and driveway shall be paved, with spaces delineated, and landscaped/screened in accordance with Articles 16 and 18 of the Zoning Ordinance.
 4. The final design of the parking lot, access drive and internal circulation shall be subject to review and approval by the Division of Traffic Engineering.
 5. A storm water management plan shall be implemented in accordance with the requirements of the adopted Engineering Manuals, subject to acceptance by the Division of Engineering.
 6. A landscape buffer area shall be provided along all property boundaries adjacent to any residential zone and shall include, at a minimum, a 6' tall fence or hedge, and 1 tree every 40 linear feet as required in Article 18-3 of the Zoning Ordinance.
 7. At a minimum, the walls of the new buildings that are within 53' of a residentially zoned property shall be constructed using only stationary windows and pedestrian access doors, and also constructed with insulation & drywall (or similar construction techniques) to provide a sound barrier.
- d. ZDP 2015-64: NATIONAL STATION, LLC (FKA BEECHLAND SUBDIVISION, BELLEDALE ADDITION & EAST END ADDITION & ROW) (9/4/15)*- located at 949 National Avenue and 334, 340, 342 and 346 Richmond Avenue.
(Randy Martin)

The Subdivision Committee Recommended: Postponement. There were some questions whether this development meets all off-street parking and building setback requirements of the Zoning Ordinance.

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. Addition of tree protection plan per Art. 26 of the Zoning Ordinance, and document compliance with tree canopy requirements.
6. Correct zoning references in site statistics and on plan face.
7. Denote lot coverage and floor area ratio per Art. 21 of the Zoning Ordinance.
8. Denote height of proposed buildings.
9. Delete notes #5, #7, #8, #9, #10, #11 and #13.
10. Correct note #2 to state "Article 16 of the Code Ordinances".
11. Addition of exterior building dimensions.
12. Complete cross-section details.
13. Denote all existing and proposed easements on the plan.
14. Discuss internal pedestrian circulation.
15. Discuss parking requirements per current BOA application for indoor athletic facility.
16. Discuss plan status (preliminary vs. final).
17. Discuss building setbacks and required landscaping next to residential zones.
18. Discuss restrictions needed on overhead door provisions of Article 8-21(o)(1) of the Zoning Ordinance.
19. Discuss proposed handicap parking locations near the railroad right-of-way.
20. Discuss need for a crosswalk at National Avenue/Richmond Avenue intersection.

B. PUBLIC HEARING ON ZONING ORDINANCE TEXT AMENDMENT

1. **ZOTA 2015-7: AMENDMENT TO ARTICLE 23A-7: EXPANSION AREA RESIDENTIAL 3 (EAR-3) ZONE SPECIAL PROVISIONS** – a Zoning Ordinance text amendment to allow for no more than twenty-five percent (25%) of the required off street parking to be located between an apartment building and a collector street in the Expansion Area Residential 3 (EAR-3) zone.

REQUESTED BY: MV Residential Development, LLC

PROPOSED TEXT: (Note: Text underlined is an addition, and text ~~stricken through~~ is a deletion to the current Zoning Ordinance.)

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ARTICLE 23A – EXPANSION AREAS ZONING CATEGORIES AND RESTRICTIONS**23A-7 EXPANSION AREA RESIDENTIAL 3 (EAR-3) ZONE****23A-7(k) SPECIAL PROVISIONS**

1. Affordable housing units shall not be considered as dwelling units for the purposes of calculating maximum density, provided the number of affordable units does not exceed eight (8) units per gross acre.
2. At least twenty-five percent (25%) of the net developable acreage of any project in the EAR-3 zone shall be open space.
3. Permitted schools shall not be located on a lot exceeding 15 acres in area.
4. ~~There shall be no off-street parking permitted in a yard which abuts a collector street.~~ No more than twenty-five percent (25%) of the required off-street parking for a multi-family residential development shall be located between the closest residential building and the right-of-way of any collector street.

Staff Alternative Text:**23A-7(k) SPECIAL PROVISIONS**

4. ~~There shall be no off-street parking permitted in a yard which abuts a collector street.~~ No more than twenty-five percent (25%) of the required off-street parking for a multi-family residential development **principal structure** shall be located between the closest residential building **wall plane of the structure** and the right-of-way of any collector street.

The Staff Recommends: **Approval of the Alternative Text**, for the following reasons:

1. The proposed text amendment to the special provisions of the Expansion Area Residential 3 (EAR-3) zone is a timely revision that will permit more flexibility and will encourage higher density development in close proximity to the collector street, as designated by the Expansion Area Master Plan and 2013 Comprehensive Plan.
2. The proposed text amendment would allow for a more even distribution of parking throughout a development, without creating a “sea of parking” directly adjacent to a collector street, which will promote safer and a more desirable development.

VI. COMMISSION ITEMS

- A. CT 2015-1: SKYWAY TOWERS, LLC & CELLCO PARTNERSHIP (dba Verizon Wireless)** – an application for a 199-foot cell tower at 4279 Huffman Mill Pike.

The Staff will report at the meeting.

- B. TIF REPORT – STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN** – Proposed Thistle Station Redevelopment Area for a portion of West Third Street, West Fourth Street, and Newtown Pike.

The Staff will report at the meeting.

VII. STAFF ITEMS**A. Planning Services Activity Report**

- During the month of July, the Planning Services staff processed applications for 11 zoning map amendments and 3 Zoning Ordinance text amendments. Also, 8 Board of Adjustment appeals were processed by the staff for the Board’s July meeting. Some 59 subdivision & development plans were also processed and reviewed by Planning Services staff members in July. In addition, 1 Public Facility Review and 1 Cell Tower application were 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 6 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.

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- In July, there were 9 updates made to the Registered Neighborhood Association data base, and Planning Services staff assisted 216 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 1.96 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.
- Planners Cheryl Gallt and David Jarman attend weekly meetings of the “Commercial Plan Review Board” (every Tuesday) in the Division of Building Inspection. In July, Dave and Cheryl assisted in helping that division review 13 applications for new buildings and/or additions to existing buildings, and 23 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 July.

B. Zoning Enforcement Activity Report

- The busy summer continued in July for Zoning Enforcement, with 69 new zoning complaints logged in. When combined with the 55 unresolved cases carried over from June, a total of 124 cases were investigated. Only six of the new cases were determined to not involve any valid zoning compliance concerns. Just over 40% of the new cases were related to signage and illegal business activity in residential zones, and 29% were related to sight distance (impaired driver visibility at intersections due to overgrown vegetation) and occupancy issues (e.g., too many people occupying a dwelling). A total of 58 cases were resolved, meaning that necessary actions were taken by a property owner or occupant to fix a zoning compliance problem.
- During July a total of 64 conditional uses were inspected, and all were determined to be in substantial compliance. The trial runs of assigning conditional use inspections to officers based on their geographic area of responsibility are continuing. Also, efforts are ongoing to modify the entire process so that the most important conditions can be rigorously evaluated for compliance.
- A complaint regarding window treatments/signage on a renovated building on Midland Avenue (now occupied by an exercise facility) has prompted a widespread evaluation of a recurring signage compliance question – is it art or is it a sign? Surveys have been initiated to better understand the scope of the issue as well as the variety of different types of window treatments that could arguably be considered as art rather than as signage.
- Staff is continuing to follow up on the results of an enforcement initiative dealing with illegal “electronic message display system” signs that are becoming more common in storefront windows. Regrettably, some of those signs that were turned off to achieve compliance, rather than actually being removed, have now been turned back on. Further analysis will be needed to determine if Zoning Enforcement has the authority to require that these signs actually be removed, or if we will have to go through the civil citation process and be forced to issue fines only when it is documented that an electronic sign has been turned on.
- A very challenging enforcement situation has arisen involving parking for “air lot” condominiums on the upper floors of a downtown hotel. Parking that has historically been provided for the condominium owners in an adjoining parking garage has been discontinued. Fundamental questions under review are: (a) whose responsibility is it to provide the required parking; and (b) where does that required parking have to be located? Those questions, while normally fairly straightforward, are complicated in this particular case because the hotel property has no onsite parking, and the property itself is split into two recorded lots – the “ground lot” and the “air lot”.

C. Long Range Planning Activity Report

- Bluegrass Regional Planning Council – Staff participated in the discussion at the Bluegrass RPC meeting at the Bluegrass ADD about controversial land use issues and how communities deal with them, including landfills, quarries, stockyards, and slaughter houses. Among the local controls are the comprehensive plans and regulations in the zoning ordinances. Local health departments along with state and federal regulations can affect the placement, operation, and eventual closure of these uses as well.
- University of Kentucky – Staff made a presentation to a geography class of graduate students about the history and outcomes of Planning in Fayette County. The class, Geography for Teachers, was composed of aspiring social studies teachers.
- Minority Business Expo – Staff attended and provided administrative support for the 13th annual Lexington Bluegrass Area Minority Business Expo at the Lexington Center. The program included speeches by Derek Anderson, former UK and NBA basketball player, and Andre Taylor, a media and marketing entrepreneur. Breakout sessions included creative business financing, cyber safety, and an emerging leaders program.

- 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 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 July.
- The MPO's Facebook fan page increased by 4 likes to 640. The page has 92 engaged users; and reached 1,422 users in July.
- 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: Application of vehicle probe data for performance measurement.

2.1 Congestion Management Process (CMP) –

- Reviewed feedback, improved, and finalized 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.

2.2 Transportation Plan Update & Implementation –

- Utilized the 2040 MTP for the on-going Unscheduled Needs Listing (UNL) work.

2.3 Air Quality Activities –

- Continued to monitor air quality issues.
- Continued air quality forecasting and posted the forecasts on the new MPO website.

3.1 Transportation - Land Use Impact Analysis –

- Participated in one (1) zoning review meeting. In addition, staff performed cursory review of July's Board of Adjustment cases which included the review of one (1) variances, seven (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 July.
- Traffic, traffic-related counts, and other data were provided to three (3) citizens and two (2) local government staff during July. 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.

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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 July 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 Gainesway 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.
- 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 July.
- 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 Air Quality Advisory Committee (AQAC), and the Project Coordination Team (PCT).

- 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.
- Prepared and issued TIP Modification #12.

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 September, 2015**

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	September 3, 2015
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	September 3, 2015
Subdivision and ND-1 Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	September 10, 2015
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	September 23, 2015
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	September 24, 2015

X. **ADJOURNMENT**

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