

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

**December 17, 2015**

- I. **CALL TO ORDER** – The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2<sup>nd</sup> Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The minutes of the November 19, 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, December 3, 2015, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Joe Smith, Mike Owens, 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, Kelly Hunter, Dave Jarman, Scott Thompson, Harika Suklun, and Brandi Peachner, as well as Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; and Andrea Brown, 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.*

**1. PRELIMINARY SUBDIVISION PLANS**

- a. **PLAN 2006-250P: HILLENMEYER PROPERTY, UNIT 1 (3/1/16)\*** – located on Sandersville Road (a portion of).  
(Council District 2) **(EA Partners)**

Note: The Planning Commission postponed this item at their December 10, 2015, meeting. The Planning Commission originally approved this plan on December 14, 2006, subject to the following conditions:

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. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways/bike trails.
7. Environmental Planner's approval of environmentally sensitive area(s).
8. Complete labeling of street cross-sections.
9. Kentucky Transportation Cabinet's approval of Greendale Road right-of-way and/or improvements.
10. Delete note #19.
11. Denote: There shall be no access to Greendale Road and Sandersville Road except at approved street intersections.

This plan was certified on January 5, 2007, but its approval had since expired. The Planning Commission reapproved this plan on September 13, 2012, subject to the original conditions, revising the following:

3. Building Inspection's approval of landscaping ~~and required street tree information.~~
5. Urban Forester's approval of tree preservation plan ~~and required street tree information.~~

Note: This plan was certified on December 21, 2012, and now the applicant is requesting an extension of that approval.

The Staff Recommends: Postponement. There has been no documentation provided by the applicant as to the "progress ... made in the physical construction of improvements" for this development over the past year.

- b. **PLAN 2012-99P: HILLENMEYER PROPERTY, UNIT 2 (3/1/16)\*** - located at 2405 Sandersville Road.  
(Council District 2) **(EA Partners)**

Note: The Planning Commission postponed this item at their December 10, 2015, meeting. The Planning Commission originally approved this plan on October 11, 2012, subject to the following conditions:

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. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.

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8. Denote greenway/floodplain area per note #10 from ZDP 2005-161.
9. Denote record plat reference for adjacent properties (Non Building Minor "N-10").
10. Denote that KU pole line easement will be relocated by underground electric service.
11. Denote access to detention basins to the approval of the Division of Water Quality.
12. Resolve the scope of building permit restrictions in relation to access to Greendale Road and Sandersville Road.
13. Resolve stone walls in relation to proposed road improvements.

Note: This plan was certified on December 21, 2012, and now the applicant is requesting an extension of that approval.

The Staff Recommends: Postponement. There has been no documentation provided by the applicant as to the "progress ... made in the physical construction of improvements" for this development over the past year.

- c. PLAN 2012-100P: SFH PROPERTY (3/1/16)\* - located at 2373 Sandersville Road.  
(Council District 2) **(EA Partners)**

Note: The Planning Commission postponed this item at their December 10, 2015, meeting. The Planning Commission originally approved this plan on October 11, 2012, subject to the following conditions:

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. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Addition of note #10 from the Preliminary Development Plan referencing the Division of Emergency Management and fuel tanks.
9. Correct note #7 to the approval of the Division of Water Quality.
10. Resolve proposed widening of Sandersville Road in relation to existing stone wall.
11. Denote that access to detention basin on adjacent property to the approval of the Division of Water Quality.
12. Resolve the scope of building permit restrictions in relation to access to Greendale Road and Sandersville Road (requiring two access points for emergency services).
13. Resolve landscaping and trail location at the time of Final Record Plat.

Note: This plan was certified on December 21, 2012, and now the applicant is requesting an extension of that approval.

The Staff Recommends: Postponement. There has been no documentation provided by the applicant as to the "progress ... made in the physical construction of improvements" for this development over the past year.

## 2. FINAL DEVELOPMENT PLANS

- a. DP 2015-99: WILLOW OAK SHOPPING CENTER (MILLPOND CENTER) (AMD) (1/3/16)\*- located at 3560 Boston Road.  
(Council District 9) **(The Roberts Group)**

Note: The Planning Commission postponed this item at their November 12, 2015, and December 10, 2015, meetings. The purpose of this amendment is to add 1,200 sq. ft, revise the parking to add eight (8) covered spaces, add a pharmacy drive-through, correct parking calculations and add a new access to Man o' War Boulevard.

The Subdivision Committee Recommended: Postponement. There were some questions regarding the zoning of the property proposed for the new access location.

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. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Addition of sidewalks and crosswalks to Man o' War Boulevard.
12. Correct owner's certification.

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13. Provided the Planning Commission approves a waiver to Article 6-8(q)(3)(b) of the Land Subdivision Regulations.
14. Remove business names from plan.
15. Discuss A-U zoning on property to be used as access point.

- b. DP 2015-116: PRESTON ADDITION SUBDIVISION (ERIKA STRECKER PROPERTY) (AMD) (1/31/16)\* - located at 601-613 W. Third Street, 610 King Street & 256 Newtown Pike. (Council District 2) **(Perkins Landscaping)**

Note: The Planning Commission postponed this item at their December 10, 2016, meeting. This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to add parking, building square footage and additional property to the Adaptive Reuse Project.

The Subdivision Committee Recommended: Postponement. There were some questions regarding the proposed uses for the expanded area of the Adaptive Reuse Project.

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. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Remove "future patio" from 606 W. 3rd Street (zoned residential).
11. Denote lot coverage, floor area ratio and zoning in site statistics.
12. Remove future zone change information from legend.
13. Correct plan title.
14. Denote: Location of trail to be determined at the time of the final record plat.
15. Addition of stormwater quality note on plan.
16. Discuss proposed uses on expanded area (301-307 W. 3rd Street).
17. Discuss building #2 conflict with significant tree root zone.
18. Discuss compliance with Newtown Pike Landscape Corridor Ordinance.
19. Discuss compliance with public art component of the Adaptive Reuse requirements of the I-1 zone.

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, December 3, 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, Carolyn Richardson, and Bill Wilson. The Committee members reviewed applications and made recommendations as noted.

**A. ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS**

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

The procedure for these hearings is as follows:

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
  - (a) proponents (10 minute maximum OR 3 minutes each)
  - (b) objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
  - (a) petitioner's comments (5 minute maximum)
  - (b) citizen objectors (5 minute maximum)
  - (c) staff comments (5 minute maximum)
  - (d) Hearing closed and Commission votes on zone change petition and related plan(s)

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

The procedure for these hearings is as follows:

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments

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- (a) proponents (10 minute maximum OR 3 minutes each)
- (b) objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
  - (a) petitioner's comments (5 minute maximum)
  - (b) citizen objectors (5 minute maximum)
  - (c) staff comments (5 minute maximum)
- Hearing closed and Commission votes on zone change petition and related plan(s)

**Note:** Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

1. **KENTUCKY HILL PROPERTIES, LLC, ZONING MAP AMENDMENT & BURKE, HOCKENSMITH & MAGGARD (GEORGETOWN ROAD) ZONING DEVELOPMENT PLAN**

- a. MAR 2015-23: KENTUCKY HILL PROPERTIES, LLC (1/3/16)\* - petition for a zone map amendment from a Light Industrial (I-1) zone to a Highway Service Business (B-3) zone, for 7.5 net (10.25 gross) acres, for property located at 1803 Georgetown 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 Comprehensive Plan identifies the need to protect and provide readily available economic development land to meet the need for jobs (Theme C: Creating Jobs and Prosperity), as well as encouraging development in a compact and contiguous manner (Theme E: Maintaining a Balance Between Planning for Urban Uses and Safeguarding Rural Land).

The petitioner proposes a Highway Service Business (B-3) zone in order to develop approximately 46,500 square feet of retail and restaurant space, and associated off-street parking.

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

The Staff Recommended: **Disapproval.** for the following reasons:

1. The requested Highway Service Business (B-3) zone is not in agreement with the 2013 Comprehensive Plan for the following reasons:
    - a. Theme C: "Creating Jobs and Prosperity" identifies the need to protect and provide readily available economic development land to meet the need for jobs. The B-3 zone is not considered an appropriate zone for job creation.
    - b. Goal #1b. of Theme E encourages compact and contiguous development as guided by market demand to accommodate future growth needs. The west side of the Georgetown Road corridor is primarily industrial in nature, and such markets typically develop at a slower pace. A significant portion of the land between Georgetown Road and the CSX railroad line (to the west), and between New Circle Road and Spurr Road, is prime "jobs land" that is either developed or is in the process of being developed; thus, demand does exist for industrial land use in the immediate area.
    - c. 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. The proposed B-3 zone would introduce incompatible land uses to this area, while two larger tracts are already available for neighborhood-oriented business at the intersection of Georgetown Road and Citation Boulevard.
  2. The existing restricted Light Industrial (I-1) zone remains appropriate at this location because it is compatible with the adjoining land uses. The subject property has been recommended for Light Industrial land use for four decades and, in addition, the I-1 zone is able to fulfill the goal of increasing opportunities for employment locations within the urban county.
  3. 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-3 zoning for the subject property.
- b. ZDP 2015-102: BURKE, HOCKENSMITH & MAGGARD (GEORGETOWN ROAD DEVELOPMENT) (1/3/16)\* - located at 1803 Georgetown Road. **(Vision Engineering)**

The Subdivision Committee Recommended: **Postponement.** There were some questions regarding the proposed access to Georgetown Road complying with the required spacing on an arterial roadway.

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

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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. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. ~~Dimension buildings Denote floor area ratio per Article 21.~~
7. ~~Denote height of building, in feet.~~
8. ~~Dimension sidewalks.~~
- 7.9. ~~Delete Correct notes #5 #10, #12 and #13.~~
10. ~~Clarify Atoma cul-de-sac right-of-way and property's lot line.~~
11. ~~Correct parking statistics to denote required and provided numbers.~~
12. ~~Denote area of site included in Royal Spring Aquifer recharge area.~~
- 8.13. ~~Denote Division of Water Quality's approval of the Capacity Assurance Program.~~
14. ~~Clarify proposed uses in each structure, and revise parking statistics accordingly.~~
15. ~~Denote 20' building line on plan.~~
- 8.16. Discuss existing tree canopy relative to no TPAs proposed.
- 9.17. Discuss proposed access to Georgetown Road ~~and compliance with Article 6-8(q)(3) of the Land Subdivision Regulations.~~
- 10.18. Discuss improvements and/or right-of-way dedication to Sandersville Road.
- 11.19. Discuss pedestrian access, both internal and to the public right-of-way.

## 2. JEFFREY STUART MORGAN ZONING MAP AMENDMENT & THE TOWNHOMES AT JEFFERSON STREET (PRESTON SUBDIVISION)

- a. MARV 2015-26: JEFFREY STUART MORGAN (1/31/16)\* - petition for a zone map amendment from a High Density Apartment (R-4) zone to a Neighborhood Business (B-1) zone, for 0.355 net (0.542 gross) acre, for property located at 500-506 Maryland Avenue (a portion of). Dimensional variances are also being 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 2013 Comprehensive Plan's Goals and Objectives recommend identifying opportunities for infill, redevelopment and adaptive reuse that are respectful of an area's context and design features (Theme A, Goal #2a.); providing for well-designed neighborhoods and communities (Theme A, Goal #3); providing entertainment and other quality of life opportunities that will attract young professionals and a workforce of all ages and talents to Lexington (Theme C, Goal #2d.); and encouraging mixed-use sustainable development within the Urban Service Area (Theme E, Goal #1b.). The subject property is located within the *Downtown Master Plan* boundary, a 2005 planning effort of the Lexington Downtown Development Authority (DDA).

The petitioner proposes to rezone the property to the B-1 zone in order to construct one or more restaurants at the corner, with parking to the rear of the lot. The corollary development plan depicts an associated 16-unit townhouse development in an R-4 zone, which will share access to Jefferson Street. The petitioner is also requesting dimensional variances to reduce the off-street parking requirement by 50% and to reduce the rear yard for the townhouses.

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

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

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 recommend: 1) identifying areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's context and design features (Theme A., Goal #2a.); and 2) providing a well-designed neighborhood and community (Theme A, Goal #3). This redevelopment project will be in keeping with the neighborhood character and will support the pedestrian-oriented Jefferson Street corridor.
  - b. The Goals and Objectives encourage providing entertainment and other quality of life opportunities that attract young professionals and a workforce of all ages and talents to Lexington (Theme C, Goal #2d.). The applicant is proposing to further the resurgence of the Jefferson Street corridor by including a restaurant/pub in the plan for redevelopment, which is in keeping with the other establishments within the immediate area.

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- c. The Goals and Objectives encourage compact, contiguous and/or mixed use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs (Theme E, Goal #1b.). The proposed mixed-use development will, in its own small way, help alleviate pressure to expand the Urban Service Area in the future.
- d. The Goals and Objectives of the 2013 Comprehensive Plan are supported by the applicant's requested rezoning, and the requested B-1 zone is compatible with the adjacent zoning along Jefferson Street.
2. This recommendation is made subject to approval and certification of ZDP 2015-119: The Townhomes at Jefferson Street (Preston Subdivision), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses shall be restricted via conditional zoning:
  - a. Banks, credit agencies, security and commodity brokers and exchanges, credit institutions, savings and loan companies, holding and investment companies.
  - b. Medical and dental offices, clinics and laboratories.
  - c. Automobile service stations, gasoline pumps, and automobile and vehicle refueling stations.
  - d. Drive-through facilities.
  - e. Uses requiring or utilizing overhead doors.
  - f. Outdoor live entertainment and/or dancing.

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, parking and/or traffic congestion.

b. REQUESTED VARIANCES

1. Reduce the required rear yard for eight of the interior townhouse units from 20% of the lot depth to 15%.
2. Reduce the parking in the B-1 zone to 50% of the otherwise required parking.

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

The Staff Recommends: **Approval** of the requested rear yard and parking variances, for the following reasons:

- a. Granting the requested variances should not adversely affect the public health, safety or welfare, create a nuisance to the general public, nor will it alter the character of the general vicinity. The setback variance along the rear lot line is very minor in scope, and the parking variance is not inconsistent with other developments in this general vicinity.
- b. Approval of the variances will not result in an unreasonable circumvention of the Zoning Ordinance, as the proposed development has rights to utilize parking in the adjoining West Jefferson Place parking lot. The granting of these variances will allow the construction of a mixed-use redevelopment, replacing a front-facing parking lot with a context-sensitive commercial development.
- c. The special circumstance that applies to the subject property justifying the variances is its location on the pedestrian-oriented Jefferson Street corridor, in addition to the availability of parking and the juxtaposition of the adjacent 3-story office building.
- d. Strict application of the requirements of the Zoning Ordinance would likely result in a larger surface parking lot and less residential development, which would neither be in character with the surrounding area nor result in nearly as efficient of a use of these properties.
- e. The circumstances surrounding this request are not the direct result of actions taken by the applicant, but are more of a result of the pre-existing built environment. This has led to a design response that is in context with the surrounding vicinity.

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 these variances is null and void.
  2. 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).
  3. Prior to construction and occupancy, the applicant shall obtain all applicable permits, including but not limited to zoning compliance permits and building permits, as well as Certificates of Occupancy from the Divisions of Planning and Building Inspection.
- c. ZDP 2015-119: THE TOWNHOMES AT JEFFERSON STREET (PRESTON SUBDIVISION) (1/31/16)\* - located at 500 - 506 Maryland Avenue. **(CMW, Inc.)**

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.

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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. Denote that compliance with Article 15-7(a) of the Zoning Ordinance shall be determined at the time of the Final Development plan.
6. Provided the Planning Commission grants the requested variances.
7. Remove all copyright information from plan.
8. Discuss details of the required 15' landscape buffer between B-1 and R-4 properties.
9. Discuss proposed uses for 2<sup>nd</sup> and 3<sup>rd</sup> floors of commercial building(s).
10. Discuss use of compact spaces (25% limit) along 22' drive aisle.

### 3. **ANDERSON BRIDGEWATER, LLC, ZONING MAP AMENDMENT & ANDERSON 2 SUBDIVISION (AMD.) ZONING DEVELOPMENT PLAN**

- a. MAR 2015-27: ANDERSON BRIDGEWATER, LLC (3/1/16)\* - petition for a zone map amendment from an Expansion Area Residential-1 (EAR-1) zone to an Expansion Area Residential-3 (EAR-3) zone, for 12.32 net (12.51 gross) acres, for property located at 425 Chilesburg 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 Comprehensive Plan also encourages growing successful neighborhoods (Theme A) by expanding housing choices (Goal #1), supporting infill and redevelopment as a strategic component of growth (Goal #2), and providing well-designed neighborhoods and communities (Goal #3). In addition, the Plan calls for maintenance of the boundaries of the Urban Service Area (Theme E, Goal #3).

The subject property is located within the Expansion Area, more specifically Subarea 2C. The Expansion Area Master Plan recommends Expansion Area Residential-1 future land use for the subject property, with a Special Design Area along Chilesburg Road. The Expansion Area Residential-1 land use would permit a maximum of three dwelling unit per gross acre of land.

The petitioner proposes a high density residential development with townhouses and a clubhouse in the southern portion of the subject property near Chilesburg Road (17 dwelling units), and an apartment complex in the northern portion of the site (192 dwelling units), for a total of 209 dwelling units and a residential density of 16.71 units per gross acre.

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

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

1. The proposed rezoning to Expansion Area Residential-3 is not in agreement with the Expansion Area Master Plan (for Expansion Area 2C), which is an element of the adopted 2013 Comprehensive Plan. High-density residential development was not envisioned for land that adjoined the Urban Service Area boundary at that time (including the subject property), in order to respect the established residential neighborhoods, such as Andover Hills.
  2. An adequate transition between land uses, specifically Andover Hills subdivision and the future Tucker Property development, has not been established to create a well-designed community as recommended by Theme A, Goal #3 of the 2013 Comprehensive Plan.
  3. Chilesburg Road, an existing two-lane rural roadway, has been designated by the Expansion Area Master Plan and the Zoning Ordinance as a Rural Scenic Roadway, which cannot be improved. The staff is concerned that the existing roadway may not be adequate to handle the proposed increase in density at this location, as no traffic impact study has been performed for this zone change.
- b. ZDP 2015-118: ANDERSON 2 SUBDIVISION (AMD) (3/1/16)\* - located at 425 Chilesburg Road.  
**(Barrett Partners)**

Note: The purpose of this amendment is to change single family development to multi-family residential.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the street termination, compliance with the EAMP Stormwater Master Plan, and the proposed apartment buildings' orientation to the adjacent R-1D zone.

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

1. Provided the Urban County Council rezones the property EAR-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: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Denote lot coverage and floor area ratio in site statistics.
9. Provided that the Planning Commission makes a finding that the plan complies with the EAMP.
10. Correct FEMA FIRM reference to the current maps.
11. Discuss street termination proposed (and possible need for waiver).
12. Discuss compliance with Article 23A-2(o) of the Zoning Ordinance and note #13.
13. Discuss note #19 and compliance with the EAMP Stormwater Master Plan.
14. Discuss note #20 and access to Jacobson Park.
15. Discuss proximity of proposed apartment buildings adjacent to R-1D zoned properties.

**4. STRONGBOX, LLC, ZONING MAP AMENDMENT & MAN O' WAR DEVELOPMENT, UNIT 2A, LOTS A-2 & A-3 (AMD.) ZONING DEVELOPMENT PLAN**

- a. MARV 2015-28: STRONGBOX, LLC (3/1/16)\* - petition for a zone map amendment from an Interchange Service Business (B-5P) zone to a Light Industrial (I-1) zone, for 3.08 net (6.35 gross) acres, for property located at 1973 Bryant 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. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes a Light Industrial (I-1) zone in order to operate an establishment for the display, sale, service and minor repair of all-terrain vehicles (ATVs) and motorcycles on the subject property. The site is currently vacant, and would require only minor modifications in order for the proposed use to occupy the site.

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

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

1. A restricted Light Industrial (I-1) zone is in substantial compliance with the 2013 Comprehensive Plan, for the following reasons:
  - a. The site has been an underutilized site after more than two decades of B-5P zoning and a decade of failed restaurants. The property should be considered for a possible change to an alternative business zone (and use) in order to better serve the needs of the community within the Urban Service Area.
  - b. The proposed zoning and land use are generally compatible with the nearby "motorsports node" that has developed along Bryant Road. Conditional zoning restrictions to limit uses that may disturb visitors and guests in the adjacent hotels would be appropriate for the subject property to ensure land use compatibility.
  - c. The proposed redevelopment will be able to use the existing infrastructure and transportation networks (which are adequate to serve the use), and the proposed land use will not impair existing environmental conditions on the site. This is consistent with the guiding principles of the Comprehensive Plan, specifically Chapter 4: "Protecting the Environment," and Chapter 6: "Improving a Desirable Community."
2. This recommendation is made subject to approval and certification of ZDP 2015-120: Man O' War Development, Unit 2A, Sec. 2, Lots A-2 & A-3 (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.
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. Ice plant.
  - b. Tire re-treading and recapping.
  - c. Machine shop.
  - d. Outdoor kennels.

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- e. Establishments and lots for the display, rental, sale, service, and minor repair of farm equipment; contractor equipment; travel trailers; mobile homes; and/or precut, prefabricated or shell homes.
- f. Outdoor storage of supplies or materials.
- g. Auto-parts rebuilding; battery manufacturing; dextrine and starch manufacturing; enameling, lacquering and japanning; electric foundry; radium extraction; and tool manufacturing.
- h. Vehicle storage yards.
- i. Truck terminals.
- j. Advertising signs, also known as billboards, as regulated and defined by Article 17.

These restrictions are necessary and appropriate in order to restrict the most intense land uses on the subject property. Such uses could have a negative impact on the nearby hotels related to noise and their hours of operation.

b. REQUESTED VARIANCE

1. Eliminate the property perimeter landscaping (zone-to-zone screening) for the entire property.

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

- a. Granting the requested variance will not adversely affect the public health, safety or welfare; will not alter the character of the general vicinity, and will not cause a hazard or nuisance to the public; conversely, if the required zone-to-zone screening were in place, this site would be out of character with the general vicinity.
- b. There are special circumstances that apply to this property that do not generally apply to land in the general vicinity: 1) there will be a business to business relationship with the adjacent B-5P zoned properties, and uses that would traditionally be a nuisance to the adjacent properties will be prohibited via conditional zoning; and 2) there are existing impediments on the subject property that greatly restrict the applicant from installing the full extent of the required landscaping, including an existing building, parking, and a large detention basin.
- c. Strict application of the requirements of the Zoning Ordinance would create an unnecessary hardship for the applicant because of the limited space available. The applicant intends to retain the existing vehicular use area screening, which will be a sufficient buffer for this property based on the unique circumstances of this request.
- d. The circumstances surrounding the requested variance are not the result of prior actions taken by this applicant, as no construction (or even building demolition) 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 I-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 variance that the Planning Commission has approved for this property (under Article 6-4(c) of the Zoning Ordinance).

c. ZDP 2015-120: MAN O' WAR DEVELOPMENT, UNIT 2A, SEC. 2, LOTS A-2 & A-3 (AMD) (1/31/16)\* - located at 1973 Bryant Road.  
**(EA Partners)**

Note: The purpose of this amendment is to change the use of the property from a restaurant to retail sales of vehicles, and revise parking.

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

1. Provided the Urban County Council rezones the property I-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Denote: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
6. Denote height of building, in feet.
7. Dimension area between sidewalk and parking lot.
8. Dimension sidewalks internal to the site.
9. Dimension area between west parking lot and building.
10. Addition of purpose of amendment note.

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11. Discuss relocating fence to inside of landscape islands to better comply with Article 18 of the Zoning Ordinance.
12. Discuss display area fencing and compliance with Article 18 of the Zoning Ordinance, per Article 16-4(b)(5) of the Zoning Ordinance.
13. Discuss perimeter screening along the eastern property line, per Article 18 of the Zoning Ordinance.
14. Discuss plan status.

**C. PUBLIC HEARING ON ZONING ORDINANCE TEXT AMENDMENT REQUEST**

- a. **ZOTA 2015-8: AMENDMENT TO ARTICLE 17 FOR SIGNAGE FOR HOSPITALS AND REGIONAL MEDICAL CAMPUSES (AMD.)** – an amended Zoning Ordinance text amendment to allow additional wall-mounted and free standing signage for a hospital or a regional medical campus.

REQUESTED BY: Baptist Hospitals, Inc.

PROPOSED TEXT: Underlined text indicates an addition to the current Zoning Ordinance.

**ARTICLE 17: SIGN REGULATIONS**

**17-7(e) Professional Office Zone (P-1) and Mixed Use 1: Neighborhood Node (MU-1)** – Permitted signs may be either free standing or wall mounted, as specifically noted; signs shall be non-illuminated, indirectly illuminated, or internally illuminated unless otherwise specified. No free standing sign shall exceed ten (10) feet in height, with the exception of hospitals, as regulated below.

(12) In addition, and within a hospital campus or Regional Medical Campus (as generally defined in 23A-10(b)(9)), only:

- (a) Project identification signs, maximum three per campus, free standing or wall mounted; not exceeding one hundred and fifty (150) square feet in area and twenty (20) feet in height along a street classified as a collector or arterial and not exceeding seventy-five (75) square feet and fifteen (15) feet in height along a street classified as a local.
- (b) Project entrance identification signs of permanent construction, free standing or wall mounted; not exceeding one hundred (100) square feet in area; not exceeding ten (10) feet in height; no more than two per entrance along a street classified as a collector or arterial; not more than two entrances to be identified
- (c) Three wall-mounted identification or business signs for buildings with two street frontages, located on separate wall faces, not to exceed five percent (5%) of the wall area to which the signs are attached. Signs not located on a street frontage shall not be placed on a building face directly adjacent to any residential zone.

**17-7(n) Office, Industry and Research Park (P-2) zone**

(3) Project entrance identification signs shall be permitted and regulated under Section 17-7(e)(~~6~~10)(c) above.

**17-7(q) Expansion Area Zones**

(2)(a) Project entrance identification signs shall be for Professional Office ~~Parks~~ Projects, as specifically regulated under Section 17-7(e)(~~6~~10). All free-standing identification or business signs shall be monument type.

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

The Staff Recommends: **Approval of the staff alternative text**, for the following reasons:

1. Hospitals often have multiple entrances, a need to help identify these entrances with additional free-standing signs, and a desire to assist visitors in arriving at these facilities quickly and safely.
2. The staff alternative text will ensure that this addition to the sign regulations will be consistent with other sign provisions in Article 17.

**VI. COMMISSION ITEMS**

**VII. STAFF ITEMS**

**A. Planning Services Activity Report**

- During the month of November, the Planning Services staff processed applications for 9 zoning map amendments and two zoning ordinance text amendments. Also, 5 Board of Adjustment appeals were processed by the staff for the Board's November meeting. Some 53 subdivision and development plans were also processed and reviewed by Planning Services staff members. Additionally, 1 application for Tax Increment Financing (TIF), and one request for a Public Facility Review (PFR) were proceed by the Planning Services staff.
- Processing of the above items included attendance and/or preparation of material, staff reports and presentations for the following: Technical, Subdivision and Zoning Committee meetings, one Planning Commission public hearing, one Planning Commission public meeting, and one Board of Adjustment public hearing. In addition, the staff held 3 pre-application

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conferences prior to providing a zoning application to citizens/developers, and held numerous other pre-application meetings for subdivision plans, development plans and various appeals to the Planning Commission and Board of Adjustment.

- In November, there were 14 updates made to the Registered Neighborhood Association database, and the Planning Services staff assisted 115 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 1.87 minutes. Much of the remainder of the staff’s time in November was spent answering hundreds of telephone and email inquiries from citizens concerning zoning regulations, subdivision plans, Board of Adjustment appeals, floodplain determinations, development plans and related items, or posting applications and submitted plans on the Division of Planning website.
- Planners Cheryl Gallt and David Jarman attend weekly meetings of the “Commercial Plan Review Board” (every Tuesday) in the Division of Building Inspection. In November, Cheryl and Dave assisted in helping that division review 7 applications for new buildings and/or additions to existing buildings, and 22 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 November, including those located within an ND-1 Overlay zone.
- On November 10<sup>th</sup>, Acting Director Jim Duncan, Planning Manager Bill Saltee and Senior Planner Traci Wade made a presentation to a majority of the Urban County Councilmembers about our recent Zoning Ordinance Text Amendment for Recreational Uses. The session was held in the Council’s Caucus Room at the LFUCG Government Center. About a dozen interested persons were also in attendance.

#### **B. Zoning Enforcement Activity Report**

- The number of new zoning compliance complaints declined substantially in November, with just 35 cases logged in. When combined with the 67 unresolved cases carried over from October, a total of 102 cases were investigated. Just one of the new cases was determined to not involve any valid zoning compliance concerns. A total of 32 cases were resolved, meaning that necessary actions were taken by a property owner or occupant to fix a zoning compliance problem. During November 36 conditional uses were inspected, and all were determined to be in substantial compliance.
- Extensive efforts were undertaken in November to address a complaint involving landscape buffers at 17 residential properties along the Urban Service Area Boundary on the north side of town, between Bryan Station Road and Old Paris Road. It has been alleged that lack of compliance with putting in the required landscape buffer at that boundary is contributing to trespass problems (and associated disturbance of equine-related activities) experienced by the adjoining farm. Research has confirmed that all 17 properties were issued Final Certificates of Occupancy in 2002-2003, over a decade ago, and none were conditioned upon installing or maintaining any additional buffer features beyond what existed at the time. Recent case law and other factors support that too much time has elapsed to now require individual homeowners to install any additional buffer features.
- Staff presented an update at the November 20<sup>th</sup> Board of Adjustment hearing regarding the compliance status of a plant nursery & commercial greenhouse on Old Richmond Road that was granted a conditional use in 2006. That update was presented in response to a request by residents in the area that a revocation hearing be scheduled due to lack of compliance. The property has been vacant for many years since a greenhouse building was constructed in 2007, but was temporarily occupied by a new business in October/November of this year, which apparently prompted concerns because certain improvements (e.g., lack of paving for the driveway and parking area) had not yet been completed. The property is again vacant, and efforts are now underway to work with the property owner to get the needed improvements completed before another business moves in. Another update will be presented to the Board of Adjustment at the December 11<sup>th</sup> hearing.
- In response to a complaint received in early November, staff did an after-the-fact evaluation of the Luke Bryan concert event held at Talon Winery on October 6, 2015. That review has resulted in a determination that the event, as presented, cannot be reasonably categorized as accessory to the winery, and is therefore considered as a prohibited use. It is anticipated that this determination will be communicated to the property owner in early December, not for the purpose of pursuing any enforcement action, but specifically for the purpose of providing some clarity as to how future events will be handled in terms of review, permitting, and zoning compliance.

#### **C. Long Range Planning Activity Report**

- Greenspace Commission – The Greenspace Commission met to review data that they and staff had collected for the rural land inventory. This information will be used to inform updates to the Rural Land Management Plan.
- Oxford Circle Feasibility Study – Councilmember Peggy Henson, staff, and consultants toured the Oxford Circle area as part of a day-long workshop for the Oxford Circle Feasibility Study. The work included interviews with key stakeholders

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and a strategy session to review issues and organize the remaining work. The Study was recommended in the 2015 Cardinal Valley Small Area Plan and funded by Council in the 2016 budget. Development Concepts Incorporated, an Indianapolis-based firm that specializes in market studies and economic development analysis, is leading the Study. DCI's team includes staff from Lexington's Lord Aeck Sargent and CDP Engineers. The Study will evaluate the opportunities for re-development of Oxford Circle as a neighborhood center that includes civic and commercial uses.

- Winburn Small Area Plan – Councilmember James Brown and Planning Commission member Joe Smith, along with staff and consultants, held the first meeting of the Winburn Small Area Plan Advisory Committee at Northside Library. Consultants provided an overview of the study area and the work for the coming months and sought input from committee members on how to engage the area's residents in the planning process. The committee includes representatives from area churches, the University of Kentucky, Winburn Middle School and Bryan Station High School, LexMark, Community Action, Newtown Springs commercial development, and neighborhoods. The Winburn SAP was recommended in the 2013 Comprehensive Plan and funded by Council in the 2016 budget. EHI Consultants (Ed Holmes) is leading the planning effort and is joined by Lord Aeck Sargent and Parsons Engineers. The study area includes the Winburn, Green Acres, and Hollow Creek neighborhoods between Newtown Pike and Russell Cave Road.
- Recreation ZOTA – Staff made a presentation to councilmembers at a workshop about the history and status of the Recreation ZOTA. The presentation included a discussion of the current draft of the ZOTA as recommended by the Planning Commission as well as the options for further consideration. Councilmembers indicated an interest in holding a public input meeting, perhaps through a Committee of the Whole meeting in early 2016. The Recreation ZOTA is the product of nearly four years of work by the Urban County Council, community leaders, and the Planning Commission. The outcome will be policy that defines and better regulates how the rural and natural lands accommodate recreation uses.
- Design Specialist – Brandi Peacher has been hired in the Division of Planning as an Administrative Officer with the title of "Design Specialist." Ms. Peacher worked for several years with the Lexington Downtown Development Authority on a variety of projects closely related to the work of the Division of Planning, including an inventory of East End housing and as an advisor to the Fourth Street Study. Ms. Peacher's duties will include administering Design Excellence, assisting with ND-1 applications, working with neighborhoods and small commercial areas for micro planning and design needs, and with other design-related projects. Ms. Peacher holds both Master's and Bachelor's degrees in architecture from the University of Kentucky.
- 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 –

- Attended Director-Manager meetings at LFUCG Division of Planning.
- Conducted MPO / Transportation Section staff meetings.
- Attended Corridors Commission.
- Attended Jessamine County Transportation Task Force Meeting.
- Attended Bluegrass Area Development District (BGADD) Regional Transportation Committee meeting.
- Attended UK Bicycle Advisory Committee – Facilities Work Group Meeting
- Attended LFUCG Pedestrian Safety Work Group meetings.
- The MPO website had 880 visits from 710 users (78% new users) and 1,559 page views.
- The MPO's Twitter site increased by 11 followers to 1,987 during November.
- The MPO's Facebook fan page increased by 5 likes to 646 to 651. The page had 19 engaged users; and reached 197 users in November.
- The Lexington Area MPO YouTube channel has a total of 28 videos; 22 subscribers; 36,548 lifetime views.
- Posted public review information regarding the KYTC Public Participation Plan on the MPO website and distributed through social media.
- Attended LFUCG/KYTC Operations/Maintenance Coordination Meeting
- Participated in a demonstration of a data and outreach tool entitled "mysidewalk".
- Participated in a phone interview to discuss the role of safety in the MPO's planning process.

##### 1.4 Staff Development –

- Participated in webinar: Road Transport Automation and Transportation Planning.
- Attended Mayor's Challenge Forum Call titled: Complete Streets
- Attended the Sister Cities NACTO Mini Road Show in Louisville to discuss best practices for design of bicycle and pedestrian facilities.
- Participated in webinar titled: Countermeasure Strategies for Pedestrian Safety: Pedestrian Hybrid Beacons

2.1 Congestion Management Process (CMP) –

- Reviewed and finalized a power-point, titled “BlueTOAD Application and Google Traffic Maps for the Congestion Management Process” and presented at the Congestion Management Committee meeting. .
- Prepared an abstract, titled “How can BlueTOAD technology and Google Traffic maps help measure traffic congestion and its trend to enhance the congestion management process?” The abstract was submitted to a Transportation Research Board annual conference.
- Used BlueTOAD data to monitor and compare Travel Time Index (TTI), Buffer Time Index (BTI) and Planning Time Index (PTI) for arterial segments.
- Used live and typical Google Traffic maps to document annual congestion trends at most congested time-of-day in a week and most congested month in a year for recurring congestion, such as bottlenecks and poor signal timing.
- Used live google traffic map to document congested road segments for non-recurring congestion, such as incidents, bad weather or special events.

2.2 Transportation Plan Update & Implementation –

- Attended a focus group meeting to discuss the District Transportation Plan process and ways to improve MPO input.

2.3 Air Quality Activities –

- Continued to monitor air quality issues.
- Requested and received air quality monitor data.
- Participated in an interview with UK students concerning local air quality efforts and issues.

3.1 Transportation - Land Use Impact Analysis –

- Received two traffic impact studies for December Planning Commission Public Meeting.
- Provided traffic count information to consultants and citizens.

3.2 Multimodal/Transportation Enhancement Planning –

- Responded to approx.15 citizen/agency requests for information on bike and pedestrian issues.
- Worked on various intersections safety design projects and bike facilities maintenance projects funded by MAP money for FY 2015.
- Reviewed and submitted comments in plan tracker for 18 plans submitted to planning services for bike and pedestrian circulation requirements.
- Organized and developed reports from the Metro Count Data counters on the Arboretum Woods Trail and the Legacy Trail.
- Coordinated with Central Seal and Streets and Roads for the implementation of the striping.
- Participated in the Lower Cane Run Wet Weather Storage Facility Stake Holder Meeting for input on the design and amenities of the Legacy Trail realignment as a result of the tank.
- Field marked and verified striping lane line and pavement markings for the Wellington Rd corridor.
- Coordinated with CM Bledsoe and her council aid to answer citizen concerns along the Wellington Rd corridor.
- Organized and distributed planned but unfunded trail and sidewalk projects by council district for distribution to council members.
- Worked on drafting and design of the High St bike lane striping plan.
- Meet with the Mayor’s Office, Engineering and BGCF to discuss the effects of the grant funding award for the 4th street sidewalk improvements on Legacy Phase 3.
- Meeting with Alan Waddell to discuss the bike lane effects on repaving of a section of Polo Club Blvd.
- Teleconference with Zagster and UK to discuss bike share stake holder meeting .
- Organized and developed stake holder list for the Zagster Bike Share meeting.
- Meeting with John Carman to discuss development plan on Corral St and MLK.
- Work with Strand consulting on possible alignments for the NJBPSCS feasibility study.
- Edited and further developed scope of work and summary of need for the Bike and Pedestrian Master Plan update to submit to KYTC central office for funding request.
- Freight coordinator is still working on commercial vehicle crash data for MPO counties.

3.3 Transit Planning –

- Met with Graham Pohl at Industrial Oasis bus shelter to do final inspection informing contractor of punch list.
- Performed weekly inspections of Chimney Stop (Leestown Rd) on construction progress as it relates to the construction documents submitted to state CMAQ officials. Project nearly finished.
- Performed inspections for Gardenside Bus Shelter Restoration Project. Several elements of the restoration are being done in sequence.
- Attended Art in Motion Board Meeting as vice chair.
- Attended Lextran board meeting.

3.4 Mobility Coordination –

- Continued FY 2015-2016 marketing campaign including researching bicycle & pedestrian safety messaging. Submitted and was awarded a grant from KYTC to supplement safety messaging funds.
- Facebook page has 2,417 Likes; had 219 engaged users and reached 5,662 users in November.
- Held one strategy meetings with Lextran and the marketing firm.
- Submitted grant match documentation for FY2015-2016.

3.5 Travel Demand Modeling and Project Forecasting –

- Routinely maintained the TransCad Travel Demand Model (TDM).
- After running the model for various years number of forecasted trips provided to consultants for I-75 and Eastern Bypass projects.

4.1 Program Administration –

- Committee meeting packets were drafted for Transportation Planning/MPO meetings held in the month: Bicycle Pedestrian Advisory Committee (BPAC), Congestion Management Committee (CMC); and Transportation Technical Coordinating Committee (TTCC).

4.2 Transportation Improvement Programming (TIP) –

- Monitored TIP program projects for needed adjustments.
- Completed TIP Modification #15.

4.3 Unified Planning Work Program (UPWP) –

- Utilized UPWP for program element tasks and reviewed comparison of hours/funding budgeted versus expended to date.

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 January, 2016**

|                                                                                                                     |                         |
|---------------------------------------------------------------------------------------------------------------------|-------------------------|
| Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....                    | January 7, 2016         |
| Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....                         | January 7, 2016         |
| <b>Subdivision and ND-1 Items Public Meeting</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers..... | <b>January 14, 2016</b> |
| Work Session, Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers.....                                      | January 21, 2016        |
| Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....                     | January 27, 2016        |
| <b>Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....</b>                            | <b>January 28, 2016</b> |

X. **ADJOURNMENT**

TLW/TM/CT/BJR/BS/src

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