

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

January 28, 2016

- 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 December 17, 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, January 7, 2016, at 8:30 a.m. The meeting was attended by Commission members: Will Berkley, Karen Mundy, 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; Denice Bullock; Kelly Hunter; Dave Jarman; Harika Suklun; Captain Greg Lengal and Lieutenant Joshua Thiel, 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, January 7, 2016, 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
 - (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.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

1. LARRY LUTTRELL, JR., ZONING MAP AMENDMENT & LANE ALLEN PARK SUBDIVISION, LOT 4, ZONING DEVELOPMENT PLAN

- a. MARC 2015-24: LARRY R. LUTTRELL, JR. (1/28/16)* – petition for a zone map amendment from a Single Family Residential (R-1A) zone to a Planned Neighborhood Residential (R-3) zone, for 2.6089 net and gross acres, for property located at 1911 Parkers Mill Road. A conditional use permit for a rehabilitation home 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 2013 Comprehensive Plan also provides several Goals, Objectives and policies for the growth and development of the community well into the 21st century.

The petitioner proposes rezoning the subject property to a Planned Neighborhood Residential (R-3) zone, and requesting a conditional use permit for a rehabilitation home for approximately 15 persons. The petitioner wishes to operate a rehabilitation home (aka: a sober-living home) within the existing single family residence.

The Zoning Committee Recommended: **Postponement.**

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

1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. Theme A, Goal #1.c. of the Plan calls for "safe, affordable, and accessible housing to meet the needs of...disadvantaged residents." The residents of Liberty House meet this classification.
 - b. Goal #2 under Theme D of the Plan is to "provide for accessible community facilities and services to meet the health, safety, and quality of life needs of Lexington-Fayette County's residents and visitors." Liberty House is such a facility.
 - c. Goal #2.b. of Theme D of the Comprehensive Plan calls for cooperation "with educational and healthcare entities to meet the needs of Lexington-Fayette County's residents and visitors." An expanded Liberty House will more fully meet the needs of recovering citizens that have experienced addiction to alcohol.
 - d. Goals #2.a and #2.b of Theme C of the Comprehensive Plan calls for promoting sectors of the economy that will flourish in the County, and for improvement of small business opportunities. Although Liberty House is a specialized residence more than a traditional "business," an expanded version of it will augment Lexington-Fayette County's offering of healthcare services since it will provide a unique type of rehabilitation home, provided the corollary Conditional Use Permit is also approved.
 - e. Liberty House's location in a portion of the community generally devoid of similar facilities will ensure that a needed community service will be provided in a manner consistent with the Plan's direction to disperse necessary facilities throughout our community.
2. This recommendation is made subject to the approval and certification of ZDP 2015-104: Lane Allen Subdivision, Lot 4, prior to forwarding this 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 prohibited on the subject property:
 - a. Multi-family dwellings.
 - b. Group Residential Projects.
 - c. Townhouses.
 - d. Kindergartens and nursery schools.
 - e. Mining of non-metallic materials.
 - f. Family child care and child care centers.
 - g. Community centers.

These use restrictions are appropriate and necessary for the subject property since they will provide greater protection for the adjacent residences and neighborhoods surrounding this location.

b. REQUESTED CONDITIONAL USE

A rehabilitation home in a Planned Neighborhood Residential (R-3) zone.

The Zoning Committee Recommended: **Postponement.**

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

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use will retain the residential character of the property, which will be in character with the surrounding residential neighborhoods. The existing house and parking are adequate to serve up to 20 residents with one full-time employee on site at any given time.

- b. All necessary public services and facilities are available and adequate to the subject site; however, the septic system will need to be reviewed and approved for use by the Fayette County Health Department, or the property will need to be connected to the public sanitary sewer system, prior to commencing the proposed use.

This recommendation of approval is 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.
2. The proposed use shall be operated in accordance with the submitted application materials.
3. All necessary permits, including a Zoning Compliance Permit and Certificate of Occupancy, shall be obtained from the Divisions of Planning and Building Inspection prior to occupancy of the rehabilitation home.
4. The Fayette County Health Department shall inspect and approve the existing septic system, or a connection to the public sanitary sewer system shall be completed prior to operation of the rehabilitation home.
5. The parking shall not be expanded beyond the existing six parking spaces, and the total number of beds shall be limited to 20, with one full-time employee on the maximum working shift.
6. There shall not be any meetings or counseling services provided for outside groups or individuals of the general public.
7. As volunteered by the applicant, residents participating in this program shall not be there as a condition of their parole.
8. This conditional use permit shall not be transferable to another applicant without application to, and approval from, the Board of Adjustment.

- c. ZDP 2015-104: LANE ALLEN PARK SUBDIVISION, LOT 4 (1/28/16)*- located at 1911 Parkers Mill Road.
(Endris Engineering)

Note: The Planning Commission postponed this item at their November 19, 2015 meeting.

The Subdivision Committee Recommended: Postponement. There were some concerns about a need for further discussion regarding sewage disposal, due to new information received since the Technical Committee meeting.

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, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Building Inspection's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
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. Delete purpose of amendment note from plan.
12. Clarify required parking generator (beds).
13. Denote all parking spaces on plan.
14. Denote building line.
15. Clarify whether or not there will be dedication of right-of-way.
16. Discuss timing of sidewalk construction along Parkers Mill Road on plan.
17. Discuss need for improvements to Parkers Mill Road.
18. Resolve adequacy of existing septic system to serve proposed use.

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

- a. MAR 2015-27: ANDERSON BRIDGEWATER, LLC (1/31/16)* - 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

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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 units 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) (1/31/16)* - 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.

The Staff Recommended: **Postponement**. There are remaining questions regarding the lack of a compliant street termination, compliance with the EAMP Stormwater Master Plan, and the proposed access to the development.

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 lot coverage and floor area ratio in site statistics (per Article 21 requirements).
8. Provided the Planning Commission makes a finding that the Final Development Plan complies with the EAMP.
9. Discuss lack of street termination proposed (and need for waiver).
10. Denote the timing of compliance with Article 23A-2(o) of the Zoning Ordinance and note #13.
11. Discuss note #19 and compliance with the EAMP Stormwater Master Plan.
12. Discuss note #20 and potential access to Jacobson Park.
13. Discuss access proposed to the development.
14. Discuss proposed density relative to the transportation infrastructure of Chilesburg Road.

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3. 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 (1/31/16)* - 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

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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.
- 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 Recommends: **Approval of the requested landscape variance**, for the following reasons:

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- 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 Planning Commission postponed this item at their December 17, 2015, meeting. 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.
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.

4. TURWELL, LLC, ZONING MAP AMENDMENT & WYNNDAL SUBDIVISION, LOTS 1 & 2, ZONING MAP AMENDMENT

- a. MAR 2016-1: TURWELL, LLC (2/21/16)* - petition for a zone map amendment from a Townhouse Residential (R-1T) zone to a Planned Neighborhood Residential (R-3) zone, for 6.98 net (9.06 gross) acres, for property located at 1580 Higbee Mill Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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The Comprehensive Plan encourages expanding housing choices (Theme A, Goal #1); identifying opportunities for infill, redevelopment and adaptive reuse that respect the area's context and design features (Theme A, Goal #2a.); encourages the development of underutilized and vacant land in a compact, contiguous and/or a mixed-use sustainable manner within

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the Urban Service Area (Theme E, Goals #1a., #1b. and #3); and locating higher density development near greenways and public parks (policy statement).

The petitioner proposes a Planned Neighborhood Residential (R-3) zone for the subject property in order to construct two multi-family residential buildings, with a total of 48 dwelling units (with 96 bedrooms). This equates to a proposed residential density of 6.88 dwelling units per net acre.

The Zoning Committee Recommended: **Postponement**.

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

1. A restricted Planned Neighborhood Residential (R-3) zone at this location would be in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives of the Plan encourage expanding housing choices (Theme A, Goal #1); identifying opportunities for infill, redevelopment and adaptive reuse that respect the area's context and design features (Theme A, Goal #2a.); and encouraging the development of underutilized and vacant land in a compact, contiguous and/or a mixed-use sustainable manner within the Urban Service Area (Theme E, Goals #1a., #1b. and #3). In addition, that the Goals and Objectives of the Plan also encourage providing for well-designed neighborhoods (Theme A, Goal #3); minimizing disruption of natural features when building new communities (Theme A, Goal #3d.); identifying and protecting natural resources and landscapes before development occurs (Theme B, Goal #3a.); and preserving urban neighborhoods (Theme D, Goal #3c.).
 - b. Increasing the allowable density of the subject property, while keeping a compatible development next to the adjoining Waverly Estates neighborhood, is possible with a restricted R-3 zone.
 - c. Splitting the density between the two developable areas of the site will help to minimize disruption of the natural floodplain on the property. By bridging the South Elkhorn Creek and its floodplain, rather than modifying the FEMA floodplain, the natural features of the property can be protected in a more thorough and comprehensive manner.
2. This recommendation is made subject to the approval and certification of ZDP 2016-4: Wynndale Subdivision, Lots 1 & 2, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are recommended via conditional zoning for the subject property:
 - a. Any development within 200 feet of the northern property boundary shall be limited to 20 dwelling units.
 - b. All lighting installed on the subject property shall be directed downward and shall be directed away from any single-family residential zone.
 - c. A 20-foot landscape buffer shall be established along the adjoining Waverly Estates subdivision. Within the landscape buffer, a 6-foot wall or fence may be constructed, and evergreen trees shall be planted along the rear of any residential lot under different ownership in two staggered rows so as to create a solid landscape screen.

These restrictions are appropriate in order to protect the adjacent residential properties to the north of the subject property from the possible noise and light pollution associated with the proposed development and its off-street parking area, and to more fully implement the 2013 Comprehensive Plan.

- b. ZDP 2016-3: WYNNDALE SUBDIVISION, LOTS 1 & 2 (2/21/16)*- located at 1580 Higbee Mill Road.
(Vision Engineering)

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the height of the proposed building and/or possible need for a variance, access to and the use of the open space, improvements to Higbee Mill Road and compliance with Article 16 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Denote all environmentally sensitive areas on plan.
8. Denote that all 25'-floodplain construction shall meet the requirements of Article 19 of the Zoning Ordinance.
9. Denote location and size of all existing and proposed easements.
10. Revise plan to remove parking aisle in front yard per Article 16 of the Zoning Ordinance.
11. Discuss possible improvements to Higbee Mill Road.
12. Discuss proposed use of open area adjacent to Man o' War Boulevard.
13. Discuss landscaping adjacent to R-1C zone.

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14. Discuss need for a variance or revise height of proposed wall in the front yard to meet the Zoning Ordinance limitations.

5. JAKE RIORDAN ZONING MAP AMENDMENT & VALLANDALE SUBDIVISION (AMD.) ZONING DEVELOPMENT PLAN

- a. MAR 2016-2: JAKE RIORDAN (2/21/16)* - petition for a zone map amendment from a Mixed-Use 2: Neighborhood Corridor (MU-2) zone and a Planned Neighborhood Residential (R-3) zone to a Highway Service Business (B-3) zone, for 1.253 net (1.553 gross) acres, for property located at 1501, 1505, 1507 & 1509 Versailles Road and 105 Delmont Drive.

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 Cardinal Valley Small Area Plan (CVSAP), adopted by the Planning Commission in April 2015, encompasses the subject properties. The SAP outlined five recommendations: 1) neighborhood conservation, 2) Versailles Road corridor improvements, 3) recognition and development of the "Alexandria Drive International District," 4) Oxford Circle neighborhood center redevelopment, and 5) augmenting the open space network within the area.

The petitioner proposes rezoning the subject properties in order to build a gas station and convenience store, and associated off-street parking.

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

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

1. The requested rezoning to a Highway Service Business (B-3) zone is not in agreement with the 2013 Comprehensive Plan or the Cardinal Valley Small Area Plan (CVSAP), adopted by the Planning Commission in April 2015, for the following reasons:
 - a. Theme A: Growing Successful Neighborhoods of the Plan emphasizes the infill, redevelopment and adaptive reuse of the urban area that respects the area's context and design features (Goal #2a.), and encourages striving for positive and safe social interactions in neighborhoods (Goal #3b.). In addition, the Goals and Objectives suggest that the community should "enable infill and redevelopment that creates jobs where people live" (Theme C, Goal #1d.); attract and retain high-paying jobs (Theme C, Goal #2c.); and to uphold the Urban Service Area concept by encouraging "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.).
 - b. The Plan encourages the consideration of how proposals relate to existing development in the immediate vicinity, as well as protecting neighborhoods and residential areas from incompatible land uses. Policy statements in the Plan focus on the need for the development of land in the most appropriate relationships, and compatibility of land uses. The proposed zoning category is not compatible with these specific recommendations, which are overarching ideas of the Plan, at this location.
 - c. The proposed convenience store and gas station along an entrance corridor to downtown Lexington that was recently studied by the Division of Planning and the Kentucky Transportation Cabinet (District 7) will not create a significant number of jobs, nor will such jobs be considered "high-paying" jobs for the benefit of the community.
 - d. While promoting business expansion, improving quality of life and providing services to the community are generally important priorities, they must be balanced with the community's need for this type of highway-oriented development and its impact on nearby residential areas. In this case, the petitioner is requesting one of the most intense business zones within the community at the entrance to a well-established neighborhood.
 - e. The site has a significant and lengthy zoning history, whereby at each stage, the proposed development intensity has increased. A highway-oriented zone, which will again intensify the use of the property, is not context sensitive to the adjoining neighborhood, nor would it encourage positive and safe social interactions.
 - f. Convenience stores and gas stations are necessary for any community; however, they are already rather common along the Versailles Road corridor, and can be found within a short ½-mile walk in either direction of the subject property.
 - g. The Cardinal Valley Small Area Plan encourages aesthetic and functional improvements that will make the corridor more accessible to pedestrians, which seems to speak to encouraging pedestrian-oriented development, rather than more auto-dependent development such as that proposed by the petitioner.
2. Re-zoning this location to a B-3 zone may significantly impact the nearby neighborhoods within the area, especially Delmont Drive, and the senior housing facility immediately adjoining the subject properties, and therefore is inappropriate.
3. Although the subject properties are collectively situated along a major arterial roadway, the proposed B-3 zoning category is not located on any adjoining or nearby land for it to be considered compatible in this vicinity.
4. The existing Mixed-Use 2: Neighborhood Corridor (MU-2) zone remains appropriate for the subject property because it can more fully support the 2013 Comprehensive Plan goals and policies.

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5. 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, or since the Cardinal Valley Small Area Plan was adopted last year, that would support B-3 zoning for the subject property.

- b. ZDP 2016-4: VALLANDALE SUBDIVISION (AMD) (2/21/16)* - located at 1501-1509 Versailles Road and 105 Delmont Drive. **(Vision Engineering)**

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the proposed access to the site from Delmont Drive.

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

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. Denote area for proposed stormwater detention.
6. Discuss access proposed to Delmont Drive.
7. Denote that compliance with proposed Versailles Road Corridor improvements will be required at the time of Final Development Plan.
8. Denote that tree protection along rear property line shall be finalized at the time of the Final Development Plan

6. RML CONSTRUCTION, LLP, ZONING MAP AMENDMENT & CADENTOWN SUBDIVISION, LOTS 3 & 4 (AMD.) ZONING DEVELOPMENT PLAN

- a. MAR 2016-3: RML CONSTRUCTION, LLP (2/21/16*) - petition for a zone map amendment from a Single Family Residential (R-1D) zone to a High Density Apartment (R-4) zone, for 0.31 net (0.38 gross) acre, for property located at 836 Campbell Lane.

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 encourages expanding housing choices (Theme A, Goal #1), locating higher density development near greenways and public parks, and creating neighborhood nodes of commercial development to support residential neighborhoods.

The petitioner proposes a High Density Apartment (R-4) zone for the subject property to allow for expansion of the "Brighton 3050" (formerly "The Summit") apartment complex. The petitioner proposes to incorporate the subject property and the rear portion of 2833 Liberty Road, which was recently rezoned, into the apartment complex and construct two buildings, with a total of 56 residential dwelling units. Overall, the Brighton 3050 site is planned to have 372 dwelling units, for a density of approximately 19.9 dwelling units per net acre.

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

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

1. Even though the requested High Density Apartment (R-4) zone is not in agreement with the 2013 Comprehensive Plan, it is appropriate and the existing Single Family Residential (R-1D) zone is inappropriate, for the following reasons:
 - a. Although single-family residential development is possible at this location, the surrounding zoning and proposed land use suggest that a more intense use of the property is more appropriate, especially since the subject property is bounded on three sides by R-4 zoning.
 - b. The proposed rezoning of the subject property will be compatible with and sensitive to the character of the immediate area, especially since the parcel across Campbell Lane was rezoned to R-4 in December 2015. Also, the proposed closure of Campbell Lane and construction of a residential building straddling the right-of-way will effectively complete the Brighton 3050 complex because additional expansion along Campbell Lane will be difficult.
 - c. The proposed R-4 expansion will create a more typical zoning boundary (extending straight from a shared property boundary with the Kennedy Landing development across Campbell Lane), rather than having a "notch" around an existing single-family home. This will improve the transition between zones and will allow for a solid and consistent landscape screen and buffer area between uses.

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- d. The proposed multi-family residential land use is considered a compatible and complementary land use that can support the established neighborhood-oriented development (Brighton Place Shoppes) because of its higher density.
2. This recommendation is made subject to the approval and certification of ZDP 2016-5: Cadentown Subdivision, Lots 3 and 4, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restriction is recommended via conditional zoning for the subject property:
 - a. Any lighting installed on the subject property shall be directed downward and shall be directed away from any single-family residential zone.
This restriction is appropriate in order to protect the adjacent low density residential properties to the southwest of the subject property from the possible light pollution associated with the proposed apartment building and its off-street parking area.
- b. ZDP 2016-5: CADENTOWN SUBDIVISION, LOTS 3 & 4 (AMD) (2/21/16)* - located at 836 and 852 Campbell Lane and 2833 Liberty Road (a portion of). **(EA Partners)**

Note: The purpose of this amendment is to rezone additional property and add apartment buildings to the existing residential development.

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

1. Provided the Urban County Council rezones the property R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Denote record plat designation or current deed information on plan.
7. Dimension buildings on plan.
8. Clarify compliance with lot coverage requirements of the proposed R-4 zone.
9. Discuss the timing of merging the subject property with the amended final development plan for the Brighton 3050 area, per the note on the Preliminary Development Plan.
10. Dimension building "Type 1" & "Type 2" details, exclusive of garage spaces.
11. Document compliance with floor area ratio requirements of the proposed zone on plan.
12. Discuss timing of the closure of right-of-way for Campbell Lane.
13. Discuss compliance with perimeter yard setbacks, per Article 9 requirements.
14. Discuss zone-to-zone screening proposed along adjacent B-4 and R-1D properties.

7. SOLAR ECLIPSE L.L.C. ZONING MAP AMENDMENT & SCHROYER PROPERTY, DOZIER PROPERTY, UNIT 2 & PALOMAR TRACE SUBDIVISION, UNIT 3C

- a. MARV 2016-4: SOLAR ECLIPSE L.L.C. (2/21/16)* - petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for 0.95 net (1.25 gross) acres; and from a Planned Neighborhood Residential (R-3) zone to a Professional Office (P-1) zone, for 0.25 net (0.29 gross) acre, for property located at 3600 Palomar Centre Drive and 2101 Palomar Trace Drive (a portion of). 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 2013 Plan's Goals and Objectives emphasize the importance of growing successful neighborhoods (Theme A), protecting the environment (Theme B), creating jobs and prosperity (Theme C), improving a desirable community (Theme D) and maintaining a balance between planning for urban uses and safeguarding rural land.

The petitioner proposes rezoning all of one property and a portion of another to create a lot for a fast food restaurant, and complete a service road (access easement) connection to Harrodsburg Road for commercial development.

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

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

1. Although the requested zone change is not in agreement with the 2013 Comprehensive Plan, there have been unanticipated changes of an economic nature within the area of the subject property, for these reasons:

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- a. The neighboring properties at 1009 & 1017 Wellington Way were rezoned from P-1 to B-1 in 2014, as is proposed with this application.
- b. With the Board of Adjustment's approval of a child care center on the bulk of the 2101 Palomar Trace Drive property (a use which is now proposed for relocation to the southwest), the properties with frontage along Harrodsburg Road and Wellington Way are now approved to be significantly more commercial than residential in character, compared to three years ago when the Comprehensive Plan was initially adopted.
2. The combination of the requested Neighborhood Business (B-1) and the Professional Office (P-1) zone is appropriate for these 1.25 acres of the subject property, and the existing combination of R-3 and P-1 zoning is no longer appropriate, for the following reasons:
 - a. The proposed connection of Palomar Centre Drive, incumbent with this rezoning and redevelopment proposal, has the potential to partially relieve existing traffic congestion at the Wellington Way/Palomar Centre intersection to the benefit of the general public and some of the nearby commercial uses.
 - b. The proposed B-1 zone would permit a restaurant to be developed in a manner consistent with other existing commercial uses in this general area.
 - c. The P-1 zone proposed would align with the access from Wellington Way (collector street) to Harrodsburg Road (arterial highway) via Palomar Centre Drive, which would serve other professional and business uses located in this general vicinity.
 - d. Retaining the existing single family home on 2101 Palomar Trace Drive will provide an excellent land use buffer between existing homes in the Harrods View and Palomar Trace subdivisions from the newly developing commercial uses in this vicinity.
3. This recommendation is made subject to approval and certification of ZDP 2016-6: Schroyer Property, Dozier Property, Unit 2, and Palomar Trace Subd., Unit 3C, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of any Planning Commission approval.

b. REQUESTED VARIANCE

Increase the maximum allowable front yard in a Neighborhood Business (B-1) zone from 20 feet to 40 feet.

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

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

- a. Granting the requested variance to allow a maximum front setback of 40 feet will not adversely affect the public health, safety or welfare. It will not negatively impact the essential character of the general vicinity because buildings on other nearby properties have been at a similar setback, in part due to this sanitary sewer easement, and are likely to remain so.
- b. The special circumstance associated with the subject property is the existing sanitary sewer easement, which makes compliance with the required setback practically impossible. Although this feature does apply to other properties along this easement, it does not generally apply to most B-1 zoned properties in this area.
- c. To build a structure at the maximum building line in this case would likely require a relocation of the sanitary sewer facility and a release of the easement. This would be a hardship on this property, especially considering that most commercial structures in this vicinity are built to a similar setback to that now proposed, because of the easement.
- d. The requested variance is not an unreasonable circumvention of the Zoning Ordinance, based on the unique circumstances of this property, and the relationship of other commercial structures to US 68 in the vicinity.
- e. This variance is not the result of prior actions taken by this applicant, as no new 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 2016-6: SCHROYER PROPERTY; DOZIER PROPERTY, UNIT 2; AND PALOMAR TRACE SUBD., UNIT 3C
(2/21/16)* - located at 3581 Harrodsburg Road, 2101 Palomar Trace Drive and 3600 Palomar Centre Drive.
(Eagle Engineering)

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

1. Provided the Urban County Council rezones the property P-1 & B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.

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5. Addition of tree inventory information on plan, and clarify tree protection plan information.
6. Denote that access to Harrodsburg Road will be subject to the approval of the Kentucky Transportation Cabinet.
7. Denote: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Denote record plat designation on plan or in title block.
9. Addition of topography and cite source on plan.
10. Addition of sidewalks and crosswalks to right-of-way.
11. Denote location and direction of street cross-section on plan.
12. Discuss proposed dumpster location next to residential zone.
13. Discuss zone-to-zone screening necessary along residential property boundaries.

C. PUBLIC HEARING ON ZONING ORDINANCE TEXT AMENDMENT REQUEST (CONTINUATION)

- 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

B. Zoning Enforcement Activity Report

- The predicted winter decline in the number of new zoning compliance complaints continued in December, with just 25 new cases logged in. When combined with the 67 unresolved cases carried over from November, a total of 92 cases were in-

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vestigated. Four of the new cases were determined to not involve any valid zoning compliance concerns. A total of 50 cases were resolved, meaning that necessary actions were taken by a property owner or occupant to fix a zoning compliance problem. During December 32 conditional uses were inspected, and all were determined to be in substantial compliance.

- A challenging case involving the excavation and removal of topsoil from a rural property off of Leestown Road, just west of Yarnallton Pike, was resolved in early December. Large quantities of topsoil were being removed from the site throughout October and early November, apparently for a commercial landscaping project in Lexington. The property owner and excavation company have now complied with a stop work order. At one time a conditional use application was pending (for consideration by the Board of Adjustment) that might have resulted in resumption of the excavation activity. That application has since been withdrawn, and the owner has advised that they are reconsidering how to best use the property.
- Significant progress was made in December regarding the semi-truck parking problems at the Walmart parking lot in Hamburg, near the intersection of Winchester Road and Sir Barton Way. Parking of semis declined somewhat after no parking signs were posted in October, but there were some lingering incidents of illegal parking & storage. A notice was sent to the corporate office of one particular truck that was documented as a “repeat” offender, warning of a possible need to have the truck towed. Since then that truck has left the site, and overall levels of illegal parking have declined to near zero.
- Significant progress was also made at the North Broadway car sales facility where large numbers of used vehicles were being parked illegally on grassed areas that are partially within the street right-of-way. After an unsuccessful appeal of a civil citation to the Infrastructure Hearing Board, the business has been gradually getting the facility into compliance with parking restrictions. During December there were no documented incidents of illegal parking, and inventory was being better managed to ensure that there is adequate space for customer parking.
- After several years of negotiations and other activities, the situation involving placement of a portable MRI trailer in the parking lot of a medical office on Nicholasville Road (near Cherokee Park) has finally been resolved. The original plan was to relocate the trailer to a place on the property where it would not interfere with parking and on-site traffic flow, and intensive efforts were made over the past few months to finalize and permit the needed parking lot expansion. However, based on the costs of the needed improvements and other factors, a decision was made to permanently move the trailer to an entirely different property; that move was completed in the latter part of December.
- Staff presented another update at the December 11th 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 another 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) have not yet been completed. This property remains vacant, and efforts are continuing with the property owner to ensure that needed improvements are completed before a different business moves in. Another update will be presented to the Board of Adjustment at the January 29th hearing.

C. Long Range Planning Activity Report

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 LFUCG Pedestrian Safety Work Group meetings.
- Attended LFUCG/KYTC Operations/Maintenance Coordination Meeting
- The MPO website had 711 visits from 419 users (87% new users) and 1321 page views.
- The MPO's Twitter site increased by 8 followers to 1,995 during December.
- The MPO's Facebook fan page remained steady at 651 likes. The page had 7 engaged users; and reached 157 users in December.
- The Lexington Area MPO YouTube channel has a total of 28 videos; 22 subscribers; 36,653 lifetime views.
- Reviewed and submitted comments on the KYTC Participation Plan

1.4 Staff Development –

- Participated in Webinar: Countermeasure Strategies for Pedestrian Safety: Pedestrian Safety at Interchanges.

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2.1 Congestion Management Process (CMP) –

- Prepared a monthly schedule to capture live Google Traffic maps and monitor congestion for 2016.
- Worked on spreadsheets using BlueTOAD data to monitor and compare Travel Time Index (TTI), Buffer Time Index (BTI) and Planning Time Index (PTI) for congestion network 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 –

- No activities to report.

2.3 Air Quality Activities –

- Continued to monitor air quality issues.
- Attended an Empower Lexington steering committee meeting.

3.1 Transportation - Land Use Impact Analysis –

- Received two traffic impact studies for December Planning Commission Public Meeting. Presented Traffic Impact review to Planning Commission at the Public Meeting.
- Reviewed monthly submittals of Zoning and Subdivision Plans for traffic and impacts and participated in Technical Zoning and Subdivision Committees.
- Provided traffic counts information to consultants, engineers and citizens
- Responded to an open records request.

3.2 Multimodal/Transportation Enhancement Planning –

- Responded to approx.8 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 7 plans submitted to planning services for bike and pedestrian circulation requirements.
- Corresponded on 12 plans approved by the planning commission for compliance with conditional signoff requirements for approval.
- Meeting with designers, developers and traffic engineering regarding the Brookhaven Development plan vehicular, bicycle and pedestrian circulation throughout the site.
- 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 bike lane striping.
- Conducted a meeting with DDA, Fayette Alliance and BCF regarding the Bike and Pedestrian Master Plan update and the inclusion of the Town Branch commons project.
- Hosted pregame conference call with Zagster Bike Share in preparation for the Stake Holder meeting.
- Hosted a meeting for various stake holders for the proposed bike Share program presented by Zagster.
- NJCBPSCS stakeholder meeting in Nicholasville to discuss a technical memorandum issued by the consultant regarding the first phase of information generated from stake holder meetings. Work with Strand consulting on possible alignments for the study.
- Completed conceptual design for the separated bike lane pilot project on Euclid Ave.
- Managed Cycle Tracks smart phone application data.
- Managed and reported to UK and LFUCG Engineering monthly metro count bicycle data counts.
- Meeting with KYTC Office of Highway Safety and UK injury prevention to discuss bike and pedestrian safety programs and partnership opportunities in the coming year.
- Responded to citizens concerning road restriping along Wellington Way.
- Freight coordinator is still working on commercial vehicle crash data for MPO counties.

3.3 Transit Planning –

- Participated in architectural review for UK undergrad class presenting proposals for Versailles Rd Corridor based on the recent Carmen Study.
- Staff participated on jury for DDA Planning Intern for Urban Design Review.
- Performed weekly inspections of Chimney Stop (Leestown Rd) on construction progress as it relates to the construction documents submitted to state CMAQ officials. Project should be completed in January 2016.
- Performed final inspections for Gardenside Restoration Project. Project is now complete. Planning for a spring 2016 dedication event.
- Attended FTSB board meeting as chair.
- Attended Lextran board meeting giving MPO report.

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3.4 Mobility Coordination –

- Continued FY 2015-2016 marketing campaign focusing marketing efforts on UK rides free program.
- Amended contract to include grant funds for safety messaging.
- Researched bicycle & pedestrian safety campaigns & conducted meeting to discuss campaign goals and objectives.
- Facebook page has 2,412 Likes; had 505 engaged users and reached 10,706 users in November.

3.5 Travel Demand Modeling and Project Forecasting –

- No activities to report.

4.1 Program Administration –

- Committee meeting packets were drafted for Transportation Planning/MPO meetings held in the month: Bicycle Pedestrian Advisory Committee (BPAC) and the Project Coordination Team (PCT) meeting.

4.2 Transportation Improvement Programming (TIP) –

- Monitored TIP program projects for needed adjustments.
- Completed TIP Modification #16.
- Completed the Annual Obligations report and posted it to the website.
- Drafted a listing of potential project priorities to be distributed to the TPC and Lexington area legislators for the upcoming 2016 legislative session.
- Met with CM Henson and LFUCG staff to discuss funding options for the Versailles Road corridor.

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 February, 2016

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	February 4, 2016
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	February 4, 2016
Subdivision and ND-1 Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	February 11, 2016
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	February 18, 2016
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	February 24, 2016
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	February 25, 2016

X. ADJOURNMENT

TLW/TM/CT/BJR/BS/src

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