

MINUTES
Urban County Planning Commission
Public Hearing

June 30, 2016

- I. **CALL TO ORDER** – The meeting was called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.

Planning Commission members present – Mike Owens, Chair; Will Berkley; Mike Cravens; David Drake; Carolyn Plumlee; Carolyn Richardson; Frank Penn; Bill Wilson; Joe Smith; Karen Mundy and Patrick Brewer.

Planning Staff members present – Director James Duncan; Christopher Woodall; Bill Sallee; Chris Taylor, Megan Jennings; Denice Bullock; Brandi Peacher; Janice Westlund and Barbara Rackers. Other staff members in attendance were: Tracy Jones and Andrea Brown, Department of Law.

- II. **INTRODUCTION** – The Chair introduced and welcomed the Division of Planning's newest member, Mr. Chris Woodall, who had accepted the Long Range Planning Manager.

Mr. Woodall thanked the Planning Commission, and said that one of the first items that crossed his desk was the final stage of the Winburn Russell Cave Small Area Plan. He explained that the plan was part of the 2013 Comprehensive Plan recommendation and it explored the diverse areas between Newtown Pike and Russell Cave Road, just north of New Circle Road and south of Interstate. He said that he had the opportunity to visit the Winburn Neighborhood and within minutes, he was approached by a neighbor who was pleased that the Division of Planning was taking an interest in the neighborhood. Mr. Woodall then said that, after speaking with the neighbor, it was affirmation that the community was interested in and invested in their neighborhoods. It showed him how valuable the Small Area Plan was needed. He indicated that even though he put an extra set of eyes on the project, majority of the work was done by Chris Taylor, Project Manager and EHI Consultants. He said that the team and the community had done an excellent job in highlighting the opportunities and issues that impact this diverse area and created documents that set the framework for future revitalization of this area. At this point, Mr. Woodall turned the remainder of the presentation over to Mr. Taylor, who provided more detail on the process of the Winburn Russell Cave Small Area Plan.

- III. **WINBURN RUSSELL CAVE SMALL AREA PLAN** – Mr. Taylor introduced the Winburn Russell Cave Small Area Plan (SAP), and briefly explained that the office of Councilmember James Brown helped the staff form a Steering Committee. He said that the Committee consisted of a number of constituents, the residents of the Winburn area, as well as individuals from Rosenstein Development, developers of the Newtown Springs; Lexmark; University of Kentucky, Community Action Council and members of the nearby Churches.

Mr. Taylor explained that, throughout this process, the Steering Committee held a number of meetings, as well as held several public meetings at different locations. He said that the staff held their first "kick-off" meeting at the University of Kentucky Research Station in order to give the community the opportunity to see the type of research that was being conducted at the Ecological Research and Educational Center (EREC).

Mr. Taylor explained that the staff conducted several neighborhood meetings at the Winburn Middle School Library, and during these meetings there were four different neighborhoods groups that had attended. He said that the neighborhoods were broken down into two different groups where they discussed their specific issues and afterwards, the staff held two more public input meetings at which time, the staff presented their plan recommendations to the neighborhoods.

Mr. Taylor said that the staff held a number of stakeholders meetings with the interested groups in the neighborhood, and one of the issues expressed by Rosenstein Development was the lack of development in this area due to Citation Boulevard not being completed. He said that the staff had also met with the University of Kentucky and Lexmark about their long range plans for their property and both wanted to make sure that the Winburn Russell Cave Small Area Plan was sensitive to their desires as to how they may develop in the future. He added that Community Action Council expressed a number of concerns with the Winburn area related to programming at their facility. He explained that the Community Action Council has a shell building that they are in the process of trying to figure out how to program. He then said that the Council wanted the Small Area Plan to inform their process as to how to utilize and spend money depending on what recommendations were being made by the Winburn Russell Cave Small Area Plan. Mr. Taylor said that the staff had also met with the Wesley United Methodist Church Trustees because a piece of their property is within the small area plan boundary. He then said that should they develop that land it would provide vehicular access to the park from Winburn to Brookfield Chase neighborhoods along McCullough Drive. This connection would increase the safety of the park by placing more "eyes" on this area. He added that the church was interested in building senior housing on their property to help maintain the Church property, give the Church some type of income and improve the neighborhood.

Mr. Taylor said that overall the staff held upwards of 15 meetings with the neighborhoods, Steering Committees and the stakeholders for this area. At this point, he turned the remainder of the presentation over to Ms. Rachel Phillips and Ed Holmes, EHI Consultants, who provided more detail on the Winburn Russell Cave Small Area Plan proposal.

Mr. Holmes said that the purpose of the Winburn Russell Cave Small Area Plan was to address the needs of housing, development, recreation, safety and so forth. He indicated that unlike past Small Area Plans, this plan did pose some unique challenges and the critical issue was connectivity. He said that for anyone who had been in the Winburn neighborhood knows that there is one way in and one way out on Russell Cave Road. This had created a safety issue for the public as well as concern for

the mobility and connectivity for this area, and connectivity is what drove the Small Area Plan process. He said that they formed a team of people who had expertise in design, transportation and planning to address these issues. He then said that a lot of this was driven by what they viewed as the connectivity piece and how could Citation Boulevard be extended to make those connections. He said that when New Circle Road is closed due to an emergency, it causes major issues on Russell Cave Road, as well as to the residents of the Winburn Neighborhood.

Mr. Holmes said that for whatever reason a connection was not made into the Winburn Neighborhood, and asked how do we make the Winburn Neighborhood planned and connected as any other neighborhood in this community. He said that it is important to the Winburn Neighborhood that we don't plan future neighborhoods without them being connected with this area, whether the connection is internal or other. He added that the critical piece to the Winburn Russell Cave Small Area Plan is the extension of Citation Boulevard to Russell Cave Road. That connection would then allow an internal connection with the nearby neighborhood, and also provide a major spine to Citation Boulevard to allow everyone to get out the area, if needed. He said that without the internal connection a person would have to travel New Circle Road to access the adjacent areas, which is not good planning. He then said that they have the opportunity to address this issue with the Winburn Russell Cave Small Area Plan.

Ms. Phillips presented a PowerPoint presentation of the Winburn Russell Cave Neighborhood Small Area Plan to the Commission and gave a brief description of each slide (a copy of each of the mentioned items is attached as an appendix to these minutes).

Planning Commission Questions – Mr. Cravens asked where the Design Guidelines are located in the Small Area Plan. Ms. Phillips directed the Commission's attention to Chapter 10, Page 109.

Mr. Berkley said that the KYTC year plan has marked LPA money each year and asked where does the funding for Citation Boulevard stand. Ms. Phillips said that there has been some money set aside for design but not the road construction for the first section. She said that the connection of Citation Boulevard to Russell Cave Road would require the construction of the road, as well as the acquisition of the properties. She added that the six year plan considers this project a low priority and hopefully through this planning process the project priority would be raised to receive the funding.

Ms. Plumlee asked if the residents felt that increased bus routes would improve the transportation situation. Ms. Phillips replied affirmatively, and said that there are currently three routes and this project would help public transportation in this area.

Ms. Mundy asked what was the team's baseline for affordable housing for this area. Ms. Phillips explained that there are different definitions for affordable housing depending on the type of assistance that is being provided, and said that the team did not study the base points for this area. Ms. Mundy said that the term of affordable housing is used a lot when a Small Area Plan is conducted. She then said that every area has a different base point of what is affordable. Ms. Phillips replied affirmatively. Ms. Mundy said that she wrestles with how the base line for "affordable housing" is determined. Ms. Phillips indicated that there are areas with very low income and the affordability of a house is reflected the housing market in that area. She then said that they want to encourage market priced housing but they do not want to displace existing residents. She added that there is a balance and it is not necessarily determined by this Small Area Plan. She said that those prices will be determined by the housing market, the developer's housing type. She then said that there should be a mixture of housing types and income to give someone more choices to choose from so that there is not just one type of housing in an area. She added that the Small Area Plan did not specifically call out an income range or the baseline for the housing types.

Mr. Penn asked if the right-of-way was available to connect Citation Boulevard to the Winburn Neighborhood. Ms. Phillips replied affirmatively, and said that that once the funding has been acquired for the construction that would be Phase 1 of the project. Mr. Penn said that having multiple accesses, to such places as a grocery store, is a critical part for an area, and if this connection were to be established, it would not only help the Winburn Neighborhood, but it would help the residents on Georgetown Road area. Mr. Taylor indicated that the team had met with Rosenstein Development, who is the property owner and developer of the Newtown Springs and said that the connection to Russell Cave Road (Phase 2) is critical for this area because of the number of roof tops in the Radcliffe Road and Marlboro Neighborhoods, who cannot access Citation Boulevard. He then said that the Radcliffe Road and Marlboro Neighborhoods is a significant residential area and the income demographics are different from the Winburn and Russell Cave Neighborhoods. This is one of the reasons the plan speaks to market rate housing, it's not just the need for roof tops, it is the need for market rate roof tops in this area that would spur the development of the commercial area along Newtown Pike at Newtown Springs.

Mr. Penn said that the team is assuming that most of the traffic would be going toward Newtown Pike, not going toward Russell Cave Road. Mr. Taylor said that it is believed that the residents would be utilizing the corridor to access the interstate and Citation Boulevard.

Mr. Wilson expressed that the Small Area Plan was done well, and asked if the previous and the current Lexmark owners were consulted. Ms. Phillips said that a Lexmark representative was on the Steering Committee since they still own the property. Mr. Wilson said that when there is private property the owner can do whatever they want with that property, but the Small Area Plan recommends pedestrian and bike trails on the property especially along the floodplain area. He then said that in private situations the owners can close the parks anytime they want to, and asked if there was an agreement to keep the park open for the trail system. Ms. Phillips said that Lexmark was aware of the recommendation and if the property were to be sold, the Small Area Plan would give guidance to the next developer.

Mr. Wilson asked if the Lexmark property is open to having amenities for the public to use. Mr. Taylor said that those amenities are currently for the Lexmark employee's benefit. He then said that the Small Area Plan is not saying that the developer must open the park to the public but should the developer choose to develop the Lexmark property, some consideration should be given to keep those facilities intact. This could give the city the opportunity to acquire that land for a public park in the future. He said that there are some areas on the Lexmark property that cannot be developed due to being environmentally sensitive. However, there are other areas that can be developed. He then said that the Small Area Plan shows two options to include 1) more greenspace near Newtown Springs, which is where the Lexmark baseball fields are located; or 2) have additional development. The Small Area Plan is not saying that the developer must keep this area as a park and open it up to the public, but it is saying that there is some interest on the city's behalf to keep those amenities open should the property owner or developer be willing to do so. Ms. Phillips said that the Legacy Trail does go through the property, which is open to the public.

Mr. Smith asked what could be done about the structure of affordable housing since it is different from other neighborhoods within the vicinity. Ms. Phillips said that the Winburn Neighborhood is a mixed development and the primary concern is the neighborhood being isolated from the adjacent areas due to the single access point serving the area. She then said that with only one access point it has hindered the revitalization efforts. She added that there could be a range of mixed housing while still keeping the property values at different levels. Mr. Taylor said that there are a number of examples in the Community that are very similar to Winburn Neighborhood that are not socially isolated from commercial and other amenities. He then said that isolation is the issue not the mixture of housing types, and explained that Kirklevington Park is a prime example of how Martin Luther King Park could be outlined. He said that the area surrounding the park includes townhouses, apartments, condos and so forth. He said that the Kirklevington area is a different neighborhood than Winburn because there are multiple accesses to and from this area. He then said that should this park be connected it would become a radically different place.

Mr. Smith said that connectivity is important. Ms. Phillips said that connectivity is the cornerstone of the Small Area Plan. She then said that it may not fix all the problems, but it would provide additional access, more public transportation and the ability for future development.

The Chair said that he had lived in this area for a long time and believes that connectivity to Citation Boulevard is critical. He then said that, during a past meeting, the MPO staff estimated that the connection of Citation Boulevard could be completed in the year 2020. Mr. Duncan indicated that the Chair was correct and said that the Division of Planning, Transportation Manager may have made those statements. He then said that when looking at a variety of different plans you will see the different Phases or different levels of support for the Citation Boulevard connection. As it was pointed out by Mr. Berkley, the most recent one was the design funds that have been set aside, but this is a major project and the project cost is in the millions. He said that this would need the support of someone outside of the city to champion this to ensure that this connection was made a priority for the future transportation allocations from the legislature to progress with this project.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request.

Dave Westneat, University of Kentucky faculty member, said that he was not a resident of the area, but much of his work is located at the Ecological Research and Educational Center. He said that he was present on behalf of the Director of the Ecological Research and Educational Center, as well as other faculty members and students from the University of Kentucky and Transylvania University, and the local schools. He then said that overall the Small Area Plan was impressive and the neighborhood is in support and they would benefit from many aspects of the plan. However, the proposed placement of Citation Boulevard through the EREC facility is a major problem. He explained that the road is proposed to cut through the main infrastructure of the site, which is where a number of research facilities are located, and it would also place a divider between the only public accessible space and the main research facility.

Mr. Westneat said that he is not representing the University of Kentucky and he understood that this is an internal matter with the University of Kentucky, but the users of the EREC facility feel that the facility is a great benefit to the community in this neighborhood. He then said that the recent acquisition and renovation of the old north side library has led to the generation of the field station called EREC. This has enabled them to build EREC around a vision of community connections, particularly the involvement of students from the nearby school in science and math activities, as well as allow citizen engagement and opportunities.

Mr. Westneat said that the proposed road cutting through the site would greatly decrease those activities and ultimately dissolve the field station. He said that the building has been online for a couple of years and they are committed to expanding their activities, but all of this hinges on solving the problem with the linkages to Russell Cave Road and Newtown Pike without bisecting the EREC property.

Mr. Westneat asked that the Planning Commission consider an alternative route to allow the field station to survive, and explained that if the extension from LaSalle to Russell Cave Road could be omitted this would leave three other routes connecting Russell Cave Road to Newtown Pike. Once Phases 1 and 3 were completed, omitting Phase 2, there would be three connections without going through the EREC property.

Megan Seifert, University of Kentucky faculty member, said that typically a field station is located outside the Urban Area, but this facility is making this area unique because it is located inside the Urban Area. The location of the facility makes it easier to connect with community groups, school systems and the neighborhood by offering academic programs, such as the Spark Program (School Power Academic Research in Kentucky), and continuing education classes. She explained that the facility gives the student hands on, real

world experience with the research project, as well offers a variety of classes for continuing education. The faculty offers their educational guidance to the FCPS Biological Science Department as well. She believes that the EREC facility is a benefit to this area and they want to continue moving forward in providing youth activity and educational experience to this area. She requested that an alternative plan to be used that does not bisect the property and remove the field station.

Richard Gaines, Pastor of Consolidated Baptist Church, located at 1625 Russell Cave Road, said that whatever decisions that are made there will be pain one way or another. The question is are we better after the pain or do we avoid the pain. It's a tough decision, but at the end of the day, the question that should be asked is what is the value of the people here.

Mr. Gains said that the Winburn neighborhood is one-way in and one-way out and from where he comes from that is called a grave yard. He then said that the economics of the community and the policing issues of the community, much of Lexington visit this area for the wrong reasons. He indicated that he is glad to hear the discussion of connecting this area, but to partially fix the problem to keep it smooth is not going far enough. He said that a band-aid will not fix the problems in this area, it will take radical surgeries. Mr. Gains said that he is glad to see that Citation Boulevard has come as far as it has, but to stop short of Russell Cave Road would be a mistake. He then said that he understood the concerns from the faculty and others, but when you think about the people in that community and what they are dealing with for over twenty years it is long overdue. The conditions in this area are inhumane and no one wants this for themselves or persons that we are concerned about.

Mr. Gains said that the question of affordable housing was mentioned and the concern with the current residents is whether they can afford what would be built in this area. He then said that this was not the first transition done in Lexington and to fix the problem people were moved. The Commission must be aware of that issue as this project is moved forward and asked what does it take to fix the problem. He said that it has been stated that most of the people in this area are lower income, so when a house cost \$200,000 not many, if any, can afford that home. He then said that we need to be sensitive to that and we need to be real when dealing with this issue. Having access into and out of this area will help and is crucial for this area, but it's going to take much more than adding lighting, improving the park and some safety measures. He said that for some people it will be painful, but the Commission should encourage and press forward in seeking the funding for this project. He then said that the sooner this project gets started the sooner it will be done.

James Shaffer, University of Kentucky faculty member, said that it is recognized that improvements are needed for the Winburn/Russell Cave area. Unfortunately, the proposed plan would compromise the ecological research and educational opportunity that EREC provides. He then said that to compromise this asset would be an injustice to the UK community and future generations of Wildcats, Lexingtonians and Kentuckians that UK is here to support and serve. He added that EREC provides researchers the ability to investigate central Kentucky ecology and globally imperiled Kentucky Bluegrass Woodland Plant community. He said that EREC also simplifies the Urban/Suburban interface, which enables research into humanized landscapes. It is an important goal in our society to deal with urbanization, climate change and global population increases. The intrinsic biodiversity and habitat value of EREC for the various birds, mammals, insects and plant species that occupy this space makes it a unique refuge compared to the larger urbanized area of Lexington and the low habitat value of the surrounding agricultural lands, primarily the horse pastures.

Mr. Shaffer said that here is an opportunity to expose both UK undergraduate researchers, the local community citizens and the local elementary students to the issues of concern and provide hands-on interaction with these organisms that are essential and important to these educational opportunities and to continue at an increasing urbanized populated city, state, country and planet. He then said that other municipalities and university relationships have considered similar land development decisions and attracted undo negative attention, such as North Carolina, Hoffman Forest and the University of Austin Texas, Breckenridge Track. Both of these have unique land holdings that are potentially being compromising by development plans. He said that he wished the University of Kentucky and the City of Lexington should embody the famous ecologist Aldo Leopold Land Ethic, which states "*A thing is right when it tends to preserve the integrity, stability, and beauty of the biotic community. It is wrong when it tends otherwise.*" He said that it is obvious that one cannot always adhere to the Land Ethic philosophy, but in this current situation there is an ability to choose. He then said that let them decide what's not only best for the biotic community, but more importantly that would continue to benefit the local community for years to come through the various community engagement and educational opportunities that the field station provides.

Mr. Shaffer said that EREC acts a living library of organisms native to the Bluegrass Region of Kentucky, which makes it an invaluable education and research opportunity. He then said that, as detailed in the development proposal, having diversity in the environment and greenspaces for citizens to utilize and enjoy is a stated goal of the development plan. Many cities are embracing developments imbedded with nature and they believe Lexington, KY should also embrace this concept. He said that it is his hope that alternative proposals for the Citation Boulevard extension would be considered and the dialog would continue to evaluate options that can accommodate both the development of city infrastructure while preserving the integrity of the UK Ecological and Educational Center.

Amy Clark, 628 Castle Road, urged the Commission not to adopt this plan until the Commission was confident that in some way the plan was amended or was sufficient to cite that Citation Boulevard and its continuance would not be the demise of the EREC. She then said that EREC is an important contribution to the goals and objectives in the Comprehensive Plan that references the partnership with the University of Kentucky and supporting environmental welfare. She indicated that connectivity for this area is very important and it needs to happen, but the key issue is affordable housing and what the needs are in this community. She asked where are the guidelines and are those guidelines enough to make a yes or no decision on a development plan is sufficient enough of this community and whether or not it should take place.

Ms. Clark asked the Commission to remember \$100,000, \$80.05 and \$17.64. She said that this is a public hearing on an amendment to the Comprehensive Plan. There has been wonderful support within the neighborhood and throughout the community, but the information on this public hearing was not available for the public to view. She then said that the Planning staff was able to help with

locating the plan, but the plan itself is about 128 pages and to print this in color ink would cost \$80.05. If the plan was in black and white it would only cost \$17.64. She asked the Commission to think about the accessibility of these planning instruments and future plans to increase the citizen engagement.

Tom Harris, Vice President of the University of Kentucky Relations, was present on behalf of the President and Administration of the university said that with fifteen thousand employees there will be some disagreement with issues on the campus and the UK property. He then said that the University of Kentucky has been involved in the planning and the team for some time and it is understandable that the faculty, staff and researchers who are involved with research station have legitimate concerns. They do valuable work and invested a lot in the station and the university wants to protect that as well. He said that there are talented and creative people at the station who can adapt and adjust, but the extension of Citation Boulevard is in the best interest of this community. He then said that the connection of Citation Boulevard is valuable to the Bluegrass Industrial Park, as well as Coldstream Park and this proposal will enhance the accessibility to the other neighborhoods.

Mr. Harris said that the University of Kentucky will want to be involved in the planning and design process to look at ideas to create a safe way for the faculty, staff and researchers to access the rest of the farm. He then said that, without funding being available at this time, there is time to plan the design and to continue to utilize the field station in a safe manner, but still go forward with what is in the best interest of the community. He added that the University of Kentucky is in support of the Winburn/Russell Cave Road Small Area Plan.

Dr. James Wagner, Transylvania University faculty member, said that the final connection of the road (Phases 2 and 3) not only impacts the University of Kentucky EREC, but it also impacts the Transylvania University students. He then said that the proposal to bisect the building will greatly impact, if not destroy the facility.

Lewis Brown, resident of the Winburn neighborhood, said that today he does not need all of the things that has been mentioned, but in the next twenty years his family may need a bus or the park. This is their future. He indicated that he has attended the first and last meetings, along with all of the public meetings in between because his family lives in the area and they need this plan as it is proposed. He said that he hopes that research gets it, but not at the expense of his family living in the area. He then said that the neighborhood needs these solutions, not a band-aid, so let's fix it today.

Planning Commission Question – Mr. Penn said that since access has not been acquired for Phase 3, he encouraged everyone who is involved to see if there is an alternative. He then said that Phase 3 is obviously not imminent and still could be a work in progress that could be possibly mitigated. Mr. Taylor said that the original preliminary design study for Citation Boulevard extended from Alexandria Drive to Russell Cave Road. He then said that the design document set the preliminary location for the start and end points, which were Alexandria Drive and Radcliffe Road. He added that there is an existing traffic signal at Radcliffe Road that has a stub street going between the two existing facilities. That stub street could accommodate a road, rather than a driveway going to the Northside Library. However, since 1996, the start and end point have always been defined, but the alignment between those two points could be placed anywhere. He said that the final design study may determine that there are some topographical issues next to the field station and Brookfield Chase Neighborhood that might cause the alignment to shift, but in terms of the terminus of the road, the start and end point have been set for 20 years. The Small Area Plan is not making a new recommendation, but they can explore other opportunities. He said that the team started with the two recommended end points and now they are trying to fill in the gap between those two points, which will be determined through the final design. He then said that this is not the first time that the location of the terminus for Citation Boulevard has been brought up and it has been on the record for quite some time.

Mr. Penn reminded the team that the start and end point for Man o' War Boulevard had changed many times due to the access and obtaining the easements. Mr. Taylor said that if the Transportation Cabinet was interested in installing another traffic signal somewhere between Radcliffe Road and Winburn Drive then the team can certainly entertain different ideas, but as Burgess Avenue is set now, it is a few 100 feet from Radcliffe Road, another intersection is not something that the Transportation Cabinet or the Division of Planning would support. Mr. Penn said that he always believed that when there is a will there is a way. Mr. Holmes said that the final design will show more detail of the road connections, but the conceptual design shows the road connection at Radcliffe Road. He then said that the connection to Russell Cave Road is critical and where the end point stops will be determined as the planning and design phase moves forward.

Ms. Mundy said that a plan is like a budget, a budget is a plan, budgets can be changed, if needed. She said that the State will review the plan very carefully with the University of Kentucky owning this property. Once everyone gets involved in the design, the UK property could more than likely be considered, but there are other ways to connect Phase 3 to Russell Cave Road.

Mr. Drake asked if this is an "either/or" circumstance and whether or not there is a possibility to accommodate both interest. Mr. Holmes said that "conceptually" the design shows the much needed connection to Russell Cave Road, and how this proposal was formed was based upon the previous planning studies. He then said that, as the Transportation Cabinet moves into the final design stage, the impact on the EREC property will be determined at that time.

Mr. Drake said that his question was more directed to the academic interest of UK and if the proprietors of EREC thought this was an "either/or" situation or was there some room for compromise. Mr. Westneat submitted an alternative design option, and said that the faculty was interested in compromising, but if the critical piece was to run the connection of Citation Boulevard to Radcliffe Road through the EREC building, then it is an either/or situation. However, if the critical issue was only to provide connectivity, there are three other ways to make that connection. He explained that Citation Boulevard would be a 4th connection between Russell Cave Road and Newtown Pike, allowing three other connections to handle the traffic movement. He requested that the team look into other options to

accomplish the connectivity while preserving the key part of the EREC building. He said that the faculty was willing to give up other parts of the UK property, which are not so critical to the activities at the station. For example using La Salle Road to Asbury Lane.

Mr. Taylor said that, from a planning perspective, the team made it very clear at the public meetings; the Division of Planning would not support using Asbury Lane as a de facto Citation Boulevard. He said that that Asbury Lane is a local street, there are driveways, and there are no traffic control measures on that road. He explained that, near the senior living facility in Newtown Springs, the Division of Planning had delayed the connection of Asbury Lane to Citation Boulevard because they did not want that road to be a straight shot through to Russell Cave Road. Mr. Taylor said that, if the Planning Commission is asking the staff if this is an "either/or" situations, it would be very difficult for the Division of Planning to support a connection to Asbury Lane as part of the Citation Boulevard connection. He then said that collector streets have more flexibility where local streets are more restrictive and are not designed to handle the higher traffic volume.

Mr. Drake said that he was more interested in the location of Citation Boulevard and asked if there is a compromise that would accommodate both interested parties. Mr. Taylor responded that the final design study would determine that location.

The Chair said that it is easy to understand the UK property is a key part of education, but as with the Legacy Trail, it also had key set parts that took some negotiations to resolve the problems that occurred. He then said that this is a conceptual plan and there is room for negotiations until the plan is finalized. This connection is way overdue and the larger picture needs to be reviewed. He expressed that this project needs to move forward one way or the other.

The Chair then said that the Commission was pleased to hear that the neighborhood was involved in the study group, and they appreciated the team working on this project.

Mr. Brewer commented that he would be abstaining from the motion due to a conflict.

Action - A motion was made by Mr. Berkley, seconded by Mr. Smith and carried 11-0 (Brewer abstained) to adopt the following Resolution for the Winburn Russell Cave Small Area Plan, as an amendment to the 2013 Comprehensive Plan.

"A RESOLUTION OF THE LEXINGTON-FAYETTE URBAN COUNTY PLANNING COMMISSION ADOPTING THE WINBURN SMALL AREA PLAN AS AN ELEMENT OF THE 2013 COMPREHENSIVE PLAN.

WHEREAS, KRS 100.183-100.197 set forth the procedures for periodic update and review of comprehensive plan elements; and

WHEREAS, the Comprehensive Plan Goals and Objectives Statement Element for the 2013 Comprehensive Plan was adopted by the Planning Commission on September 22, 2011, and subsequently adopted by the Urban County Council on May 17, 2012, by Resolution No. 260-2012, as required by KRS 100.193; and

WHEREAS, The Statement of Goals and Objectives acts as a guide for the preparation of the remaining elements to aid in implementing the Comprehensive Plan; and

WHEREAS, the Planning Commission and the Urban County Council, having adopted the said Statement of Goals and Objectives, the Planning Commission may adopt other elements of the Comprehensive Plan pursuant to KRS Chapter 100; and

WHEREAS, the Planning Commission finds that the Winburn Small Area Plan is consistent with the Statement of Goals and Objectives; and

WHEREAS, the Planning Commission finds that the research undertaken as part of the update and adoption of the 2013 Comprehensive Plan and, in addition, the research performed specifically in preparation for the Winburn Small Area Plan, fully support the Winburn Small Area Plan as an element of the 2013 Comprehensive Plan; and

WHEREAS, in compliance with KRS Chapter 100 the Planning Commission has conducted a duly advertised public hearing on June 30, 2016 to receive comments and information from all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE LEXINGTON-FAYETTE URBAN COUNTY PLANNING COMMISSION:

Section 1 — That the Planning Commission hereby adopts the Winburn Small Area Plan as an element of the 2013 Comprehensive Plan for Lexington-Fayette County. The Winburn Small Area Plan includes the text and the maps presented to the Commission.

Section 2 — That this Resolution with the attached text and the maps adopted herein shall be referred to as the Winburn Small Area Plan Element of the 2013 Comprehensive Plan for Lexington-Fayette Urban County.

Section 3 – That the Winburn Small Area Plan Element of the 2013 Comprehensive Plan shall supersede all

Comprehensive Plan recommendations previously adopted by this Planning Commission for the land area within the Winburn Small Area Plan which are inconsistent with any maps, text or recommendations contained in the Winburn Small Area Plan.

Section 4 – It is the intent of this Planning Commission that the Zoning Ordinance, Land Subdivision Regulations, and the Zoning Map Atlas currently in effect on the date of adoption of this Resolution shall remain in full force and effect unless and until duly amended by the Lexington-Fayette Urban County Council after receipt of a recommendation by this Planning Commission.

Section 5 – The Director of the Division of Planning is directed to forward this Resolution and the documents mentioned herein to the Lexington-Fayette Urban County Council for its information and use.

Section 6 - This Resolution shall become effective on the date of its adoption.

ADOPTED BY THE LEXINGTON-FAYETTE URBAN COUNTY PLANNING COMMISSION ON THIS THE 30TH DAY OF June 2016.”

IV. **ADJOURNMENT** - There being no further business, the Chair adjourned the meeting at 3:12 PM.

Mike Owens, Chair

Will Berkley, Secretary