

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

**January 26, 2017**

- I. **CALL TO ORDER** – The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2<sup>nd</sup> Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The minutes of the December 15, 2016, 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 5, 2017, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee, Will Berkley, Joe Smith and Mike Owens. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Steve Parker, Division of Traffic Engineering. Staff members in attendance were: Bill Saltee; Tom Martin; Denice Bullock; Chris Bronczyk; Cheryl Gallt; Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; Chris Schnelle, Division of Police and Tracy Jones and Andrea Brown, Department of Law. The Committee made recommendations on plans as noted.

**General Notes**

*The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.*

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, January 5, 2017, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Patrick Brewer, Mike Cravens, 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.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

- 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.

**1. BALL HOMES, INC. ZONING MAP AMENDMENT & THE PENINSULA ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-16-00016: BALL HOMES, INC. (1/26/17)\* - petition for a zone map amendment from Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 67.58 net and gross acres, and to a High Density Apartment (R-4) zone, for 22.01 net (22.18 gross) acres, for properties located at 478 and 480 Squires Road.

**COMPREHENSIVE PLAN AND PROPOSED USE**

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

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The Plan encourages infill, redevelopment and adaptive reuse that respects the area's context and design features (Theme A, Goal #2a), providing well-designed neighborhoods (Theme A, Goal #3); protecting the environment (Theme B); working to achieve an effective and comprehensive transportation system (Theme D, Goal #1); providing for accessible community facilities and services to meet the health, safety and quality of life needs of residents and visitors (Theme D, Goal #2); protecting and enhance natural landscapes that give Lexington its unique identity and image (Theme D, Goal #3); compact and contiguous development within the Urban Service Area (Theme E, Goal #1); and encourages development of vacant and underutilized parcels (Theme E, Goal #3). Additional policy statements in the Plan are also relevant to the proposed zone change request.

The petitioner proposes a combination of Planned Neighborhood Residential (R-3) and High Density Apartment (R-4) zoning for the subject property in order to develop a mixture of single-family, townhouse and multi-family residential dwelling units, for a residential density of 7.11 dwelling units per acre. The subject site is also the location of a proposed middle school.

The Zoning Committee Recommended: **Approval**.

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

1. The proposed Planned Neighborhood Residential (R-3) zone and High Density Apartment (R-4) zone is in substantial agreement with the 2013 Comprehensive Plan for the following reasons:
  - a. The Comprehensive Plan recommends *Growing Successful Neighborhoods* (Theme A, and Chapter 3), which encourages expanding housing choices that addresses the market needs for all of Lexington-Fayette County's residents (Goal #1b.); encourages infill, redevelopment and adaptive reuse that respects the area's context and design features (Goal #2a); and providing well-designed neighborhoods, including neighborhoods that are connected for pedestrian and various modes of transportation (Goal #3 and #3b.). The petitioner has proposed a mixture of residential dwelling unit types, including single-family, townhouses and multi-family dwelling units to meet the needs of the community at a density of 7.11 units per net acre. The corollary development plan also depicts the connection of collector streets and a shared-use path (Easthills Trail) between the Squires Trail and Jacobson Park.
  - b. The 2013 Plan recommends *Protecting the Environment* (Theme B and Chapter 4) by encouraging sustainable use of natural resources (Goal #2b.) and management of green infrastructure, which includes the protection of environmentally sensitive areas before development occurs. The petitioner has agreed to maintain a 25 foot buffer along the FEMA Special Flood Hazard Area (100-year floodplain) near the water's edge of Reservoir #4. This will protect the shoreline, reduce the risk of stormwater impacts to the reservoir, and help maintain a healthy ecosystem around one of Lexington's drinking water reservoirs.
  - c. The 2013 Plan recommends *Improving a Desirable Community* (Theme D and Chapter 6) by working to achieve an effective and comprehensive transportation system (Goal #1); providing for accessible community facilities and services to meet the health, safety and quality of life needs of residents and visitors (Theme D, Goal #2); and protecting and enhancing natural landscapes that give Lexington its unique identity and image (Theme D, Goal #3). The petitioner has worked to incorporate the planned share-use trail, preserve the aesthetic beauty of the area, and accommodate a Fayette County Public Schools middle school site. The school site will provide open space and serve as a focal point for the neighborhood.
  - d. The 2013 Plan recommends compact and contiguous development within the Urban Service Area (Theme E, Goal #1) and encourages development of vacant and underutilized parcels (Theme E, Goal #3), both of which are being met by the petitioner's proposal within the Urban Service Boundary.
2. This recommendation is made subject to approval and certification of PLN-MJDP-16-00040: The Peninsula, 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 buffering restrictions are recommended for the subject property:
  - a. Along the boundary of the subject property which is shared with Kentucky American Water (Reservoir #4), there shall be a twenty-five (25) foot buffer area established from the 2014 FEMA D-FIRM Special Flood Hazard Area (coincident with the twenty-five (25) foot floodplain setback required by Article 19 of the Zoning Ordinance). Within the buffer area:
    - (1) accessory structures, fences and play structures shall be prohibited;
    - (2) existing trees with a 3" caliper, or greater, shall be preserved, except for dead, diseased, hazardous trees or invasive species. Trees meeting these criteria;
    - (3) may be removed only with the written consent of the Division of Environmental Services, if deemed to be necessary for the overall health of this environmentally sensitive area.
  - b. PLN-MJDP-16-00040: THE PENINSULA (1/26/17)\* - located at 478 and 480 Squires Road.  
**(EA Partners)**

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the lack of information and the proposed stormwater basins for the single family residential area.

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

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1. Provided the Urban County Council rezones the property R-3 & 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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Denote: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Complete typical Required townhouse development information proposed (group residential or fee simple).
9. Denote that phasing of the development shall be determined at the time of the Final Development Plan and/or Preliminary Subdivision Plan.
10. Denote significant tree protection areas on plan.
11. Revise note #10 relative to the single family area.
12. Denote that there shall be a tree protection/conditional zoning buffer area along the reservoir that corresponds with the 25' floodplain setback.
13. Denote: The re-alignment of Squires Road and access to the existing residential lots shall be resolved at the time of the Final Development Plan and/or Preliminary Subdivision Plan.

## 2. **JAMES D. BAKER ZONING MAP AMENDMENT & BLUEGRASS EXECUTIVE PARK, UNIT 1-C ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-16-00018: JAMES D. BAKER (1/29/17)\* - petition for a zone map amendment from Professional Office (P-1) zone to a Planned Neighborhood Residential (R-3) zone, for 5.78 net (6.57 gross) acres, for property located at 2209, 2213, 2217, 2221, 2225, & 2245 Thunderstick Drive and 2184, 2185, & 2192 Call 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 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 (Theme E).

The petitioner is requesting a Planned Neighborhood Residential (R-3) zone in order to construct 36 townhouses, for a residential density of 6.23 dwelling units per acre.

The Zoning Committee made no recommendation on the proposal.

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

1. The subject site cannot be developed as proposed by the petitioner due to very serious floodplain and floodway constraints. The petitioner has not demonstrated that they can meet the requirements of the Zoning Ordinance, particularly those found in Articles 8, 16, and 19.
- b. PLN-MJDP-16-00043: BLUEGRASS EXECUTIVE PARK, UNIT 1-C (1/29/17)\* - located at 2209, 2213, 2217, 2221, 2225, and 2245 Thunderstick Drive and 2184, 2185, and 2192 Call Drive.

**(EA Partners)**

The Subdivision Committee Recommended: **Postponement**, There were some questions regarding the development being shown within the floodway and floodplain and not complying with the Land Subdivision Regulations.

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.

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7. Denote: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Addition of record plat designation for property.
9. Show height of proposed buildings in feet.
10. Denote construction access on plan.
11. Label required landscaping buffers.
12. Label zones on adjoining properties.
13. Denote location of conceptual stormwater basin improvements on plan.
14. Improve plan legibility for utility easement.
15. Correct labeling of site statistics.
16. Identify landscape buffers required by Article 21-6(a)(7) of the Zoning Ordinance.
17. Denote this plan shall comply with Article 19 of the Zoning Ordinance.
18. Denote flood protection elevation (FPE) should be provided on future plans.
19. Denote storm sewer easement needed to the approval of Division of Water Quality.
20. Discuss location of floodway on property and denote on plan.
21. Discuss orientation of proposed lotting.
22. Discuss compliance with Article 19 of the Zoning Ordinance.
23. Discuss proposed lots in rear without frontage (Lots 28-36).
24. Discuss existing CLOMR.
25. Discuss floodway variance required prior to construction.

3. **G. DAVIS, CCM ZONING MAP AMENDMENT & ALL ABOUT KIDS CHILDCARE & LEARNING CENTER ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-16-00021: G DAVIS, CCM (1/29/17)\* – petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Professional Office (P-1) zone, for 1.5 net (2.12 gross) acres, for property located at 3280 Clays Mill Road.

**COMPREHENSIVE PLAN AND PROPOSED USE**

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The 2013 Plan's Goals and Objectives emphasize the importance of supporting infill and redevelopment (Theme A, Goal #2), supporting green infrastructure (Theme B, Goal #3), and upholding the Urban Service Area concept (Theme E, Goal #1).

The petitioner proposes to develop a childcare center and associated off-street parking to serve approximately 200 children.

The Zoning Committee Recommended: **Approval**.

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

1. The requested Professional Office (P-1) zone is in agreement with the 2013 Comprehensive Plan, as follows:
    - a. The Goals and Objectives encourage infill development throughout the Urban Service Area as a strategic component of growth for our community (Theme A, Goal #2). The petitioner proposes to utilize the subject property for land use that is compatible with both residential neighborhoods and professional office uses along and near the Clays Mill Road corridor.
    - b. The Goals and Objectives recommend supporting green infrastructure (Theme B, Goal #3). The new childcare center will be constructed utilizing "certified green building contractors" in a manner to support a learning environment that focuses on protection of the physical environment. Also, the site will capture rain water and re-use it to irrigate the on-site landscaping and gardens.
    - c. By utilizing land inside of the Urban Service Area for this urban development, the proposed rezoning and development will meet Theme E, Goal #1 to uphold the Urban Service Area concept.
  2. P-1 zoning is compatible with the development along Clays Mill Road, and is consistent with the existing P-1 zone to the south of the subject property.
  3. This recommendation is made subject to approval and certification of PLN-MJDP-16-00046: All About Kids Childcare & Learning Center, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. PLN-MJDP-16-00046: ALL ABOUT KIDS CHILDCARE & LEARNING CENTER (1/29/17)\* - located at 3280 Clays Mill Road.  
**(McGill, Smith & Punshon, Inc.)**

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

1. Provided the Urban County Council rezones the property P-1; otherwise, any Commission action of approval is null and void.

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2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. .Addition of adjacent property record plan or property owner's name (s).
6. .Addition of proposed and existing easements.
7. Document compliance with Art. 21-7(b)(3) of the Zoning Ordinance prior to plan certification.
8. Resolve parallel parking (vs. angled) proposed in the island area near building entrance.
9. Resolve the need to extend the sidewalk along the Vincent Way frontage.

**4. DAVID MEYERS, KENTUCKY LODGING AND DEVELOPMENT CO., INC ZONING MAP AMENDMENT & HOSPITALITY MOTOR INNS, INC. & BP OIL CO, INC. (DOLLAR GENERAL)(AMD) ZONING DEVELOPEMT PLAN**

- a. PLN- MAR-16-00025: DAVID MEYERS, KENTUCKY LODGING AND DEVELOPMENT CO., INC (2/19/17)\* - petition for a zone map amendment from Interchange Service Business (B-5P) zone to a Highway Service Business (B-3) zone, for 0.75 net (1.36 gross) acres, for property located at 2167 N. Broadway.

**COMPREHENSIVE PLAN AND PROPOSED USE**

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes a Highway Service Business (B-3) zone in order to construct a retail sales establishment about 7,500 square feet in size and associated off-street parking on the subject property

**The Zoning Committee Recommended: Approval.**

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

1. A restricted Highway Service Business (B-3) zone is in agreement with the 2013 Comprehensive Plan, for the following reasons:
  - a. The site can be considered as an underutilized site after 50 years of B-5P zoning, with no development. 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, since the site is within the Urban Service Area.
  - b. 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."
  - c. The 2013 Comprehensive Plan supports infill and redevelopment and creating a well-designed neighborhood/community (Theme A, Goals #2 and #3). The site is a long-time vacant site within the Urban Service Area, which can enhance the existing nearby neighborhoods with support uses, such as additional shopping options in close proximity.
  - d. The proposed zoning and land use are not out of character with the other commercial uses along the North Broadway corridor. Conditional zoning restrictions to limit uses that may negatively impact the nearby residential neighborhood would be most appropriate for the subject property to ensure land use compatibility.
2. This recommendation is made subject to approval and certification of PLN-MJDP-16-00053: Hospitality Motor Inns, Inc. and BP Oil Co., Inc (Dollar General), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses shall be prohibited on the subject property, via conditional zoning:  
**Prohibited Uses**
  - a. Establishments and lots for the display, rental, sale, service, and minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
  - b. Cocktail lounges and nightclubs.
  - c. Car wash establishments.
  - d. Pawnshops.
  - e. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
  - f. Advertising signs, also known as billboards, as regulated by Article 17 of the Zoning Ordinance.

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- b. PLN-MJDP-16-00053: HOSPITALITY MOTOR INNS, INC. & BP OIL CO, INC. (DOLLAR GENERAL)(AMD) (2/19/17)\* - located at 2167 N. Broadway.  
**(Vantage Engineering, PLC)**

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

1. Provided the Urban County Council rezones the property B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Increase font size for all textual note information, including site statistics.
6. Correct plan title to match agenda information.
7. Addition of all pertinent information from previous development plan.
8. Complete dimensions on building for store entrance area (front wall).
9. Resolve proposed access to Judy Lane, to the approval of the Division of Traffic Engineering.
10. Remove site statistics for Tract 2A (not applicable).

**C. FULL PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS**

1. **ZOTA 2016-5: AMENDMENT TO ARTICLE 23A-10: SUPPORTIVE USES AS A SPECIAL PROVISION IN THE ECONOMIC DEVELOPMENT (ED) ZONE** – petition for a Zoning Ordinance text amendment to Articles 23A-10 for supportive uses within the Expansion Area.

REQUESTED BY: Urban County Planning Commission

PROPOSED TEXT: (Text underlined indicates an addition to the existing Zoning Ordinance;  
text ~~dashed through~~ indicates a deletion.)

**OPTION 1**

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**23A-10(j) SPECIAL PROVISIONS**

12. Supportive uses shall be principal permitted uses, regulated subject to the following requirements:
- a. Supportive uses shall only be developed and constructed either concurrently with or post-construction and occupancy of at least one other principal permitted use listed in 23A-10(b),
  - b. Supportive uses shall not exceed a maximum of twenty percent (20%) of the otherwise permitted floor area within a development, as identified on the associated final development plan.
  - c. Residential land uses shall not exceed a maximum of fifteen percent (15%) of the otherwise permitted supportive use floor area by 23A-10(j)(12)(b) above.
  - d. For tracts of ED zoned land under 10 acres, which are contiguous to or across the street from land designated or zoned ED, but which are under separate ownership and under a separate development plan, supportive uses shall be principal permitted uses, not subject to the provisions of Subsections 12(a), 12(b) and 12(c) above.

**OPTION 2**

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**23A-10(d) CONDITIONAL USES**

5. Supportive uses, as further regulated by Article 23A-10(j).

**23A-10(j) SPECIAL PROVISIONS**

12. Supportive uses shall be principal permitted uses, regulated subject to the following requirements:
- a. Supportive uses shall only be developed and constructed either concurrently with or post-construction and occupancy of at least one other principal permitted use listed in 23A-10(b),
  - b. Supportive uses shall not exceed a maximum of twenty percent (20%) of the otherwise permitted floor area within a development, as identified on the associated final development plan.
  - c. Residential land uses shall not exceed a maximum of fifteen percent (15%) of the otherwise permitted supportive use floor area by 23A-10(j)(12)(b) above.
  - d. For tracts of ED zoned land under 10 acres, which are contiguous to or across the street from land designated or zoned ED, but which are under separate ownership and under a separate development plan, supportive uses shall be conditional uses, not subject to the provisions of Subsections 12(a), 12(b) and 12(c) above.

The Zoning Committee made no recommendation on the proposal.

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

1. The proposed text amendment that has been drafted to Article 23A-10 is entirely dependent upon its predecessor being adopted by the Urban County Council. Since the Council has delayed consideration of the parent ZOTA, this request should be delayed until that outcome is known.

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2. **ZOTA 2017-1: MARKET GARDENS** – petition for a Zoning Ordinance text amendment to define and regulate Market Gardens throughout Lexington-Fayette County.

REQUESTED BY: Urban County Planning Commission

PROPOSED TEXT: Copies available from the staff.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval of the Staff Alternative text.** for the following reasons:

1. The 2013 Comprehensive Plan, *Chapter 8: Implementation* recommends updating the community's regulations to permit community gardens in support of Theme A: Growing Successful Neighborhoods. To further implement the Comprehensive Plan, community, and by association market gardens, will help to build stronger neighborhoods by encouraging positive social interactions, reducing food desert impacts, and promoting sustainable and affordable local food production.
2. The proposed Zoning Ordinance text amendment will help to encourage urban agricultural in Fayette County and also provide appropriate regulations by which agricultural products might be sold on-site, if deemed appropriate by the Board of Adjustment.

#### VI. **COMMISSION ITEMS** -

#### VII. **STAFF ITEMS** – The staff will report at the meeting.

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

Rural Land Management Plan Update – Staff and the RLMP board met to discuss the draft text for Chapter one.

Council Environmental Quality and Public Works – Staff, along with Environmental Services, presented to the committee concerning greenway management and ownership.

Greenspace Survey – Staff worked with the consultant, The Matrix Group, to prepare the survey's final report.

Greenspace Commission – Staff and the Commission met to hear a presentation from The Matrix Group, the consultant for the Greenspace Survey, on the results from the survey.

Housing Market Demand Study – The steering committee met on December 13<sup>th</sup> to hear a presentation by the consultants on the housing preference survey and sales data.

Retrofitting the RETRO – Staff hosted the Southland Drive Case Study and design competition. Submittals from UK students were received December 2<sup>nd</sup> and the work was displayed for community input at Good Foods Co-op on December 7<sup>th</sup>. The review committee, made up of UK, Southland, and LFUCG representatives, met on December 8<sup>th</sup> to discuss and select the winning submittals. Winners were announced on December 9<sup>th</sup> on UK's campus. The winning entry will be refined during the spring semester, and then will be built and installed by May on Southland Drive. More information can be found at [www.southlandsidewalks.com](http://www.southlandsidewalks.com).

Parks and Recreation's Strategic Master Plan – Staff participated in the steering committee meeting for the launch of the plan. Staff will participate through the entire planning process which is to conclude in 2018.

Town Branch Commons – Staff participated in the technical committee meeting for the launch of the project. Staff will participate through the design and construction phases.

Kentucky League of Cities – Staff presented a continuing education session at the Kentucky League of Cities along with Planning Services and MPO representatives.

Imagine Lexington – Staff coordinated with the PIO office to set-up and design a new website as well as three social media sites for the 2018 Comprehensive Plan Update, *Imagine Lexington*. The new website, [www.imaginelexington.com](http://www.imaginelexington.com), will be available early January 2017 as well as Facebook, Twitter, and Instagram pages. Staff also worked with GTV3 to plan and storyboard a series of three informational and educational videos that will be released by the end of January 2017. These videos will address what the components of a community are, what the Comprehensive Plan is and what it does, as well as why and how the public should get involved. Staff is excited about reaching new populations of people through these outreach methods and hope to excite the community of Lexington for the upcoming Comprehensive Planning process. Staff also met and reviewed the implementation tasks from the 2013 Comprehensive Plan Update. An assessment of these tasks will be available January 2017.

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General Work Activities – Using GIS, and Census data, staff created maps and data sets for the Urban County Council, other LFUCG Departments, and agencies and officials outside the government. Staff also attended LFUCG-sponsored trainings and Webinars.

**B. 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.
- Conducted Project Coordination Team Meeting with District 7 and LFUCG Divisions.
- Attended LFUCG Pedestrian Safety Work Group meeting.
- Attended LFUCG Corridors Commission
- Attended Bluegrass ADD Regional Transportation Committee
- Attended Jessamine County Transportation Task Force Meeting.
- Attended 3 Paving Meetings with Streets and Roads, Traffic Engineering.
- The MPO website had 294 visits from 228 users (68% new users) and 616 page views.
- The MPO's Twitter site had 2,046 followers in December.
- The MPO's Facebook fan page had 685 likes in December. The page had 28 engaged users and reached 125 users in December.

**1.4 Staff Development –**

- Attended LFUCG Harassment in the Work Place Training
- Attended webinar titled Planning Ethics and the Digital World, on December 7<sup>th</sup>.
- Attended webinar titled Implementing Resilience in Transportation – Examples and Lessons Learned, on December 9<sup>th</sup>.

**2.1 Congestion Management Process (CMP) –**

- Worked on spreadsheets to document annual congestion trends on selected corridors in the CM network using BlueTOAD system Travel Time Index (TTI) data.
- Met with Traffic Engineering staff to review the annual congestion trend BlueTOAD data and presented the data at the CM committee meeting.
- Contacted consultants to schedule project progress presentations and update reports for the CM committee meeting.
- Used live and typical Google Traffic maps to document monthly and 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 –**

- Transportation provided support for development and implementation of plans, studies and projects including: LFUCG Comprehensive Planning and Newtown Pike Extension Project coordination.
- Staff reviewed PIF information in preparation for the state-wide PIF prioritization study and met with District 7 regarding the process and coordinating efforts.
- Staff familiarized and is continuing to learn to run the model for upcoming Planning updates.

**2.3 Air Quality Activities –**

- Continued to monitor air quality issues.
- Continued receiving air quality monitor readings and comparing them to forecasted levels.

**3.1 Transportation - Land Use Impact Analysis –**

- Provided assistance and answered inquiries on various Traffic Impact Studies.

**3.2 Multimodal/Transportation Enhancement Planning –**

- Responded to approx. 20 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 2016.
- Reviewed and submitted comments in plan tracker for 3 plans submitted to planning services for bike and pedestrian circulation requirements.
- Corresponded on 15 plans approved by the planning commission for compliance with conditional signoff requirements for approval.

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- Prepared Meeting Agenda and Minutes for the Bicycle and Pedestrian Advisory Committee.
- Organized and developed reports from the Metro Count Data counters on the Arboretum Woods Trail and the Legacy Trail and reported to BPAC, UK and LFUCG Engineering.
- Finalized the contract negotiations and received 2 readings from Council for the LAMPO Bike and Pedestrian Master Plan Update.
- Met with President of VisitLex to outline a plan for the implementation of a bike share program.
- Met with Downtown Lexington Corporation to outline this year's Bike Lexington Event.
- Gave a presentation to the Professional Engineers Society o Multi Modal Transportation Solutions.
- Walked around District 3 with CM Gibbs to discuss and analyze locations for bike rack installations.
- Gave a presentation to the League of Cities regarding the types of bicycle facilities and the future of active transportation.
- Prepared routes and submitted marketing media requests for My City Bikes Life is a Cycle 31 rides in 31 city's event.
- Continued work on experimental bike box locations and implementation.
- Continued work with UK regarding interactive active transportation map project.
- Developed striping plans for multiple road corridors for installation with repaving projects.

### 3.3 Transit Planning –

- Staff attended FTSB board meeting as chair.
- Staff attended Via Creative board meeting as Co-Chair.
- Planning staff rode electric buses for testing purposes to learn more about the service offered by Lextran.
- Worked with council member Bledsoe on proposed bus shelter on Harrodsburg Rd and Corporate Dr.

### 3.4 Mobility Coordination –

- Discussed targeted safety messages with Traffic Engineering for marketing material development.
- Move it People Facebook grew by 11 likes to 2,803; had 139 engaged users and reached 869 users in December.

### 3.5 Travel Demand Modeling and Project Forecasting –

- No activity 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 Congestion Management Committee (CMC).
- Staff meeting to develop new-staff job responsibility descriptions.

### 4.2 Transportation Improvement Programming (TIP) –

- Monitored TIP program projects for needed adjustments.
- Completed and submitted the FY 2016 Annual Federal Obligations Report to the KY Transportation Cabinet.

### 4.3 Unified Planning Work Program (UPWP) –

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

## **C. Zoning Compliance**

### Enforcement:

Only 15 new zoning complaints were handled in December, down considerably from previous months, which is fairly typical for the beginning of winter. A total of 17 cases were resolved, meaning that necessary actions were taken by a property owner or occupant to fix a zoning compliance problem. During December, 30 conditional uses were inspected, and all were determined to be in substantial compliance.

Significant attention was given to complaints surrounding gatherings (with live entertainment) at a Hookah Lounge on Lane Allen Road, in a Neighborhood Business (B-1) zone. That property is currently under a Cease & Desist order, and research is underway to determine if the activity can qualify for approval as a "banquet facility".

### Permitting:

Since January 1, 2012 Zoning Compliance Permits have been required before a building or premises can be occupied for a specific use or a change in use, with some exceptions for agricultural uses and single family or two-family residences. In December, 49 such permits were issued. Technical assistance was also provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of 9 applications for new commercial or multi-family building construction, and 23 applications for remodel activity, "fit-ups" or change in use requests.

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Board of Adjustment:

Seven cases were presented to the BOA at the December 16<sup>th</sup> public hearing. Of those, two were variances involving setback modifications; one of particular interest was the approval of a front yard setback change for the expansion/reconstruction of the Marikka's restaurant on Southland Drive. Of the four conditional use requests, perhaps the most noteworthy is a request by Kroger on Euclid to expand their parking lot and provide vehicular access from the store to South Ashland Avenue, via the property at 445 South Ashland. Consideration of that request was postponed to the January 27<sup>th</sup> public hearing so that the applicant could explore alternative designs addressing traffic circulation and pedestrian/biker access. One administrative appeal was approved, allowing a second floor addition to a nonconforming single family residence on Owsley Avenue, in a Neighborhood Business (B-1) zone.

- 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, 2017**

|                                                                                                                   |                 |                 |
|-------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....                  | February        | 2, 2017         |
| Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....                       | February        | 2, 2017         |
| <b>Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers.....</b> | <b>February</b> | <b>9, 2017</b>  |
| <b>Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....</b>                          | <b>February</b> | <b>23, 2017</b> |
| Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....                   | February        | 22, 2017        |
| Work Session, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....                                                | February        | 16, 2017        |

X. **ADJOURNMENT**

TLW/TM/WLS/dw

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