

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

September 28, 2017

- 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 August 24, 2017 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, September 7, 2017 at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Carolyn Plumlee, Will Berkley and Headley Bell. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Cheryl Gallt; Chris Bronczyk; Denise Bullock; Captain Greg Lengal and Joshua Thiel, Division of Fire & Emergency Services; Andrea Brown, Department of Law. The Committee made recommendations on plans as noted.

General Notes

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

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

1. FINAL SUBDIVISION PLANS

- a. PLN-MJSUB-17-00050: GREER-HANCOCK FARM, LLC (11/1/17)* - located at 2100 Muir Station Road.
(Council District 12) **(Foster-Roland)**

Note: This plan requires the posting of a sign and an affidavit of such.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Addressing Office's approval of street names and addresses.
3. Department of Environmental Quality's approval of environmentally sensitive areas.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Correct surveyor's certification.
6. Correct spelling in Health Department note.
7. Denote: Access to this property is provided by an access easement located in Bourbon County.
8. Denote: This plat approved by the Planning Commission, per the requirements of KRS.100.292
9. Provided the Planning Commission grants a waiver to Article 6-6(a) of the Land Subdivision Regulations.
10. Provided the Planning Commission grants a waiver to Article 6-4(c) of the Land Subdivision Regulations.

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, September 7, 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, Larry Forester, 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

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

- (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. SCW NEWTOWN, LLC ZONING MAP AMENDMENT & LITTLE & POWELL PROPERTY ZONING DEVELOPMENT PLAN

- a. PLN-MAR-17-00031: SCW NEWTOWN, LLC (11/1/17)*- petition for a zone map amendment from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.44 net (0.60 gross) acres, for property located at 757 Newtown Pike.

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 subject property is also located within the 2009 Central Sector Small Area Plan boundary, an adopted element of the 2013 Comprehensive Plan.

The petitioner proposes to rezone the property in order to construct a 12,000 square-foot warehouse, and incorporate the site into the adjacent warehouse and storage facility.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reason:

1. The existing Highway Service Business (B-3) zone is inappropriate for the subject property because despite having frontage along Newtown Pike, there is poor vehicular access to the property, which is located entirely on the adjacent Space Center Storage site. Poor vehicular access is not conducive to successful development of a B-3 zoned property.
2. The proposed Wholesale and Warehouse Business (B-4) zone is appropriate for the subject property because the proposed warehouse use is less intense than what could be developed on the property, with no Planning Commission review, in close proximity to an existing elementary school and residential neighborhoods. In addition, a restricted B-4 is compatible and consistent with the surrounding zoning, land use and development pattern along this portion of the Newtown Pike corridor.
3. This recommendation is made subject to the approval and certification of PLN-MJDP-17-00086: Little and Powell Property, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
4. Under the provisions of Article 6-7 of the Zoning Ordinance, this property shall be subject to the following use restrictions via conditional zoning:
PROHIBITED USES:
 - a. Major automobile and truck repair.
 - b. Laundries and drying shops, and laundry pick-up stations.
 - c. Ice plant.
 - d. Tire re-treading and re-capping.
 - e. Machine shop.
 - f. Establishments and lots for display, rental, repair or sale of farm equipment, automobiles, trucks, mobile homes, recreational vehicles, motorcycles or boats, and supplies for such.
 - g. Truck terminals and freight yards.
 - h. Automobile service stations.
 - i. Establishments for the display and sale of pre-cut, pre-fabricated, or shell homes.
 - j. Circuses and carnivals.
 - k. Retail sale of building materials, hardware-related items and lumber.
 - l. Pawnshops.
 - m. Parking lots and structures as principal uses.
 - n. Outdoor speakers and public address systems.
 - o. Mining of non-metallic minerals.

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These land use restrictions are appropriate and necessary at this location to ensure that the proposed commercial development of the subject property will not negatively impact the nearby elementary school and residential neighborhoods in this area, and to be consistent with the restrictions in place for other B-4 sites along the Newtown Pike corridor.

- b. PLN-MJDP-17-00086: LITTLE & POWELL PROPERTY (11/1/17)* - located at 757 Newtown Pike.
(MLH Civil Engineers, PLLC)

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

1. Provided the Urban County Council rezones the property B-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. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Denote: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
7. Addition of record plat designation.
8. Denote: Review by Royal Springs Aquifer Committee required at the time of final development plan.

2. FRM LAWSON PROPERTY ZONING MAP AMENDMENT & LEESTOWN INDUSTRIAL PARK ZONING DEVELOPMENT PLAN

- a. PLN-MAR-17-00032: FRM LAWSON PROPERTY (11/1/17)*- petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Light Industrial (I-1) zone, for 0.71 net (1.14 gross) acres, for property located at 300 Alexandria 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 petitioner proposes to incorporate the subject property into the Leestown Industrial Park for light industrial land use. Short-term gravel vehicle storage is proposed for the adjoining large vehicle repair facility.

The Zoning Committee Recommended: **Approval**.

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

1. A Planned Neighborhood Residential (R-3) zone is no longer appropriate and a Light Industrial (I-1) zone is appropriate at this location, for the following reasons:
 - a. A major electric transmission line, transmission tower and 75-foot wide easement occupy appropriately one-half of the subject property along its northwestern property boundary and closest to the existing Marehaven Subdivision. Such major public service facilities make the site generally incompatible for residential development.
 - b. Any potential residential use of the site under the existing R-3 zoning would be required to be located in close proximity to existing industrial uses within the adjacent Leestown Industrial Park. Residential development of the subject site would not be compatible with the surrounding land uses.
 - c. The subject property is bordered on three sides by industrial or public facilities land uses, which makes I-1 zoning more compatible and appropriate than the existing R-3 zone. Alexandria Drive, and its right-of-way, creates an appropriate land use boundary between the residential subdivisions on the north side of Alexandria Drive and the subject property.
 - d. The site is located within the Urban Service Area, currently vacant and considered underutilized. The site can be successfully incorporated into the adjacent parcel on Over Drive in order to support an existing business in Fayette County.
2. This recommendation is made subject to the approval and certification of PLN-MJDP-17-00090: Leestown Industrial Park, 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 buffer restriction is recommended via conditional zoning on the subject property:
 - a. A fifteen-foot (15') wide landscape buffer shall be maintained along the northwestern property line. Within the landscape buffer a six-foot (6') tall hedge, wall or berm shall be established.

This restriction is appropriate in order to diminish the visibility of the subject property from Alexandria Drive.

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- b. PLN-MJDP-17-00090: LEESTOWN INDUSTRIAL PARK (11/1/17)* - located at 300 Alexandria Drive.
(2020 Land Surveying)

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 as general note #4: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
6. Addition of walkways on plan.
7. Denote conditional zoning restrictions for landscape buffer along Alexandria Drive.
8. Resolve closure of Alexandria Drive access point at time of final development plan.
9. Resolve paving of parking lot for water quality issues at time of final development plan.

3. **CORE LEXINGTON 685 LIMESTONE, LLC ZONING MAP AMENDMENT & THE HUB AT LEXINGTON II ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-17-00033: CORE LEXINGTON 685 LIMESTONE, LLC (11/1/17)*- petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 1.36 net (1.80 gross) acres, for properties located at 119, 121, 123, and 131 Virginia Drive; 665, 685, and 693 S. Limestone; and 662 Maxwellton Court. Dimensional variances are also requested.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and 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 to the Comprehensive Plan mission statement, the Goals and Objectives of the Plan also address the five major themes of the Plan: 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 proposes a Neighborhood Business (B-1) zone in order to construct a mixed-use building at the northwest corner of S. Limestone and Virginia Avenue. The petitioner proposes 190 residential dwelling units, 11,800 square feet of commercial space, and an associated parking structure. The petitioner also proposes utilizing the form-based project option of the B-1 zone, which is a recent addition to the Zoning Ordinance.

The Zoning Committee Recommended: **Approval**.

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

1. The proposed Neighborhood Business (B-1) zone and form-based neighborhood business project are in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. Theme A "Growing Successful Neighborhoods" recommends expanding housing choices, with emphasis on mixed-use and higher density development to address a variety of community needs (Goals 1b. and 1d.). The Plan recommends supporting infill and redevelopment as a strategic component of growth, with focus on context-sensitive design (Goal 2a.), and providing well-designed neighborhoods through mixed-use, multi-modal transportation connections and minimizing disruption of natural features when building new communities (Goals 3a., 3b, and 3c.) The petitioner's proposed project will provide additional housing options for the S. Limestone and Virginia Avenue corridors in a context-sensitive manner, while offering multi-modal transportation connections (vehicular, bicycle, pedestrian and transit).
 - b. Theme B "Protecting the Environment" recommends reducing the community's carbon footprint through sustainable and transit-oriented development (Theme B, Goal 2c.). This development will provide sustainable development in the form of an urban mixed-use project near the University of Kentucky, one the community's largest employment areas, along existing transit routes.
 - c. Theme E "Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land" also encourages the infill or redevelopment of underutilized land inside the Urban Service Area (Goal 1a.), and building in a compact, contiguous, and/or sustainable manner (Goal 1b.). The petitioner is redeveloping an underutilized parking lot near one of the main entrances to the University of Kentucky campus in a highly dense manner, thus fulfilling the intent of the Comprehensive Plan.

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2. The proposed B-1 zone permits mixed-use development, and the form-based project option allows flexibility in the zone requirements if a project developer completes the area character and context study requirements. The petitioner has conducted the requisite study, evaluating the nearby area, and creating a project that respects the existing urban environment.
3. This recommendation is made subject to approval and certification of PLN-MJDP-17-00089: The Hub at Lexington II, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are recommended for the subject property:

PROHIBITED USES

- a. Automobile repair, service stations, and gasoline pumps.
- b. Automobile and vehicle refueling stations.
- c. Animal hospitals or clinics.
- d. Self-service car washes.
- e. Drive-thru facilities.

OTHER USE RESTRICTIONS

- a. A residential component shall be required to create a mixed-use development on the subject property.

These use restrictions are appropriate and necessary to ensure that future development will be compatible with the character of the adjoining area by prohibiting certain uses that would be contrary to its urban mixed-use character, and to ensure compliance with the Goals and Objectives of the Comprehensive Plan.

b. REQUESTED VARIANCES

1. Reduce the minimum off-street parking requirements by 18.5%, from 205 spaces to 160 spaces.
2. Reduce the minimum yard along the rear of 135 Virginia Avenue from 10 feet to 0 feet.
3. Reduce zone-to-zone perimeter screening requirements from 15 feet to 0 feet and eliminate the requirement for trees and shrubs.

The Zoning Committee recommended: **Approval** and **Postponement** per the staff recommendations.

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

- a. Granting the requested variances should not adversely affect the public health, safety or welfare, nor will it alter the character of the general vicinity. The applicant has supplied adequate parking, based upon its experience in building mixed-use/residential development in a number of other university communities across the country in similar near-campus locations. In addition, there will be no hazard or nuisance to the public because the purpose of the setback variance is to allow enough room to provide a safe exit from the parking garage onto Maxwellton Court.
- b. Approval of the variances will not result in an unreasonable circumvention of the Zoning Ordinance because the ordinance allows for reduction of parking inside the Infill and Redevelopment Area, this mixed-use project will be drawing more pedestrian traffic than automobile traffic.
- c. A special circumstance that applies to the subject properties that serves to justify the variances is that a form-based neighborhood business project is planned, which will be pedestrian-oriented and within walking distance of the University of Kentucky campus and medical facilities.
- d. Strict application of the requirements of the Zoning Ordinance would create an unnecessary hardship for the applicant. It would likely lead to excess parking that is not needed or desired, and would take up valuable space that can be utilized for retail or residential purposes. Additionally, the project would not have adequate access to the public right-of-way on Maxwellton Court if required to match the adjacent yard requirements near Maxwellton Court.
- e. The circumstances surrounding this request are not the result of actions taken by the applicant since the adoption of the Zoning Ordinance. This project is not yet under construction, and its design is based on past experience of the applicant in similar situations and settings.

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, or as amended by either a future Development Plan approved by the Commission or as a Minor Amendment permitted under Article 21-7 of the Zoning Ordinance.
3. A note shall be placed on the Zoning Development Plan indicating the variances that the Planning Commission has approved for this property (under Article 6-4(c) of the Zoning Ordinance).
4. The rear yard and parking variances are conditioned upon the mixed-use project being constructed, as planned for with the form-based neighborhood business project and as depicted on the development plan. Any new structures built on the property not in compliance with the form-based neighborhood business project shall comply with the required yard restrictions per Article 15-3 of the Zoning Ordinance.

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The Staff Recommends: **Postponement** of the requested zone-to-zone landscape screening variance, for the following reason:

- a. The Landscape Review Committee has not yet had an opportunity to review the requested variance. The next scheduled meeting is on September 19, 2017; and if a quorum is present, a recommendation on the requested variance will likely be made. Although the staff is supportive of the request, until that meeting occurs, it is best to defer a substantive recommendation.
- c. PLN-MJDP-17-00089: THE HUB AT LEXINGTON II (11/1/17)* - located 665, 685 & 693 S. Limestone; 119, 121, 123 & 131 Virginia Avenue; and 662 Maxwellton Court. **(Carman)**

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

1. Provided the Urban County Council rezones the property B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Denote: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
6. Delete 5' building line on adjacent properties.
7. Addition of record plat and owner's information on adjacent properties.
8. Denote building dimensions, per Art 21.
9. Denote metes and bounds designation of the property.
10. Dimension loading dock, trash area and M.E. P.
11. Denote front yard building line on plan.
12. Provided the Planning Commission grants the requested variances.
13. Discuss stormwater management detention and water quality.

VI. **COMMISSION ITEMS**

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

A. **Long Range Planning Activity Report**

Imagine Lexington

Staff met with the Planning Commission for a work session on August 17th. At this meeting, Staff presented a letter of support for the Proposed Goals and Objectives from the Greenspace Commission, with explicit support of Staff's proposed Theme E Goal 4 ("The Study"). The Greenspace Commission voiced, that the expansion conversation "will continue to be of great importance to our community, and although [the Green Space Commission] currently feels the answer to that question is 'no,' [the Greenspace Commission] recognizes that someday it may not be. [The Greenspace Commission] contents that this goal provides Lexington the opportunity to construct the tool necessary (through a study) to establish the standards for whether an adjustment is needed and to what extent, as well as the processes for both determination and implementation." (Letter submitted by Gregory M. Butler, Chair on behalf of the Greenspace Commission)

At the August 17th Planning Commission work session, Staff also brought to the Planning Commission an updated list of Consent and Discussion items, as well as revised language for the proposed Theme E Goal 4 and its objectives. In order to address initial concerns from the Planning Commission regarding this specific goal, Staff also presented an example format and timeline for "The Study."

The public hearing for the 2018 Proposed Goals and Objectives was held on August 31st in the Council Chambers of the Government Building. Staff began the meeting with a presentation that summarized the process, public inputs, related studies and surveys as well as the key impacts of these inputs on the 2018 Proposed Goals and Objectives. The meeting was well attended by members of the public, of whom 37 citizens spoke to the Planning Commission and gave their feedback on the Proposed Goals and Objectives. At the end of the meeting, Chair William Wilson, thanked the public for their input, asked the Planning Commission to summarize what they heard from the public, and then made a motion for the public hearing to be continued on September 7th. Mr. Wilson stated that the September 7th meeting will not have any more time allotted for public input, but the Planning Commission will discuss the Proposed Goals and Objectives as well as the public input from the public hearing, and recommend to Council a final version of the Proposed Goals and Objectives.

All of the materials presented to the Planning Commission at their work sessions and public hearings are made available to the public on *Imagine Lexington's* website, www.imaginelexington.com. Along with these work session and public hearing packets are many other resources for the public to learn more about the planning process, other plans or studies conducted by the Division of Planning, as well as information on how to contact the Division of Planning with questions, concerns or comments on the planning process.

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Staff continued to update information hosted on *Imagine Lexington's* website, www.imaginelexington.com. Studies, plans, data and presentations are all available so the public to access. Staff's desire is to make the website user friendly and attractive so that it serves the public and any interested parties to the best of their ability.

Staff continues to maintain *Imagine Lexington's* three social media sites – Facebook, Twitter and Instagram. Staff will continue to share photos and information as other events and meetings occurs. Staff's intent is to be as transparent as possible and keep the public informed and aware of all in which the Division of Planning is involved.

Infill & Redevelopment Steering Committee

Staff attended the meeting on August 25th. The committee discussed successes and failures with well-known infill projects; North Limestone Corridor, Distillery District, Jefferson Street, etc.

Rural Land Management Plan Update

Document edits were shared with the Rural Land Management Board and the Greenspace Commission for review and approval. Staff will continue to edit the document and prepare a final version in October 2017.

Rural Land Management Board

Staff and the Rural Land Management Board met, discussed and reviewed the Rural Land Management Plan Update edits.

Greenspace Commission

Staff and the Greenspace Commission met, discussed and reviewed the Rural Land Management Plan Update edits.

APA Audio Conferences

For many years, Staff has hosted APA Audio Conferences for continuing-education credits for both LFUCG and AICP. There were four APA Audio Conferences hosted in the month of August, whose titles were as follows: *Trees: The Original Green Infrastructure*, *A New Tool for Tracking Home and Rental Values in TODs*, *Zoning Reform in Massachusetts – Where Have We Been, Where Are We Going?*, and *Finding Common Ground When Regulating Electronic Message Centers*.

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.
- Attended LFUCG Pedestrian Safety Work Group.
- Attended Commission for People with Disabilities.
- Attended LFUCG Corridors Commission.
- Attended 4 weekly repaving meetings with Streets and Roads.
- Attended University of Kentucky Bicycle Advisory Committee Meeting.
- Attended Tree Board Meeting.
- Attended LFUCG, KYTC D7 operations and maintenance meeting.
- The MPO website had 460 visits from 342 users and 1,027 page views in August.
- The MPO's Twitter site had 2,064 followers in August.
- The MPO's Facebook page had 835 likes in August. The page had 70 engaged users and reached 104 users.

1.2 Staff Development

- Staff attended learning session for Online GIS given by LFUCG GIS Dept.
- Attended webinar titled "Sustainability in the City of Nashville"
- Attended webinar titled "A New Tool for Tracking Rental Values in TODs."
- Attended Webinar titled "Development of Crash Modification Factors for Pedestrian Crossing Treatments"
- Attended ACEC – KY/FHWA/KYTC Partnering Conference in Louisville.

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.

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- Worked on spreadsheets to document monthly and annual congestion trends for Winchester Road using BlueTOAD system TTI data.
- Worked with Planning and Traffic Engineering staff to prepare and schedule presentations for the CM Committee meeting.
- Worked with KYTC and Traffic Engineering staff on ITS-CMS project coordination.
- Reviewed specifications in regard to traffic signal system controller and traffic management system requirements.
- Reviewed a research article titled 2017's Best & Worst Cities to drive in, published by WalletHub. Lexington was ranked the 12th best out of 100 major US cities in terms of overall driving experience, safety and infrastructure.
- 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.

2.2 Transportation Plan Update & Implementation

- Staff familiarized and is continuing to learn to run the model for upcoming Planning updates.
- Staff continued work on the state-wide SHIFT program and completed "boosted" project recommendations and justification and submitted to KYTC.

2.3 Air Quality Activities

- Conducted daily air quality index forecasts using ozone and PM2.5 models.
- Posted air quality index (AQI) 4-day forecast results to the website daily.
- Coordinated with various divisions on CMAQ applications and emission calculations.

3.1 Transportation - Land Use Impact Analysis

- Provided assistance and answered inquiries on various potential Traffic Impact Studies.
- Reviewed, reported and presented to the LFUCG Planning Commission about 1 traffic impact study that was filed in conjunction with a zone change request.
- Provided support concerning transportation and land use issues for 2 Jessamine County BOA cases.
- Provided support concerning transportation and land use issues on various development applications in Fayette County and Jessamine County.
- Attended LFUCG Comprehensive Plan meetings regarding the Goals & Objectives.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 18 citizen/agency requests for information on bike and pedestrian issues.
- Worked on various intersection safety design projects and bike facility maintenance projects funded by MAP money for FY 2016.
- Reviewed and submitted comments in Plan Tracker for 12 plans for bike and pedestrian circulation requirements.
- Corresponded on 15 plans approved by the planning commission for compliance with conditional signoff requirements.
- Conducted interview with the National Complete Streets Coalition as a finalist city for the Safe Streets Academy.
- Had conference call with the Louisville Bike Share Manager to discuss the Pro's and Con's of Louisville's bike share program.
- Participated as a judge for the LexTran Bus Rodeo.
- Attended Parks and Recreation Master Plan Steering Committee Meeting #4.
- Worked with consulting team on the bike and pedestrian network evaluation phase of the BPMP update.
- Held calls with the consulting team for the BPMP to discuss plan progress and ongoing community outreach.
- Reviewed major and minor arterials and collectors for the inclusion of bicycle and pedestrian improvements.
- 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.

3.3 Transit Planning

- Staff attended Via Creative board meeting as Co-Chair.
- Attended LexArts grant vetting session for bus shelter funding for bus shelter project in Winburn. Was successful in getting \$1250 grant for the shelter.
- Met with building Inspection about permitting for bus shelters.

3.4 Mobility Coordination

- No activity to report.

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: Congestion Management Committee (CMC), Bicycle & Pedestrian Advisory Committee (BPAC) and Transportation Policy Committee (TPC).
- Conducted interviews of applicants for the Administrative Officer and Planner positions.

4.2 Transportation Improvement Programming (TIP)

- Completed TIP Amendment #1 including public notice and TPC approval.

4.3 Unified Planning Work Program (UPWP)

- Utilized 2017 UPWP for program element tasks and reviewed comparison of hours/funding budgeted versus expended to date.

C. Zoning Compliance Planning Activity ReportEnforcement

The summer upward trend in zoning complaints declined somewhat in August, with 41 new case investigations initiated. Over 50% of the new cases involved illegal business activities in residential areas. A total of 58 cases were resolved in August, meaning that necessary actions were taken by a property owner or occupant to fix a zoning compliance problem. A total of 23 conditional uses were inspected, and all were determined to be in substantial compliance.

Considerable attention was given to a citizen complaint regarding guided hunting trips taking place on rural property (A-R zone) in southern Fayette County near the Kentucky River. Based on all of the circumstances surrounding the activity, a determination was made that such trips do not constitute a zoning violation. That decision was supported by a subsequent legal opinion issued by the LFUCG Law Department.

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 August, 48 such permits were issued. Technical assistance was also provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of 10 applications for new commercial or multi-family building construction, and 29 applications for remodel activity, "fit-ups" or change in use requests.

An inquiry was made regarding whether or not the kiln-drying of lumber could be permitted at a site in the rural area (A-R zone) of northern Fayette County. A determination was made that under the current provisions of the Zoning Ordinance such an activity could not be permitted, even as a conditional use. Part of the justification for making that determination was that the particular property of interest did not have any harvestable timber, so all of the timber to be processed would have been coming to the site from other locations.

Board of Adjustment

Seven applications/appeals were fully considered by the BOA at the August 25th public hearing, consisting of four variances and three conditional uses. Two variance requests relating to unpermitted expansions of driveways/parking areas were disapproved by the BOA. All of the conditional use requests were approved, including a large expansion of the Floracliff Nature Sanctuary. A controversial request to allow outdoor live entertainment at a property on South Limestone was partially considered by the Board, but no decision was made and further consideration will take place at the September 29th hearing.

- 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.

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

IX. MEETING DATES FOR OCTOBER 2017

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	October	5, 2017
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	October	5, 2017
Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	October	12, 2017
Work Session, Thursday, 1:30 p.m., 1:30 p.m., 2nd Floor Council Chambers.....	October	19, 2017
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	October	25, 2017
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	October	26, 2017

X. ADJOURNMENT

TLW/TM/dw

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