

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

March 27, 2008

- 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** – None 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, March 6, 2008, at 8:30 a.m. The meeting was attended by Commission members Neill Day, Lyle Aten, James Mahan, Randall Vaughn, and Mike Cravens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Chris Taylor, Cheryl Gallt, and Tom Martin; as well as Ed Gardner, Department of Law; Captain(s) Bill Woodward and Charles Bowen, Division of Fire & Emergency Services; and Bob Carpenter, Division of Building Inspection. 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, March 6, 2008, at 1:30 p.m. in the Division of Planning Office. The meeting was attended by Commission members Ed Holmes, Frank Penn, Lynn Roche-Phillips, and Joan Whitman. The Committee reviewed applications, and made recommendations on zoning items as noted.

A. **ABBREVIATED PUBLIC HEARINGS ON ZONE MAP AMENDMENTS AND RELATED PLANS**

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 AND RELATED PLANS** – Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff Reports
- Petitioner's report(s)
- Citizen Comments - (a) in support of request, and (b) in opposition to the request
- Rebuttal - (a) petitioner's comments; (b) citizen comments; (c) staff comments
- Hearing closed and Commission votes on zone change petition and related plan(s)

1. **TATES CREEK HEIGHTS, LLC, ZONING MAP AMENDMENT & PINNACLE, LOT 1 (AMD.) ZONING DEVELOPMENT PLAN**

- a. **MAR 2007-9: TATES CREEK HEIGHTS, LLC (3/27/08)*** – petition for a zone map amendment from a Neighborhood Business (B-1) zone with conditional zoning restrictions to a Neighborhood Business (B-1) zone with modified conditional zoning restrictions, for 4.19 net (5.83 gross) acres, for property located at 1093, 1097 & 1099 Duval Street.

LAND USE PLAN AND PROPOSED USE

The Land Use Element of the 2007 Comprehensive Plan (Sector 10) recommends Retail, Trade and Personal Services land use for the subject property. The petitioner proposes the addition of a coffee shop to the site, which is already approved for a "sit-down" restaurant, offices and a florist shop on the subject property, as well as revisions to the signage and landscaping restrictions previously imposed.

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

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

* - Denotes date by which Commission must either approve or disapprove request.

1. Conditions originally put upon the subject property were not done in anticipation of a professional office use across Duval Street from the subject property. This would constitute a change in the physical and economic nature of the area since 1996, which makes this site eligible for a revision to the very limited conditional zoning restrictions originally placed thereon.
2. The expanded uses currently requested are still consistent with the Retail, Trade and Personal Services land use recommendations of the 2007 Comprehensive Plan and the prior 2001 Comprehensive Plan.
3. This recommendation is made subject to the approval and certification of ZDP 2007-50: Pinnacle, Unit 1 (Amd.) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of any Planning Commission approval.
4. Under the provisions of Article 6-7 of the Zoning Ordinance, the subject property shall now be subject to the following use restrictions, (with all edits shown below in italicized text from the previous conditions):
 - a. The B-1 site shall contain a maximum of four buildings and be used only as ~~either~~ a sit-down restaurants without drive-through facilities or the service of "fast food," a florist shop, and/or a use permitted in the P-1 zone other than a bank, a credit institution, a television studio or a hospital; *however, notwithstanding any provision to the contrary, a single drive-through shall be permitted solely for the use of a coffee shop (the "permitted drive-through").*
 - b. *In the event the permitted drive-through should cease to be used solely in connection with a coffee shop, or should a coffee shop cease to operate as a coffee shop (excluding any reasonable number of days necessary for repair, remodeling, or reconstruction as a result of or required by a lawful order or decree of a governmental or regulatory authority, a casualty loss, other than such a loss caused by the owner of the property), then the permitted drive-through shall be removed, no future drive-through shall be allowed on the property, and the use of the coffee shop building shall be restricted to the uses permitted herein.*
 - c. *The portion of the property used for the coffee shop shall be permitted to display on the east-facing portion of the building only a single logo, and the words may be displayed a single time on the east-facing façade, the letters of which shall not exceed 18 inches in height, and the logo shall not exceed 36 inches in height, and in no event shall the words or the logo be backlit or internally lit. Signs on the other sides of the building and on the property shall be regulated under the Zoning Ordinance.*
 - d. The existing ("**original**") structure shall be preserved except to the extent it must be modified to permit the construction of additions and/or renovations as described below.
 - e. *An additions* to the existing ("**original**") structure shall be allowed, but shall only be in accordance with a final development plan submitted to and approved by the Planning Commission; and such additions in total shall not exceed 3,000 square feet and shall be governed by all of the restrictions and limitations that apply to the new building as described below.
 - f. Parking will be in accordance with a final development plan submitted to and approved by the Planning Commission; *provided, however, that a visual buffer of hedges and trees shall be placed on the east-facing side of the property.*
 - g. The property owner shall preserve the existing mature trees on site except as necessary for the construction of ~~one new~~ the office building, the additions to the existing structure, the aforementioned coffee shop and accessory parking, all as approved by the Planning Commission on the final development plan for the site and subject to all restrictions and limitations contained herein, and such trees, if removed, shall be replaced in equal number to preserve the buffer between the site and Bates Creek Road;
 - ~~f. Signage shall be limited to the signage shown on and approved by the Planning Commission on the final development plan for the site and in accordance with the limitations contained herein;~~
 - h. Existing trees which provide a visual buffer from surrounding properties shall be preserved, *and* damaged or diseased trees may be removed if also replaced. ~~in equal number and kind on the site; and~~ *Deciduous trees shall be planted in the exterior parking lot.*
 - i. *In addition to the above-referenced coffee shop building, the construction of one a single additional new building shall be permitted (the "office building"); however, such building shall not exceed 36,000 square feet, shall not exceed 36 feet in height at its highest point as measured from the existing grade level as of September 20, 2005, including all fixtures, equipment and any other materials (except that any equipment located on the roof shall be completely screened from view by parapet walls which are permitted to rise an additional 6 feet solely for that purpose), shall primarily utilize only a brick siding or masonry façade which must cover no less than 55% of the exterior surface of the building excluding the roof, windows and doors, and the roof shall vary in height with no less than three (3) articulating roof heights. In addition Furthermore, the easternmost edge of the office such building shall be no closer at any point than 30 feet from the right of way bordering Bates Creek Road at least 100 feet from the easement line on the east side of the property.*
- b. ZDP 2007-50: PINNACLE, LOT 1 (AMD.) (3/27/08)* – located at 1093, 1097 and 1099 Duval Street.
(EA Partners)

Note: The purpose of this amendment is to add a coffee shop with a drive-through, delete sign information, and to relocate buildings and parking.

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The Subdivision Committee Recommended: Referral. There were questions regarding compliance with the off-street parking requirements of the Neighborhood Business (B-1) zone and compliance with the applicant's proposed conditional zoning restrictions.

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

1. Provided the Urban County Council revises the conditional B-1 zoning of the property; otherwise, any Commission action of approval is null and void.
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. Building Inspection's approval of landscaping, including arterial screening.
5. Urban Forester's approval of tree inventory map.
6. Greenspace Planner's approval of the treatment of greenways/bike trails and pedestrian movement.
7. Revise conditional zoning restrictions.
8. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
9. Dimension drive aisles and new buildings.
10. Addition of record plat information for this development.
11. Clarify easement information.
12. Clarify required off-street parking (restaurant and coffee shop use) based on the number of seats.
13. Clarify note number 13.
14. Correct the spelling in site statistics.

2. WOODALL REALTY COMPANY, LLC, ZONING MAP AMENDMENT & MAGNA ENTERTAINMENT CORP. (AMD.) ZONING DEVELOPMENT PLAN

- a. MAR 2008-2: WOODALL REALTY COMPANY, LLC (3/27/08)* - petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Light Industrial (I-1) zone, for 13.63 net and gross acres, for property located at 2040 Sandersville Road (a portion of).

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan recommends Medium Density Residential for the subject property which, at this location, consists of 13 acres of undeveloped property. The petitioner proposes I-1 zoning in order to allow a vehicular storage facility in conjunction with the adjacent asphalt transfer station.

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

The Staff Recommends: Postponement, for the following reasons:

- a. The originally proposed athletic facilities at this location allowed a significant and necessary land use buffer between the adjacent industrial uses and the residential uses (which have been constructed) and the church. This land use buffer was the main justification for the approval of the residential subdivision and church on the property when this area was part of a larger overall zone change in the area. Industrial zoning is now proposed closer to those residential uses, without a land use buffer. Such a buffer is necessary, rather than a landscape buffer.
 - b. The effects of the proposed zoning and uses on the now existing residential uses and the adjacent church need to be further evaluated. The operational use of the lot, dealing with environmental, noise, and light pollution, still needs to be identified.
 - c. The existing property is heavily restricted through conditional zoning, but no conditional zoning restrictions are now proposed as a part of this request.
- b. ZDP 2008-05: MAGNA ENTERTAINMENT CORPORATION (AMD.) (3/27/08)* - located at 2040 Sandersville Road.
(Sherman/Carter/Barnhart)

Note: The purpose of this amendment is to delete the proposed athletic facility layout and create one industrial lot.

The Subdivision Committee Recommended: Referral. There were questions regarding the landscape buffer and relationship to the adjacent resident and recreational uses.

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

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. Building Inspection's approval of landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Environmental Planner's approval of environmentally sensitive areas.

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8. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
9. Correct Planning Commission certification note.
10. Place site statistics in a box.
11. Correct required tree canopy percentage number.
12. Delete note number 9.
13. Denote that the parking lot will be paved.
14. Discuss lighting and fence security requirements.
15. Discuss landscape buffer and relationship to adjoining single family and recreational uses.
16. Discuss detention basin relative to quality of water runoff.

3. CMW, INC., ZONING MAP AMENDMENT & MARK ACRE PROPERTIES, LLC, ZONING DEVELOPMENT PLAN

- a. MARV 2008-7: CMW, INC. (5/15/08)* - petition for a zone map amendment from a Mixed Use 2 – Neighborhood Corridor (MU-2) zone to a Downtown Frame Business (B-2A) zone, for 1.028 net (1.66 gross) acres, for property located at 502-526 South Broadway; 320 Pine Street; and 319 Cedar Street. A dimensional variance to the front setback is also being requested at this location.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 5) recommends Downtown Master Plan future land use for the subject property. The petitioner proposes a mixed-use development for approximately one acre, incorporating retail business, service-oriented business, 80 residential condominium units and associated off-street parking. The condominium units proposed are to be part of a boutique hotel use of the property.

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

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

1. The requested Downtown Frame Business (B-2A) zone is in agreement with the 2007 Comprehensive Plan, and with the *Downtown Lexington Masterplan*, an element of the Comprehensive Plan, for the following reasons:
 - a. The 2007 Plan recommends Commercial Residential Mixed Use (formerly Retail/Office Mixture) for the subject property, and for other sites to the south and west. The proposed mixture of residential condominiums, a “boutique hotel,” restaurants and retail stores, along with the necessary off-street parking for those uses, meets this specific land use recommendation.
 - b. The *Masterplan* recommends an “increase in residential development,” and to maximize residential density “while keeping new structures compatible in form and character with the existing neighborhood.” The proposed development of the subject site will provide a compatible mixed-use development between South Hill and the approved Shelbourne Plaza mixed-use project, at a density of 77.82 dwelling units per net acre.
 - c. The *Masterplan* recommends almost 270,000 square feet of additional multi-family residential use in the entire South Hill area, for an additional 244 dwelling units. This proposed development would supply approximately one-third of that recommended amount.
2. This recommendation is made subject to approval and certification of ZDP 2008-34: Mark Acre Properties, LLC (Amd.), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under Article 6-7 of the Zoning Ordinance, the following uses are to be prohibited on the subject property via conditional zoning:
 - a. Hospitals.
 - b. Drug stores.
 - c. Indoor theatres.
 - d. Bowling alleys.
 - e. Establishments for the display, rental, or sale of automobiles, motorcycles, trucks and boats.
 - f. Passenger transportation terminals.
 - g. Wholesale establishments.
 - h. Major or minor automobile or truck repair.
 - i. Establishments primarily engaged in the sale of supplies and parts for vehicles and farm equipment.
 - j. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
 - k. Storage yards for delivery vehicles of a permitted use.
 - l. Mining of non-metallic minerals.
 - m. Gasoline pumps of any kind.

These restrictions are appropriate and necessary to ensure that uses on the subject property will not require large areas for off-street parking, and to ensure a compatible transition from the Historic South Hill Neighborhood to the east and the Shelbourne Plaza development planned to the immediate west of this location.

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b. REQUESTED VARIANCE

1. Reduce the required (front yard) setback along South Broadway, Plunkett Street and Cedar Street from 10' to 0'.

The Staff Recommends: Approval of the variance from 10' to 0', for the following reasons:

- a. This variance should not adversely affect the public health, safety or welfare, nor alter the character of the general vicinity, due to the wide sidewalks surrounding the building and the central courtyard feature of the proposed mixed-use development.
- b. This variance will not result in an unreasonable circumvention of the Zoning Ordinance, as the design of the proposed building will include architectural features to vary the appearance of the building along the streetscape.
- c. The special circumstances that contribute to justifying this variance are the relatively narrow width of the subject property, the fact that this property has four street frontages, and the wide sidewalk that will extend around the perimeter of the property.
- d. Strict application of the Zoning Ordinance requirement would likely result in a significantly smaller courtyard, which is one of the defining features of the proposed development.
- e. This variance is not the result of any prior actions of this applicant or the current owner, nor is it a result of a willful violation of the Zoning Ordinance.

This recommendation of approval is made subject to the following conditions:

1. Provided the Urban County Council rezones the property B-2A; 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 Preliminary Development Plan, or as approved by the Planning Commission via a certified Final Development Plan.
3. A note shall be placed on the Preliminary Development Plan indicating the dimensional variance that the Planning Commission has approved for this property under Article 6-4(c) of the Zoning Ordinance.
4. All necessary permits shall be obtained from Building Inspection prior to construction, after certification of a Final Development Plan, should this property be rezoned.

- c. ZDP 2008-34: MARK ACRE PROPERTIES, LLC (AMD.) (5/15/08)* - located on South Broadway, Pine Street and Cedar Street.
(CMW, Inc.)

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

1. Provided the Urban County Council rezones the property B-2A; 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. Building Inspection's approval of landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
7. Clarify street tree details.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENT REQUESTS

1. ZOTA 2007-8: AMENDMENT TO ARTICLE 17-7(g) TO ALLOW ADVERTISING SIGNS TO USE DIGITAL TECHNOLOGY (4/12/08)* - petition for a Zoning Ordinance text amendment to allow advertising signs (billboards) to use digital technology.

REQUESTED BY: The Lamar Companies

PROPOSED TEXT: (Note: Text underlined indicates an addition to the current Zoning Ordinance.)

ARTICLE 17 – SIGN REGULATIONS

- 17-7(g) HIGHWAY SERVICE BUSINESS, WAREHOUSE/WHOLESALE, AND INDUSTRIAL ZONES (B-3, B-4, I-1, I-2)** - Permitted signs may be free standing or wall mounted as specified; signs may be non-illuminated, indirectly illuminated, internally illuminated or directly illuminated unless specified oth-

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erwise; no free standing business sign shall exceed twenty-five (25) feet in height; no free standing advertising sign shall exceed forty (40) feet in height.

(8) Advertising signs may utilize an Electronic Message Display System provided that only Light Emitting Diodes (LEDs) or Liquid Crystal Diodes (LCDs) or similar digital technology may be used and provided that the minimum time between message changes shall be eight seconds and that such signs shall contain no scrolling, moving, or animated display. Existing advertising signs are permitted to convert to this technology upon the issuance of a building permit. No permit shall be required for the change of message on an advertising sign using an Electronic Message Display System.

The Zoning Committee Recommended: **Postponement**.

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

1. This amendment to the Zoning Ordinance is legally inadvisable, given the fact that off-premise electronic message display signage is specifically prohibited by state law. The existing state law prohibits flashing, moving or intermittent off-premise advertising signs and restricts each sign to no more than two messages per face. The LFUCG does not have authority to allow a type of sign that is prohibited by state and/or federal law.
2. Electronic and/or digital signage was contemplated when the signage regulations were significantly revised for Lexington-Fayette County in the early 1980s, and this type of sign was purposefully limited for on-premise signage and completely prohibited for off-premise signage.
3. Electronic message display systems should continue to be regulated in a manner consistent with the stated intent of Article 17 of the Zoning Ordinance, namely to maintain the overall aesthetics of the community; to improve public safety by minimizing undue distraction to the traveling public; to reduce intrusions and protect property values; and for the protection and enhancement of the tourist industry by promoting a more harmonious and pleasing community image.

VI. COMMISSION ITEMS

- A. **PFR 2008-1** – Public Facility Review requested by the U. S. Postal Service for disposal of surplus property at 1088 Nandino Boulevard (Council District 2). The staff will report at the meeting.
- B. **INITIATION REQUEST: ARTICLE 19 FLOODPLAIN CONSERVATION & PROTECTION** – the staff is requesting that the Planning Commission initiate a text amendment to change the effective date of the Flood Insurance Rate Maps, due to the acceptance of the new maps by FEMA. This text amendment would be similar to a text amendment review by the Commission a couple of years ago.
- C. **INITIATION OF TEXT AMENDMENTS TO ALLOW THE DIVISION OF ENGINEERING TO ISSUE GRADING PERMITS** – The staff will request, on behalf of the Division of Engineering, that the Planning Commission initiate a text amendment to Articles 5 and 20 of the Zoning Ordinance and Article 4 of the Land Subdivision Regulations to transfer authority for the issuance of grading permits from the Division of Building Inspection to the Division of Engineering. The amendment would also require approval of Erosion Control Plans for single and two-family dwellings, and issuance of a grading permit prior to issuance of a demolition or wrecking permit by the Division of Building Inspection.

VII. STAFF ITEMS – Staff items, if any, will be considered at this time.

A. Planning Services Activity Report

- During the month of February, the Planning Services staff processed 6 zone map amendments, 4 Zoning Ordinance text amendments, 72 subdivision and development plan items, 1 Board of Architectural Review appeal, 1 Public Facility Review and 19 Board of Adjustment appeals. Processing of the above items included attendance and/or preparation of materials and presentations for the following: Technical, Subdivision and Zoning Committee meetings, one Planning Commission public hearing and one Board of Adjustment public hearing. In addition, the staff held 7 pre-application conferences for a text amendment, and several other pre-application meetings for subdivision, development plan and Board of Adjustment items.

Much of the staff's time was spent answering approximately 1,000 inquiries from people concerning zoning, subdivision plans, development plans, Board of Adjustment appeals and related matters. The staff also provided floodplain assistance for 14 property inquiries.

B. Long Range Planning Activity Report

- **Comprehensive Plan** – The printed 2007 Land Use map was delivered to the Division of Planning and is available for sale and distribution. The final version is also posted on the Planning Web site. Staff continued to prepare the 2007 Comprehensive Plan for printing.
- **Fayette County Public Schools** – Staff attended a meeting of the Local Planning Committee of the Fayette County Public Schools at Clays Mill Elementary School. The committee finalized a list that prioritizes school renovations and new school

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construction. The list will be presented for public comment and review by the Fayette County Board of Education. The Committee is chaired by John Nochta, principal of Henry Clay High School, and facilitated by Steve Kay.

- US 27 to I-75 Corridor Scoping Study – Staff attended as a member of the Project Work Group the group's second meeting to examine the need for and feasibility of a new road from US 27 to Interstate 75 in Jessamine, Fayette, and/or Madison Counties. Consultants presented the results of input from a public meeting held in November, which included priorities and issues related to any new road in the study area. The report also recommended several corridors that could accommodate the issues raised at the public input meeting, including corridors in Fayette County. Other corridors are located in Jessamine County and include a new bridge over the Kentucky River. The consultants will analyze the corridors and other inputs and present their findings to the Project Work Group in April. The work group includes elected officials from Madison and Jessamine Counties and other officials and stakeholders from all three counties. The 15-month study schedule will include several meetings of the Project Work Group and public input meetings.
- Customer Service Committee – Staff participated in a specially selected panel of front-line employees to review customer service standards and recommend procedures to improve and integrate customer service into the daily work of all LFUCG employees. The committee is managed by the Mayor's office.
- General Work Activities – Staff answered questions about land use and other comprehensive plan issues as well as neighborhood association issues. Staff updated the Neighborhood Association data base. Using GIS, Census data, and PCensus software, staff created maps and data sets for other LFUCG offices, Fayette County Public Schools, and other citizens and officials outside the government.

C. Transportation Planning Activity Report

- Administration – Committee packets were prepared and distributed for the following Transportation Planning/MPO meetings in February: the Transportation Technical Coordinating Committee (TTCC); the Bicycle and Pedestrian Advisory Committee (BPAC); Air Quality Advisory Committee (AQAC) and the Congestion Management Committee (CM). Other important meetings with MPO staff participation included: the I -75 work group meeting; the Human Service Pubic Transportation meeting; the Downtown Lexington Streetscape committee; Infill & Redevelopment meetings; Bluegrass Airport Board of Directors meeting; and LexTran Bus Shelters and Downtown Circulator meetings. Staff participated in the Planning Commission's regularly scheduled meetings and provided input on transportation issues and the review of submitted traffic impact studies.
- Transportation Improvement Programming (TIP) – TIP Program activities in February included the review of the future TIP Program schedule and document requirements. A TIP stakeholders meeting was moved to March due to an unforeseen weather event. Staff is currently preparing financial data and related materials as documentation and scheduling is implemented.
- Intelligent Transportation Systems (ITS) - The MPO staff continued to assist with implementation of the Bluegrass ITS (BITS) regional planning initiative on an as-needed basis.
- MPO Website Development – A stand-alone MPO web site can be accessed at <http://www.lexareampo.org/>. In February the website had 820 unique visitors; 1,772 visits; 3,772 page views; 2.3 GB bandwidth usage; and 20,572 hits. There were 322 links from search engines in February. MPO staff updated the web site with new links, graphics and content.
- Fayette & Jessamine Counties Cooperative Planning - The MPO staff continued to work with Jessamine County officials and the Bluegrass Area Development District to assess transportation system impacts in Jessamine County. The staff attended the Bluegrass ADD Transportation Coordination Committee. Staff continues to provide information to MPO counties, and records the requests in the MPO's database.
- Public Involvement – The Lexington MPO Public Participation/Involvement Access database continues to be updated for use as an advanced input/management tool for public comments. The Public Involvement Database now includes 468 records. The Lexington Area MPO's stand-alone website (www.lexareampo.org) was updated and improved. The FHWA, FTA, and APA jointly sponsor the 2008 Transportation Planning Excellence Awards. Staff believes that the MPO Participation Plan and public consultation program have an opportunity to win the Award. Staff prepared the 2008 Transportation Planning Excellence Award nomination package for the MPO's Public Participation Plan and public consultation program, and sent it to Washington, D.C.
- Transit Planning – Staff met with the newly hired General Manager for Lextran, Rocky Burke, at the Lextran work session. Staff continues to foster the effort of establishing the protocol of bus shelter permitting. The LFUCG Department of Law is analyzing the MOA that has apparently been established with the help of the Division of Public Works. Staff hosted a meeting/conference call with UK representatives, Lextran and Next Insight to assess the progress of the bus stop shape file rectification project that UK students are working on. Good information was shared and it looks like the project is on track to be

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completed by this summer. Staff participated in a webinar with TransCad hosted by Rob Bostrum of Wilbur Smith. This webinar gave useful insight to the upcoming release of TransCad 5.0, which was found to be very compatible with the ARC/GIS platform. Staff assisted Lextran with their CMAQ application concerning the Downtown Circulator (Trolley) proposal.

- Newtown Pike Extension Study – Staff will continue to be involved in (when needed) and monitor ongoing work that includes plan development, design issues, funding strategies, meetings/discussions, TIP amendments, presentations and other various works to assist and coordinate with the Newtown Pike Extension Corridor Study and Small Area Plan Process.
- MPO Newsletter - "Bluegrass Traveler" – The next "Bluegrass Traveler" newsletter is planned for a spring 2008 edition.
- Traffic Impact and Forecasting – The staff coordinated with the Planning Services staff and the Zoning Committee to review recently submitted preliminary and final development plans, zoning map amendment applications, and text amendments for the monthly Zoning Review meeting. Upon request, information was provided to real estate professionals, consultants and citizens in February. Staff continues to monitor the *Jessamine Journal* to track on-going land development. Jessamine County land development information is provided by Jesse Jackson, TTCC Member.
- Bicycle and Pedestrian Planning - The LFUCG Bicycle and Pedestrian section is found in the Strategic Planning monthly report. Sam Hu continues to serve as acting executive secretary for the MPO BPAC and closely coordinates all bike and pedestrian activities with the MPO, BPAC members, the KYTC District 7, and the Kentucky Transportation Cabinet's project programming personnel. A BPAC meeting was held in February and was well attended. Regular business was discussed and no recommendations were made by the committee. The work programs for the Congestion Mitigation Air Quality projects are discussed in the Air Quality section.
- Travel Demand Model – Staff continued to work with the consultants and MPO staff on different projects, providing travel demand forecasts.
- Freight Planning – The final draft of the Freight Section Extension is complete and available for review by MPO members and interested parties. Staff continues to work toward a Freight Participation Plan with stakeholders. Staff prepared a freight study proposal to submit to KYTC.
- Air Quality Activities – On February 29, the MPO staff submitted to the KYTC six Congestion Mitigation Air Quality (CMAQ) project applications for Fiscal Year 2009. The six CMAQ projects were ranked by the Transportation Policy Committee in the following order: 1. Brighton Rail Trail Bridge 2. LexTran Downtown Trolley Circulator 3. Bates Creek Road Sidewalk 4. Fiber Optic Cable Installation 5. Share the Road Campaign 6. Six New LexVans. The MPO staff used the Mobile 6 emissions factoring model to provide air quality analysis for all the CMAQ projects except the Share the Road project, which did not require analysis. Staff completed the committee packets and materials for the February 27th Air Quality Advisory Committee meeting. A meeting was held with the Ad Success media firm representatives to discuss the marketing outreach for the spring Mobility Office and Air Quality program awareness campaign.
- Congestion Management Process (CMP) - Staff attended a number of transportation planning related committee meetings, including: Transportation Technical Coordinating Committee (TTCC); Traffic Safety Coalition (TSC); Bicycle Pedestrian Advisory Committee (BPAC), etc. Staff had established the Linking Planning and Operations program according to the recommendations received from the Federal Highway Administration (FHWA), Federal Transit Administration, and American Planning Association (APA). Staff continued to work on the Linking Planning and Operations program through the effort of the Congestion Management Committee (CMC). Staff, working with the Division of Traffic Engineering staff, hosted the CMC meeting in the Traffic Management Center (TMC). Staff from the Division of Traffic Engineering, KYTC District-7, and MPO presented updates for their work programs. Staff continued to work on the Congestion Management Process Overview document. Staff worked on preparing a map showing the walkable community areas and favorite landmarks. Staff worked on GeoLogger TravTime software for GeoLogger data processing and reporting. Staff continued to work on the monthly, quarterly, and annual reporting.
- Downtown Development Plan - The staff advised and provided information to the Lexington Downtown Development Association (LDDA) and the selected consultants for the transportation element of this study. The MPO staff is revising an air quality analysis of the effect of the proposal to convert the downtown one-way street system to two-way streets.
- Mobility Office Activities – Staff worked on the new Ridepro ridematching software program by starting to enter data into the program. The staff received an increased number of phone calls and emails regarding vanpooling to work this month.

D. Strategic Planning Activity Report

- Infill and Redevelopment Activities – The Infill and Redevelopment Steering Committee had two meetings, February 11th and February 20th to introduce the proposed recommendations to the public. Subsequent to the public meetings, the Steering Committee met on February 26th to evaluate public comments for inclusion into the final set of recommendations. The next step will include prioritizing the recommendations for implementation.

* - Denotes date by which Commission must either approve or disapprove request.

- Underutilized Property Survey – Staff provided a written report to the Division of Community Development for inclusion into the Consolidated Housing Plan. Data analysis will be ongoing along with development of utilization strategies.
- Neighborhood Conservation Zoning – Based on neighborhood input, ND-1 subcommittee of the Chevy Chase neighborhood association met several times to revise the preliminary standards.
- Newtown Pike Extension/Southend Park Redevelopment Plans –The construction of the temporary housing is underway. The Access Management and Commercial Design Standard Ordinance is currently under review.
- Greenspace Commission - Staff met with Commission members, the Urban Forester and the Division of Engineering to discuss a potential text amendment. Staff prepared for and attended the Greenspace Commission meeting.
- Greenspace Trust – Staff prepared for and attend a special meeting with Directors and the Commissioner of Law.
- Technical Meetings - Staff prepared for and attended the monthly meetings for the Greenway Coordinating Committee, Corridors Committee, BPAC and other transportation meetings.
- Development Review - Staff conducted a variety of development review duties and meetings and coordinated bike/pedestrian, greenway and greenspace development issues.
- Greenways – Staff prepared five grant proposals and attended a public hearing for a grant proposal. Staff met with the McConnells Trace Neighborhood greenway committee, and met with the Gleneagles greenway committee members in the field. Staff met with the LFUCG trail committee, and conducted another meeting to discuss naming and wayfinding for trails. Staff met with developers to discuss greenways in Hamburg.
- Bluegrass Partnership for a Green Community - Staff led a field trip for Bryan Station High School students participating in the parks project. Staff attended the Rain Gardens work session and the Green Schools summit.
- Downtown Streetscape Plan – Staff met with the consultants and attended a design committee meeting.
- Education and Outreach - Staff attended a U.K. Landscape Architecture class whose project involves a tool for Scenic Corridor Assessments.
- Complete Streets – Staff is preparing a set of recommendations regarding street cross-sections and connectivity.
- Regional Bike/Pedestrian Plan – The final draft will be available in April.
- Bike Lane Restriping Study – Staff met with the consultants to discuss the study scope.
- South Limestone Multimodal Study - The contract has been approved by Council and will be returned to the KYTC for signature.
- Grants - Staff submitted grant proposals for Tates Creek Road Sidewalks, Brighton Rail Trail Bridge and a Share the Road Campaign.
- Mayor's Bicycle Task Force – Staff assisted with the formation and introductory meeting of this new committee. The citizen-based group is charged with implementing recommendations from the Bike Summit that was held last fall.

E. AMENDMENT TO ARTICLE 8-5 OF THE COMMISSION'S BY-LAWS FOR TIME LIMITATIONS – The staff has prepared a draft amendment to Article 8-5 of the Commission's By-Laws to establish time limits for presentations concerning proposed zoning changes, Comprehensive Plan amendments, development and/or subdivision plans. If adopted, the staff will reprint the By-Laws and revise this information on the Commission's future agendas.

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 rehearing, 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 APRIL, 2008

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....

April 3, 2008

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Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	April 3, 2008
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	April 10, 2008
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	April 17, 2008
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	April 23, 2008
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	April 24, 2008

X. ADJOURNMENT

TM/JWE/BJR/BS/src