

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

October 26, 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 September 28, 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, October 5, 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: Hillard Newman, Division of Engineering; and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Cheryl Gallt; Denice Bullock; Captain Greg Lengal and Joshua Thiel, Division of Fire & Emergency Services; Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

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

1. All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.
 2. All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.
- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, October 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. CHRIS AND JENNA WALKER ZONING MAP AMENDMENT & URBAN COUNTY GOVERNMENT/THE GARDENS OF HARTLAND, UNIT 1 (AMD) PRELIMINARY SUBDIVISION PLAN

- a. PLN-MAR-17-00034: CHRIS AND JENNA WALKER (11/30/17)*- petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Single Family Residential (R-1D) zone, for 0.53 net (0.64 gross) acres, for property located at 4907 Bates Creek 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

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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 develop two detached single-family dwelling units on a larger tract of land, which would yield a residential density of 2.25 dwelling units per acre.

The Zoning Committee Recommended: **Approval**.

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

1. The Single Family Residential (R-1D) zone is appropriate and the existing Agricultural Urban (A-U) zone is inappropriate for the subject property, for the following reasons:
 - a. The proposed R-1D zone is consistent with the adjoining lot that is intended to be consolidated and reconfigured in conjunction with the subject property, and single family residential is compatible in this location. Two single-family residences also constitutes context-sensitive infill development.
 - b. The existing A-U zone is intended to be a holding zone until public facilities and services are adequate. Generally, urban services have been available to serve this portion of the Urban Service Area since the mid-1980s, and the final roadway improvements to Saron Drive were completed approximately 10 years ago. In addition, the subject property is too small to accommodate any agricultural use of the property.
 2. This recommendation is made subject to the approval and certification of PLN-MJSUB-17-00054: Urban County Government/The Gardens of Hartland, Unit 1 (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.
- b. PLN-MJSUB-17-00054: URBAN COUNTY GOVERNMENT/THE GARDENS OF HARTLAND, UNIT 1 (AMD) (11/30/17)* - located at 4907 and 4951 Tates Creek Road.

(Abbie Jones Consulting)

The Subdivision Committee Recommended: **Postponement** There is still a need to revise the plan to meet the requirements for a Preliminary Subdivision Plan.

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Environmental Services' approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Delete all final record plat information and extraneous information.
10. Provide all required information for a preliminary subdivision plan per Article 5-1 of the Land Subdivision Regulations.
11. Department of Highway's approval of access on Tates Creek Road.
12. Discuss provision of sanitary sewer to proposed lots.
13. Denote access to Saron Drive to the approval of the Division of Traffic Engineering.

2. ANDERSON ACQUISITIONS, LLC ZONING MAP AMENDMENT & WINBURN LAND COMPANY ZONING DEVELOPMENT PLAN

- a. PLN-MAR-17-00035: ANDERSON ACQUISITIONS, LLC (12/30/17)*- petition for a zone map amendment from an Agricultural Rural (A-R) zone to an Economic Development (ED) zone, for 7.70 net (9.53 gross) acres, for property located at 2050 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 2013 Comprehensive Plan also encourages creating jobs and prosperity (Theme C) and maintaining a balance between urban uses and safeguarding rural land (Theme E).

The subject property is located within the Expansion Area, more specifically Subarea 3. The Expansion Area Master Plan recommends Economic Development (ED) future land use for the subject property. The petitioner proposes to develop this property with the principal permitted uses allowed in the Economic Development (ED) zone.

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The Zoning Committee Recommended: **Approval**.The Staff Recommends: **Approval**, for the following reasons:

1. The requested Economic Development (ED) zone is in agreement with the 2013 Comprehensive Plan, and the 1996 Expansion Area Master Plan, for the following reasons:
 - a. The 1996 Expansion Area Master Plan recommends Economic Development (ED) future land use for the subject property, which is the primary employment land use in the Expansion Area. The applicant has requested Economic Development (ED) zoning for the subject property, in agreement with the Plan's recommendation.
 - b. The 2013 Comprehensive Plan's Goals and Objectives recommend creating prosperity and jobs (Theme C), and more specifically, to "foster the success and growth of large employment sectors; protect and provide readily available economic development land to meet the needs for jobs; and enable infill and redevelopment that creates jobs where people live" (Goal #2d.). The subject property will allow for a consistent and compatible use of the land between the Urban Service Area boundary and the interstate corridor for potential economic development opportunities within the community.
 - c. The proposed rezoning will create "shovel ready" economic development land. Infrastructure is either constructed or currently being constructed to serve the immediate area, and the land is generally flat; therefore, minimal grading would be needed.
 - d. The proposed rezoning maintains the current Urban Service Area boundary (Theme E, Goal #3), and encourages development of underutilized and/or vacant property within the current boundary (Theme E, Goal #1).
 - e. The 2013 Comprehensive Plan also recommends that there be a supply of "jobs infrastructure" ready for development in a variety of manners (pg. 72), including office, industrial and healthcare, all of which can be accommodated by the proposed Economic Development (ED) zone.
2. This recommendation is made subject to approval and certification of PLN-MJDP-17-00097: Winburn Land Company (Kingston Hall, Unit 3), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions within the Royal Spring Aquifer and Wellhead Protection Area are recommended via conditional zoning:
 - a. All above ground and underground storage tanks shall be designed to have spill containment facilities.
 - b. All establishments and facilities that store, or transport hazardous materials shall be designed to provide spill containment facilities and shall have emergency response plans approved by the appropriate Hazmat regulator (DEEM, Fire Department, or EPA, as necessary).
 - c. On-site disposal of any hazardous waste materials shall be prohibited.
 - d. Mining of non-metallic minerals and/or radium extraction shall be prohibited.

These use restrictions are both appropriate and necessary for the subject property for the following reasons:

1. The Planning Commission has adopted a Wellhead Protection Plan for the Royal Spring Aquifer, which sets forth a plan to ensure a continual source of potable groundwater from Royal Spring for Georgetown and Scott County, and to preserve the integrity of surface waters. This plan has been adopted by both the Planning Commissions of Fayette and Scott Counties, and has been approved by the Kentucky Division of Water.
2. The proposed restrictions within the Wellhead Protection Area will better protect the surface and groundwater in the area by prohibiting some uses and requiring "best management practices" for other uses that could potentially be harmful to the wellhead, thus ensuring greater compliance with the Royal Spring Wellhead Protection Plan.

- b. PLN-MJDP-17-00097: WINBURN LAND COMPANY (12/30/17)* - located at 2050 Newtown Pike.
(EA Partners)

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

1. Provided the Urban County Council rezones the property ED; 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 proposed use of subject property.
8. Resolve timing of completion of frontage along Aspiration Drive.
9. Resolve timing to remove platted 300' building line.
10. Resolve status of sanitary sewer service.

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3. **JAMES D. BAKER ZONING MAP AMENDMENT & SPRING BAY, UNIT 2 ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-17-00036: JAMES D. BAKER (11/30/17)*- petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 14.04 net (14.19 gross) acres, for property located at 1345 Greendale 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 Plan's 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 residential development of 25 townhouses (divided into two separate locations), and 43 single-family residences (including an existing residence) for a total 68 dwelling units. This represents a density of 4.84 dwelling units per net acre.

The Zoning Committee Recommended: **Postponement**.

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

1. The petitioner does not currently depict a shared extension of Lucille Drive on the corollary development plan, but rather that the adjacent parcel would carry a disproportionate portion of the cost of a collector street. The transportation system is considered incomplete when stub streets are not extended when new development of like character and density are proposed.
2. The Comprehensive Plan calls for well-designed neighborhoods which includes the integration of varied housing types. The proposed townhouses are located in two distinct and discrete nodes, which are in no way connected to each other, the proposed street network, nor could they be integrated into a future development of the radio station/tower site.

- b. PLN-MJDP-17-00098: SPRING BAY, UNIT 2 (11/30/17)* - located 1345 Greendale Road.

(EA Partners)

The Subdivision Committee Recommended: **Postponement**, there were some questions regarding the proposed site layout.

1. Provided the Urban County Council rezones the property R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Denote: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Remove Rockaway Place cul-de-sac right-of-way from adjacent property.
9. Label Lot 71 as HOA or open space.
10. Delete note #8.
11. Department of Highway's approval of access on Greendale Road.
12. Discuss access to Greendale Road.
13. Discuss proposed street layout.
14. Discuss proposed alignment of collector street (Lucille Drive) on the subject property.
15. Resolve Lot 40 and area adjacent to Lot 42 (Lot 6, Unit 3).

4. **JASON L. JUSTICE ZONING MAP AMENDMENT & ASHFORD OAKS VILLAGE (MEADOW OAKS) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-17-00037: JASON L. JUSTICE (11/30/17)*- petition for a zone map amendment from an Expansion Area Residential (EAR-2) zone to a Community Center (CC) zone, for 4.92 net (5.13 gross) acres, for property located at 6800 Man O'War Blvd (a portion of). A conditional use permit and a variance are also requested.

COMPREHENSIVE PLAN AND PROPOSED USE

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development.” The mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The subject property is located within the Expansion Area, more specifically Subarea 2a. The Expansion Area Master Plan recommends Expansion Area Residential 2 future land use for the subject property.

The petitioner proposes a retirement community development, with services and amenities, on approximately 37 acres of land, including a mixed-use area, independent living units (townhouses, villas and cottages of varying sizes), and an assisted living facility with 120 beds. The petitioner is requesting that five acres of the property be developed in a Community Center (CC) zone to provide services within the community, like restaurants, barber and beauty shops, retail sales establishments and medical offices. A total of 260 dwelling units are proposed within the boundary of the corollary development plan, for an overall density of 7.02 dwelling units per gross acre. A conditional use and variance are also requested in association with the zone change application.

The Zoning Committee Recommended: **Approval**.

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

1. The requested Community Center (CC) zone is in agreement with the 2013 Comprehensive Plan, and in substantial agreement with the more detailed recommendations of the 1996 Expansion Area Master Plan (EAMP), for the following reasons:
 - a. The 2013 Comprehensive Plan recommends providing well designed neighborhood and communities, and the petitioner is expanding mixed-use development options and providing a continuum of housing options for seniors, all connected for various modes of transportation (Theme A, Goal #3).
 - b. The Plan further recommends providing accessible community facilities and services to meet the health, safety and quality of life need for the community, and the petitioner is assisted living and healthcare) (Theme D, Goal #2).
 - c. The proposed CC zone and its corollary development plan are in compliance with the principles of the EAMP, by successfully accomplishing the concept of organizing a mixed-use area around a public space (cemetery), and creating a main street entrance for the development.
 - d. The proposed density within the CC zone of 4.29 dwelling unit per gross acre (22 units) falls within the existing allowed density of 3–6 dwelling units per gross acre in an EAR-2 zone (14–29 dwelling units for 5.13 gross acres); therefore, no residential density will be lost through the amendment.
2. This recommendation is made subject to approval and certification of PLN-MJDP-17- 00099: Meadow Oaks (Ashford Oaks Village)(Amd.), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of Planning Commission Approval.

b. REQUESTED CONDITIONAL USE

1. Assisted living facility in an Expansion Area Residential (EAR-2) zone.

c. REQUESTED VARIANCE

1. To increase the maximum allowable height of the building from 35 feet to 48 feet.

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

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

- a. Granting the requested conditional use should not adversely affect the subject or surrounding properties. The Expansion Area Master Plan recommends a variety of housing types, as does the 2013 Comprehensive Plan. What is proposed for the property is a variety of housing types as well as a variety of uses (including the assisted living facility), designed to create a cohesive retirement development for senior citizens with a sense of community, also recommended by the two Plans.
- b. As this is in the Expansion Area, if not already available, necessary public services and facilities such as fire and police protection, and sanitary and storm sewers, will be made available and adequate to serve the subject property.

The Staff Recommends: **Approval of the variance to increase the maximum allowable height of the building from 35 feet to 48 feet**, for the following reasons:

- a. Granting the requested variance will not adversely affect the public health, safety or welfare, nor will it alter the character of the general vicinity. The proposed building will be only 13 feet taller than the limitation of the EAR-2 zone but will be at the same height allowed in the CC zone, which is 48 feet. At the proposed height, the assisted living facility will create a visual anchor for the development and will provide a balance to the streetscape as it applies to the property and the general area.
- b. The special circumstance that serves to justify the variance is that this is a healthcare facility, which has greater floor-to-floor requirements for its mechanical and electrical systems. It will be a 3-story, 120-bed facility, and the increased height is necessary to accommodate its design.

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- c. Strict application of the Zoning Ordinance would either restrict the building to two stories or would disallow construction in keeping with AIA guidelines for construction of healthcare facilities.

These recommendations of approval are made subject to the following conditions:

1. Should the portion of the subject property be rezoned to CC as proposed, the entirety of the property shall be developed according to the submitted Zoning Development Plan, or as further amended by the Planning Commission.
2. All necessary permits, including a Zoning Compliance Permit, Building and Paving permits, Land Disturbance permit and a Certificate of Occupancy, shall be obtained from the Divisions of Planning, Building Inspection and Engineering prior to any construction, and prior to occupancy of any of the buildings on the property.
3. The parking lot and driveway shall be paved, with spaces delineated, and landscaped/screened in accordance with Articles 16 and 18 of the Zoning Ordinance.
4. The final design of the parking lot, access drive and internal circulation shall be subject to review and approval by the Division of Traffic Engineering.
5. Any outdoor pole lighting for the parking lot shall be of a shoebox (or similar) design, with light shielded and directed downward to avoid disturbing adjoining or nearby properties. Such lighting shall have a maximum height of twenty-five feet.
6. A storm water management plan shall be implemented in accordance with the requirements of the adopted Engineering Manuals, subject to acceptance by the Division of Engineering.
7. A note shall be placed on the Zoning Development Plan indicating the conditional use and variances that the Planning Commission has approved for this property [under Article 6-4(c) of the Zoning Ordinance].

- c. PLN-MJDP-17-00099: ASHFORD OAKS VILLAGE (MEADOW OAKS) (11/30/17)* - located at 6800 Man o' War Boulevard (a portion of). **(Barrett Partners)**

The Subdivision Committee Recommended: **Postponement**, there were some questions regarding whether or not the plan is in compliance with the open space, density and Community Center zone requirements.

1. Provided the Urban County Council rezones the property CC; 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 location of garage on all residential building.
8. Correct north arrow.
9. Addition of adjacent property information (N-392 on Bobwhite Trail).
10. Denote number and location of residential units in CC area.
11. Denote the approval of the conditional use in the EAR-2 zone.
12. Reduce density to comply with Article 23A-6(f) of the Zoning Ordinance for EAR-2 zone.
13. Denote front yard orientation of buildings in the EAR-2 zone.
14. Addition of any existing and proposed easements.
15. Discuss parking spaces on private streets.
16. Discuss compliance with front yard garage setback of 25' per Article 23A-2(f) (i)(2) of the Zoning Ordinance.
17. Discuss orientation and landscaping adjacent to Man o' War Boulevard.
18. Discuss compliance with Article 23A-9(k)2 of the Zoning Ordinance as to the timing of the residential component.
19. Discuss amenity conflicts with existing pond (at the clubhouse and pool).
20. Discuss pedestrian access to CC area along the main streets to be 6' in width.
21. Discuss intent to subdivide property.
22. Discuss pedestrian access to EAR-2 area north of CC area.
23. Discuss improvements to Man o' War Boulevard.

VI. COMMISSION ITEMS

- a. **SRA 2017-3: AMENDMENTS TO UPDATE THE MAJOR SUBDIVISION PLAN PROCESS** – petition for a Land Subdivision Regulations amendment to Articles 4 and 5 to update the process for Major Subdivision Plans.

REQUESTED BY: Urban County Planning Commission

PROPOSED TEXT: Copies are available from the staff.

The Subdivision Committee Recommended, **Referral**.

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

1. The proposed revision to the approval process for Final Record Plats will expedite recordation considerably by eliminating review by the Subdivision Committee and full Planning Commission.

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2. The Planning Commission's opportunity to review the design of a subdivision still resides at the Preliminary Subdivision Plan stage, and no alteration to that process is proposed. Public input in a public meeting setting is most appropriate at the preliminary stage, not for a final record plat, once all the infrastructure is constructed and ready for dedication to the public.
 3. Revising the timing for the submission of the Improvement Plan Progress Report will ensure that the document is submitted prior to any issuance of the "Notice to Proceed" by the Division of Engineering.
- b. **INITIATION OF SUBDIVISION REGULATION AMENDMENT FOR FINAL RECORD PLAT SIZE** – The staff will request that the Planning Commission initiate an amendment to Article 5-4(b) of the Land Subdivision Regulations to increase the maximum allowable size for a Final Record Plat to 24" x 36". If initiated, the requisite public hearing would be held in December, after mailed notices are sent.
 - c. **INITIATION OF ZONING ORDINANCE TEXT AMENDMENT TO UPDATE THE PLANNED SHOPPING CENTER (B-6P) ZONE** – The staff will request that the Planning Commission initiate amendments to the B-6P zone to update parking standards, increase lot coverage and floor area requirements, address transit facilities and residential dwelling units, and explore additional design standards. If initiated, the requisite public hearing would be held in December, after mailed notices are sent.

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

- A. **ADOPTION OF 2018 MEETING & FILING SCHEDULE** - The Chair will announce that the Commission will consider adoption of the "Official Meeting and Filing Schedule for 2018" at this time. Once adopted, the staff will distribute copies of the 2018 schedule for use by the Commission and the general public.

B. Long Range Planning Activity Report

Imagine Lexington – Staff met with the Planning Commission for the continuation of the August 31st public hearing on September 7th. At this meeting, Staff presented to the Commission on what was heard by the public and presented edits to the proposed Goals and Objectives language due to the public's concerns. There were three issues that were addressed in these edits. The first issue addressed was the provision of jobs land. Staff split up one objective, elevated the importance of publicly-owned jobs land by creating a new goal, and reinforced the idea that the Comprehensive Plan can be amended as necessary to respond to pressing economic needs. The second issue addressed concerns about the use of "require" in Theme E Goal 1 Objective B. Staff proposed the use of "ensure" and rewording the objective to read, "Ensure all types of development are environmentally, economically and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land." The third and final issue addressed pertained to infill and redevelopment in relation to historic features. Staff revised the language of Theme E Goal 1 Objective D to read, "Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features." The Planning Commission accepted Staff's proposed revisions, and voted to recommend approval of the Goals and Objectives to the Urban County Council. From here, the Goals and Objectives moved to Council's agenda and process.

Staff, in preparation for meetings with Council, prepared an extensive packet of information relating to the Goals and Objectives' inputs and process. Information presented included the Planning Commission's Recommended for Approval language of the Goals and Objectives, a red-line version comparing the language of the 2013 Goals and Objectives to the 2018 recommended Goals and Objectives, a summary report on all data and public inputs, and all of the Planning Commission's packets prepared for their work sessions and Comprehensive Plan-related meetings. Staff hoped that this extensive packet would answer some of Council's initial questions about the process and outcomes and would be heavily utilized by Councilmembers to more fully understand all of the Staff's and Planning Commission's work on the recommended Goals and Objectives.

The first meeting scheduled with Council was on September 26th. Staff began the meeting with a presentation summarizing the process and outcomes generating the recommended Goals and Objectives. Staff then answered any questions that Council raised. Council asked for some information and material to be created to by Staff in order to more fully answer their questions regarding vacant land, employment, housing, corridor commercial property underutilization, public input, as well as neighborhood enhancement and public education. Staff will work to have this packet prepared by early October 2017.

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.

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.

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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.

Rural Land Management Plan Update – Staff continued to edit and prepare a draft final version for distribution to the Rural Land Management Board and Planning Commission for their review in early October 2017. The final version of the Plan is expected in late October 2017.

Fayette County Neighborhood Council – Staff was asked by President Walt Gaffield to present and update the FCNC on *Imagine Lexington's*, the 2018 Comprehensive Plan Update, process and outcomes on September 11th. This meeting was only a few days after the Planning Commission recommended the Goals and Objectives for approval to Council. Staff discussed changes made to the language and discussed the process the Goals and Objectives would go through with Council.

APA Audio Conferences – For many years, Staff has hosted APA Audio Conferences for continuing-education credits for both LFUCG and AICP. There were not any APA Audio Conferences hosted in the month of September, but there was a training opportunity hosted by Water Quality during the Planning Commission's September 21st meeting. Water Quality presented the annual MS4 update and answered any questions that the Staff or Planning Commission raised. This training only qualified for continuing education credits and did not qualify for AICP credits.

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.

C. 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 Jessamine County Transportation Task Force meeting.
- Attended Bluegrass ADD Regional Transportation Committee.
- Staff participated as mentors in the UK design week projects.
- Attended meeting with KYTC Title VI compliance officer to discuss MPO areas of deficiency.
- The MPO website had 335 visits from 277 users and 715 page views in September.
- The MPO's Twitter site had 2,056 followers in September.
- The MPO's Facebook page had 841 likes in September. The page had 55 engaged users and reached 758 users.

1.2 Staff Development

- Attended Webinar titled "Design Innovation and the MUTCD Experimental Process".
- Staff attended KY State GIS 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.
- 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 with traffic signal system controller and traffic management system requirements.
- Reviewed FHWA Travel Volume Trends report.
- 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.

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

2.2 Transportation Plan Update & Implementation

- Staff is continuing to learn to run the model for upcoming Planning updates.

2.3 Air Quality Activities

- Coordinated staff, TTCC and TPC rankings of CMAQ projects and submitted TPC approved rankings to KYTC.

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 1 Jessamine County development proposal.
- Provided support concerning transportation and land use issues on various development applications in Fayette County and Jessamine County.
- Several staff attended meetings with various departments to discuss pedestrian, bicycle, transit and traffic impacts/needs related to the HUB development on South Limestone.
- Attended meeting to discuss future plans for public parks, including transportation impacts/access, in the vicinity of Polo Club Blvd and Winchester Rd.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 25 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 18 plans for bike and pedestrian circulation requirements.
- Corresponded on 8 plans approved by the planning commission for compliance with conditional signoff requirements.
- Attended meeting with Traffic Engineering to discuss pedestrian and bicycle safety impacts related to the HUB development on South Limestone.
- Attended meeting with Leestown Veterans Housing developer and Traffic Engineering to discuss the need for adequate pedestrian infrastructure for the planned development of veterans housing.
- Participated in the University of Kentucky annual campus bike count.
- Work with the NOLI Plant and Play Coalition project as it relates to transportation issues around Castlewood Park.
- Worked with consulting team on the bike and pedestrian network evaluation phase of the BPMP update.
- Conducted Steering Committee meeting for the BPMP update.
- Held calls with the consulting team for the BPMP to discuss plan progress and presentation of the draft networks.
- 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.
- Staff met with Lextran about 4th St & Manchester St corridor circulator concept.

3.4 Mobility Coordination

- Staff began drafting RFP for FY-2017-2018 marketing services.
- Attended Safe Streets marketing campaign brainstorming meeting.
- Assisted with FY 2018 grant application for Paula Nye funding for bike/ped safety marketing campaign.
- Submitted annual progress report for FY2017 Paula Nye grant award.

3.5 Travel Demand Modeling and Project Forecasting

- Continued to review and practice with the TDM for MPO activities.
- Attempted to run the model in TransCad 6.0 in order to look for problems and coordinate with KYTC.

4.1 Program Administration

- Committee meeting packets were drafted for Transportation Planning/MPO meetings held in the month: Bicycle & Pedestrian Advisory Committee (BPAC), Transportation Technical Coordinating Committee (TTCC) and Transportation Policy Committee (TPC).
- Continued work to fill the Administrative Officer and Planner positions.

4.2 Transportation Improvement Programming (TIP)

- Conducted MPO/KYTC/LFUCG Project Coordination Team meeting to coordinate on TIP projects.

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.
- Submitted Annual Performance and Expenditure report to KYTC for review.

D. Zoning Compliance Planning Activity Report

Enforcement

The fall downward trend in zoning complaints started in September, with just 24 new case investigations initiated. Nearly 50% of those related to illegal business activities taking place in residential areas. A total of 28 cases (some old, some new) were resolved, meaning that necessary actions were taken by a property owner or occupant to fix a zoning compliance problem. A total of 14 conditional uses were inspected, and all were determined to be in substantial compliance.

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 September, 20 such permits were issued (a marked decrease from the 48 issued in August). Technical assistance was also provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of 7 applications for new commercial or multi-family building construction, and 19 applications for remodel activity, "fit-ups" or change in use requests.

One of the more notable approved applications was for a rebuild of the Qdoba restaurant on Tiverton Way at Nicholasville Road, which was significantly damaged by fire some time ago. Review of that application was somewhat complicated because of a conflict between Neighborhood Business (B-1) front yard setback requirements established per the Zoning Ordinance and the required building lines established by plat.

Board of Adjustment

Nine applications/appeals were fully considered by the BOA at the September 29th public hearing, consisting of four variances and five conditional uses. One of the variance requests was disapproved, which involved a driveway for a residential property on Marquis Avenue (within the Infill and Redevelopment Area) that was constructed without a permit at a width of 21' instead of the maximum allowed width of 10'. A conditional use request to allow live entertainment and dancing at an establishment on South Limestone near Avenue of Champions was also disapproved for all practical purposes, as a motion for approval resulted in a tie vote. That particular request was met with substantial opposition from some surrounding property owners.

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 NOVEMBER 2017

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	November 2, 2017
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	November 2, 2017
Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	November 9, 2017
Work Session, Thursday, 1:30 p.m., 1:30 p.m., 3rd Floor Phoenix Building.....	November 16, 2017
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	November 29, 2017
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	November 30, 2017

X. ADJOURNMENT