

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

March 22, 2018

- 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 February 22, 2018 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, March 1, 2018, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee, 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: Jim Duncan; Traci Wade; Chris Woodall; Tom Martin; Cheryl Gallt; Denise Bullock; Jimmy Emmons; Scott Thompson; Captain Greg Lengal & Captain 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, March 1, 2018 at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members 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. WINCHESTER 836, LLC ZONING MAP AMENDMENT & ARLINGTON WEEKLY PAYMENT LOT & INVESTMENT COMPANY'S ADDITION ZONING DEVELOPMENT PLAN

- a. PLN-MAR-17-00041: WINCHESTER 836, LLC (4/14/18)*- petition for a zone map amendment from a Neighborhood Business (B-1) zone to a High Rise Apartment (R-5) zone, for 0.842 net (1.202 gross) acres, for property located at 1104, 1106, 1186 & 1190-1194 N. Limestone. Dimensional variances are also requested.

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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 properties are located within the boundary of the Central Sector Small Area Plan (CSSAP), adopted by the Planning Commission in April 2009, specifically Subarea "D". The CSSAP recommends significant streetscape improvements along North Limestone, retention of North Limestone's unique character as a traditional neighborhood retail corridor, utilization of Best Management Practices for stormwater improvements, preservation of structures with historical and cultural value, and provision of adequate and quality affordable housing.

The petitioner proposes to redevelop the entire site with a multi-family apartment building and associated off-street parking. A total of 36 dwelling units are proposed, for a residential density of 42.8 dwelling units per acre. Dimensional variances are also requested in association with the proposed zone change.

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

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

1. The requested High Rise Apartment (R-5) zone is not in agreement with the 2013 Comprehensive Plan, and the Central Sector Small Area Plan (CSSAP), for the following reasons:
 - a. The subject property is located within Sub-Area D of the Central Sector Small Area Plan, and North Limestone has been designated as a "neighborhood connector" corridor within this particular area and a "focus area."
 - b. The Central Sector Small Area Plan, within the recommendations stated for Sub-Area D, establishes the priority of retaining the "unique character of North Limestone as a traditional neighborhood retail corridor" and also indicates a need to upgrade the North Limestone streetscape and building façades.
 - c. The Central Sector Small Area Plan encourages providing affordable housing, utilizing Best Management Practices for stormwater improvements, preservation of structures with historical and cultural value, and offering goods and services for local residents. Although the petitioner indicates their intent to offer affordable housing units within the corridor, they have not provided any documentation in that regard.
 - d. The 2013 and 2018 Comprehensive Plan's Goals and Objectives both encourage compact and contiguous development, but such infill or redevelopment project should "respect the context and design features of areas surrounding development projects" (Theme A, Goal #2b).
 - e. The R-5 zone allows a Floor Area Ratio of 1.3, far higher than any of the surrounding land uses, and in stark contrast to the R-1C zoning and single-family homes within the Highlawn neighborhood to the southeast. In addition, the applicant is also requesting a front yard setback variance, and has eliminated the usable open space at ground level, both of which would help to improve the urban fabric and the streetscape along N. Limestone. Instead, the proposed residential structure has very little architectural character, with a mass and scale that does not have a positive impact on the streetscape (based upon rendering provided by the applicant).
2. The proposed R-5 zone is not compatible with the character of N. Limestone, nor the nearby single-family residential neighborhood. The petitioner should consider a development that complies with the existing zoning, which would support the Central Sector Small Area Plan, or a less intense residential zone that would be more compatible with the nearby neighborhoods.
3. There have been no unanticipated changes of an economic, physical, or social nature in the immediate area since the adoption of the 2013 Comprehensive Plan that have significantly changed the basic character of the immediate area.

b. REQUESTED VARIANCE

1. Reduce the number of required parking spaces from 55 to 52.
2. Reduce the required front yard from 20 feet to 10 feet.

The Zoning Committee recommended: **Postponement** for the reasons provided by the staff.

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

- a. Granting the requested front yard variance may alter the character of the general vicinity, which generally respects a 20-foot setback along the N. Limestone corridor.
- b. Strict application of the requirements of the Zoning Ordinance would require a redesign of the associated preliminary development plan and a potential decrease in the number of dwelling units for this redevelopment project. A postponement will provide an opportunity to reconsider the design of the property to more closely reflect the character of the surrounding neighborhood.
- c. The staff is not supportive of the requested R-5 zone, which the variances are generally contingent upon. Modification of the requested zone and associated floor area ratio may eliminate the need for both variances on the site.

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- c. PLN-MJDP-17-00121: ARLINGTON WEEKLY PAYMENT LOT & INVESTMENT COMPANY'S ADDITION (4/14/18)* - located at 1104, 1106, 1186 AND 1190-1194 N. LIMESTONE. **(Vision Engineering)**

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

1. Provided the Urban County Council rezones the property R-5; 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. Denote location of covered bus transit stop.
7. Denote diameter of existing trees within the Tree Inventory information.
8. Denote review by the Royal Spring Aquifer Committee required at Final Development Plan.
9. Denote construction access on plan.
10. Provided the Planning Commission grants the requested variances to reduce the N. Limestone front yard and to reduce the required parking.
11. Denote compliance with Article 15-7 Infill and Redevelopment requirements shall be resolved at time of Final Development Plan.
12. Denote compliance with Central Sector Small Area Plan recommendations shall be resolved at time of Final Development Plan.
13. Denote the ability to meet tree canopy requirements shall be resolved at time of Final Development Plan.
14. Discuss cross-section widths for N. Limestone and Carlisle Avenue.
15. Discuss usable open space requirements and compliance utilizing roof top space

2. OFF SEASON, LLC ZONING MAP AMENDMENT & HINDA HEIGHTS SUBDIVISION, BLK B ZONING DEVELOPMENT PLAN

- a. PLN-MAR-18-00001: OFF SEASON, LLC (4/14/18)*- petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 2.09 net (2.60 gross) acres, for property located at 3009, 3013 & 3021 Bates Creek Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement 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 develop 14 townhouses on the subject properties, and associated off-street parking. The proposed residential density is 6.7 dwelling units per net acre.

The Zoning Committee Recommended: **Approval**.

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

1. The Planned Neighborhood Residential (R-3) zone is in substantial agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives of the Plan recommend to expand housing choices within the community (Theme A, Goal #1); to support infill and redevelopment (Theme A, Goal #2); and to uphold the Urban Services Area concept by encouraging development of vacant and underutilized properties (Theme E, Goal #1).
 - b. The proposed townhouses (and their associated density) are compatible with the surrounding area, which is encouraged by Theme A, Goal #2. The development is residential in nature, as is the surrounding zoning, and the development will respect the area's context and design features.
 - c. The proposed density is in keeping with the recommendations of the Comprehensive Plan to encourage infill sites of between two and five acres to develop at or above the average density of the area in which they are built (pg 102).
 - d. The subject site is situated along a minor arterial roadway, with adequate public infrastructure to serve the proposed use, and the higher density development will buffer the established neighborhood from the higher intensity use of the churches along the opposite side of Bates Creek Road.
 - e. The proposed single-family attached dwelling units (townhouses) are compatible with the surrounding residential zoning and land use pattern. The units are of a size that is similar to other residential uses in the immediate area (between 3,000 and 4,000 square feet each), which should not detract from the existing urban form along Bates Creek Road in the immediate vicinity.
2. The proposed infill and redevelop of the subject site along the Bates Creek Road corridor is supported by the adopted 2018 Comprehensive Plan's Goals and Objectives, including "accommodate the demand for housing in Lexington

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responsibly, prioritizing higher density and mixture of housing types (Theme A, Goal #1, Obj. b.); and “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” (Theme E, Goal #1, Obj. d.).

3. This recommendation is made subject to the approval and certification of PLN-MJDP-18-00002: Hinda Heights Subdivision, Blk B (Old Stone Townhouses), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission’s approval.

- b. PLN-MJDP-18-00002: HINDA HEIGHTS SUBDIVISION, BLK B (4/14/18)* - located at 3009, 3013 and 3021 Tates Creek Road. **(EA Partners)**

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

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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
6. Denote height of townhouses in feet on plan.
7. Denote typical lot size.
8. Denote the internal pedestrian system shall be resolved at time of Final Development Plan/Preliminary Subdivision Plan.
9. Denote: stormwater management shall be resolved at time of Final Development Plan.
10. Denote: The 125’ setback shall be resolved at time of Final Development Plan/Preliminary Subdivision Plan.

3. **OVERBROOK FARM, LLC ZONING MAP AMENDMENT & SAMFORD & MCCracken FARMS, UNIT 2 & ALFORD PROPERTY ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-18-00002: OVERBROOK FARM, LLC (4/14/18)*- petition for a zone map amendment from an Agricultural Rural (A-R) zone to a High Density Apartment (R-4) zone, for 19.34 net (20.79 gross) acres and to Planned Neighborhood Residential (R-3) zone, for 32.19 net (33.76 gross) acres for property located at 2451 and 2525 Armstrong Mill Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan’s mission statement is to “provide flexible planning guidance to ensure that development of our community’s resources and infrastructure preserves our quality of life, and fosters regional planning and economic development.” The mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World. In addition, the Comprehensive Plan has established six themes, with goals and objectives to support each of the themes, which include: Growing Successful Neighborhoods (Theme A), Protecting the Environment (Theme B), Creating Jobs and Prosperity (Theme C), Improving a Desirable Community (Theme D), Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land (Theme E) and Implementing the Plan for Lexington-Fayette County (Theme F).

The petitioner proposes to rezone the subject site in order to develop a mix of single family homes, townhouses, and apartment buildings on 51.53 net acres. A total of 363 dwelling units are proposed, for a residential density of approximately 7 dwelling units per acre. A traffic study was submitted with the requested zone change.

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

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

1. The applicant has not demonstrated consideration of Comprehensive Plan recommendations related to the placement of the higher density uses (those within the R-4 zone) along the higher intensity roadway of Armstrong Mill Road.
2. The applicant has not provided a plan that creates a sense of place, properly locates dwellings with differing densities, has single-loaded streets, and is centered around a neighborhood focal point.
3. Environmentally sensitive features need to be discussed and possibly better protected, including topography and floodplains.
4. Placement of a trail within the floodplain around the Armstrong Mill Road tributary needs to be discussed, as this natural feature should be an amenity to all residents of this development. Staff and the applicant need to meet to determine whether this should be a greenway dedicated to LFUCG or if the HOA should maintain ownership.
5. The ownership and upkeep of the community park needs to be determined. Staff and the applicant need to meet with the Division of Parks and Recreation to determine if LFUCG ownership is advisable or if the HOA should maintain ownership.

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- b. PLN-MJDP-18-00008: SAMFORD & MCCracken FARMS, UNIT 2 & ALFORD PROPERTY (4/14/18)* - located at 2451 and 2525 ARMSTRONG MILL RD. (**Vision Engineering**)

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

1. Provided the Urban County Council rezones the property R-3 & R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas & steep slopes.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Denote 25' floodplain setback.
9. Denote no access to Armstrong Mill except for street intersections.
10. Clarify number of townhomes in the site statistics.
11. Provided the Planning Commission grants a waiver to Article 6-8(q)(2)(d) of the Land Subdivision Regulations.
12. Denote connection (entrance) to future Squires Trail shall be resolved at time of Final Development Plan.
13. Discuss capacity of existing pump station.
14. Discuss relocation of proposed multifamily units between floodplain and Armstrong Mill Road.
15. Discuss landscaping adjacent to Armstrong Mill Road.

4. **THE FOUNTAINS AT PALOMAR, LLC ZONING MAP AMENDMENT & HOOVER & FORD PHILPOT PROPERTY ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-18-00004: THE FOUNTAINS AT PALOMAR, LLC (4/29/18)*- petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Highway Service Business (B-3) zone, for 12.23 net (15.52 gross) acres, and from a Neighborhood Business (B-1) zone to a Highway Service Business (B-3) zone, for 4.17 net (5.16 gross) acres, for property located at 3801, 3901 and 3995 Harrodsburg Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 Comprehensive Plan's mission statement is to "provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances 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.

The 2018 Comprehensive Plan Goals and Objectives were recently adopted in November 2017. The Goals and Objectives encourage a mix of uses, housing types and/or residential densities within the Urban Service Area boundary; promote well-designed neighborhoods and communities; ensure all types of development are environmentally, economically, and socially sustainable to accommodate future growth needs of all residents; emphasize redevelopment of underutilized corridors; promote redevelopment of underutilized land in a manner that enhances existing urban form; support the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles; and provision of land for a diverse workforce, with emphasis on success and growth of strategically-targeted employment sectors. In addition, the body of the 2013 Comprehensive Plan reinforces these or similar concepts.

The petitioner proposes a rezoning to Highway Services Business (B-3) zone with conditional zoning restrictions in order to construct a community shopping center with a hotel, and its associated off-street parking areas. A traffic study was submitted with the requested zone change.

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

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

1. The proposed Highway Services Business (B-3) zone is inappropriate for the subject property for the following reasons:
 - a. The proposed zoning category is not compatible with the single-family residential development in the Palomar neighborhood.
 - b. The allowed uses in the B-3 zone, even with the proposed restrictions, are not appropriate along a minor arterial roadway, which is intended as a connector between the major arterial corridors within our community. Generally, uses such as hotels, car washes, major and minor auto repair, automobile sales (even electric autos), etc. should not be located in such close proximity to residential land and are often restricted by the Planning Commission and Council during zone change requests.
 - c. The Highway Services Business (B-3) zone is intended to be located along the highways within our community, which are generally the major arterial roadways. Although Harrodsburg Road is a highway, the traffic counts at this location

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are that of a minor arterial roadway. Other B-3 locations within the community are either part of a unified plan that supports placemaking (such as Beaumont), or are part of a regional shopping center. The subject property does not satisfy either of these standards.

- d. The petitioner should consider the B-6P or MU-3 zone for this location, as both would be considered appropriate for the site and offer a wider range of land uses than the proposed B-3 zone. Both of these two zones allow for a more efficient use of the limited land available inside of the Urban Service Area boundary. A B-6P zone already exists across Man O' War Boulevard from the subject site.
 2. The proposed development, as depicted, may create a neighborhood business opportunity, but many of the allowed land uses and the building height allowances in a B-3 zone - even considering the restriction offered by the petitioner - would be out of character with the surrounding area and could have a negative impact on the adjoining land uses.
 3. The application proposes conditional zoning restrictions that specifically prohibit entertainment type land uses, which is contrary to their justification statement, and does not support the concept of placemaking set out in the 2013 Comprehensive Plan. Commercial developments should be offering more entertainment and social connection opportunities, yet the petitioner is proposing to prohibit those uses that would invite the surrounding community to experience the development (carnivals, special events, festivals, and concerts; commercial farm markets and market gardens; indoor amusement, such as bowling alleys, dancing establishments, skating rinks, miniature golf, billiard halls; nightclubs; and athletic facilities).
 4. The 2018 Goals and Objectives state that "pedestrian-first design" should be utilized to accommodate the needs of bicycle, transit and other vehicles; and that redevelopment of underutilized land should be maximized in a manner that enhances the existing urban form and/or historic features. The petitioner's corollary development plan, which would be allowed within a B-3 zone, does not meet these recommendations of the Comprehensive Plan.
 5. There have not been any unanticipated changes of an economic, physical, or social nature within the area that have substantially altered the basic character of the area since the Comprehensive Plan was adopted in 2013 that would support the requested zone change to a B-3 zone.
- b. PLN-MJDP-18-00012: HOOVER & FORD PHILPOT PROPERTY (4/29/18)* - located at 3801, 3901 & 3955 HARRODSBURG RD. (GRW Engineering)

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

1. Provided the Urban County Council rezones the property B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Denote Department of Highway's approval of access (Harrodsburg Road) shall be resolved at time of Final Development Plan.
9. Discuss access to Glade Court.
10. Denote addition of sidewalk to both sides of all service roads shall be resolved at time of Final Development Plan.
11. Denote any proposed patio seating and required parking shall be resolved at time of Final Development Plan.
12. Resolve right in/out and Harrodsburg Road improvements.
13. Discuss spacing of full-signalized access per KYDOT requirements.

VI. COMMISSION ITEMS

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

A. Long Range Planning Activity Report

Imagine Lexington

Staff began updating the Elements of the Comprehensive Plan by hosting 4 meetings and invited professional contributors to come and share their expertise as it related to Theme A, *Growing Successful Neighborhoods*. The professional contributors are as follows: Andrew Hawes representing Housing Partnership, Inc., Colleen Hall representing the Lexington Public Library, Debbie Boian representing Fayette County Public Schools, Dennis Anderson representing Anderson Communities, Holly Wiedemann representing AU Associates, Kabby Akers representing Catholic Action Center and BUILD, Kelly Weber representing Ashland Terrace, Walt Gaffield representing Fayette County Neighborhood Council, Michelle Koseniak representing LFUCG's Division of Parks and Recreation, Rick Clewett representing the Central KY Council for Peace and Justice, Kristina Stambaugh representing Aging and Disability Services, and Susan Bachner representing the Senior Services Commission. Staff will use these conversations and the approved Goals and Objectives to draft the text for Theme A, *Growing Successful Neighborhoods*, as well as propose development review criteria. Staff will present the draft text and criteria to the Planning Commission during work sessions on March 15th and March 29th.

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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.

University of Kentucky Presentation

Staff was asked to present to Professor Lynn Phillips' Urban Planning class about *Imagine Lexington* and the history of comprehensive planning in Lexington.

Opportunity for Work & Learning, Inc.

Staff was invited to tour OWL, Inc.'s facilities and learn about their mission and programming.

Courthouse Area Design Review Board

Staff held a work session with the CADRB to review updates to the website and CADRB documents.

APA Audio Conferences

For many years, Staff has hosted APA Audio Conferences for continuing-education credits for both LFUCG and AICP. There was one APA Audio Conference hosted in the month of February, whose title was: *Planning for Environmental Justice and Healthy Communities*.

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 LFUCG Pedestrian Safety Work Group.
- Attended LFUCG Corridors Commission.
- Attended University of Kentucky Bicycle Advisory Committee meeting.
- Attended Commission for People with Disabilities meeting.
- Attended Jessamine County Transportation Task Force meeting.
- Initiated 45-day public review period for the 2018 Participation Plan.
- Submitted bi-monthly report to KYTC regarding Title VI plan development.
- Met with Lextran to coordinate hosting a regional transportation provider's roundtable.
- Provided Lextran with Census and other data to inform the development of the Coordinated Public Transit and Human Services Plan.
- The MPO website had 518 visits from 382 users and 1,164 page views in February.
- The MPO's Twitter site had 2,068 followers in February.
- The MPO's Facebook page had 881 likes in February; reached 195 users; and had 24 engaged users.

1.2 Staff Development

- Attended Safe Streets Academy two-day Lexington Workshop.
- Attended APA Webinar: Planning for Environmental Justice and Healthy Communities.

2.1 Congestion Management Process (CMP)

- Worked with KYTC and Traffic Engineering staff on ITS-CMS project coordination.
- Reviewed "FHWA transportation performance management digest" website for congestion and research topics.
- Reviewed "Evaluating arterial congestion and travel time reliability performance."
- 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

- Continued data collection and analysis phase of the Metropolitan Transportation Plan update.
- Sought quotes for graphic artist assistance and digital public input platform for MTP update.

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- Continued to monitor Legislative changes to the Draft KYTC Six-Year Highway Plan and inform officials of impacts to local project funding.

2.3 Air Quality Activities

- Communicated with State Division of Air Quality staff for future Air Quality management team work.
- Researched and documented air quality trend data for 2012-2016.

3.1 Transportation - Land Use Impact Analysis

- Provided assistance and answered inquiries on various Traffic Impact Studies, including 3 filed zone change applications in Fayette County.
- Provided support concerning transportation and land use issues on various development applications in Fayette County and Jessamine County, including 3 filed applications in Jessamine County.
- Participated in several LFUCG Comprehensive Plan development meetings.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 18 citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Plan Tracker for 8 plans for bike and pedestrian circulation requirements.
- Corresponded on 10 plans approved by the planning commission for compliance with conditional signoff requirements.
- Prepared for and hosted the Safe Streets Academy Team. The two-day workshop including training and visits to the Lexington demonstration project.
- Met with Citizens Environmental Committee and Noli CDC to coordinate implementing the Safe Streets Academy demonstration project.
- Conducted interview with Lexington Community Radio about the safe streets academy demonstration project.
- Met with Tom Tom Lidar information systems.
- Attended Town Branch Commons coordinating committee meeting.
- Conducted interview with UK journalism student.
- Worked with the Bicycle Pedestrian Master Plan consulting team to complete final edits to the GIS files and final plan document.
- Continued to work with the Bike Share Advisory Committee to review and evaluate bike share companies.

3.3 Transit Planning

- Submitted application for building permit to construct bus shelter at Winburn Community Action Center
- Obtained authorization to oversee financials for FTSB after passing of FTSB Treasurer.
- Reviewed transit stop inventory data from consultant that is working with Lextran to finalize the project.

3.4 Mobility Coordination

- Initiated and received Council approval of the marketing campaign contract.

3.5 Travel Demand Modeling and Project Forecasting

- Coordinated with KYTC and their on-call consultants to establish the scope and cost of the TDM updates.

4.1 Program Administration

- Committee meeting packets were prepared for the Bicycle & Pedestrian Advisory Committee (BPAC) and Congestion Management Committee (CMC).
- Filled Senior Planner position.

4.2 Transportation Improvement Programming (TIP)

- Completed TIP Modification #7 for the Virginia Ave turn lane project and the I-75/I-64 widening project.

4.3 Unified Planning Work Program (UPWP)

- Submitted Quarterly Progress report to KYTC.
- Drafted 2018 UPWP and submitted to KYTC and other reviewing parties for comment.

C. Zoning Compliance Planning Activity Report**Enforcement**

Only 26 new case investigations were initiated in February, which is typical for the winter season. Over 80% of the new cases related to signage and illegal business activities in residential areas. A total of 34 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. Annual inspections were completed on 24 properties with conditional uses, 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 February, 17 such permits were issued. Technical assistance was also provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of 4 applications for new commercial or multi-family building construction, and 13 applications for remodel activity, "fit-ups" or change in use requests.

Board of Adjustment

Ten appeals were fully considered by the BOA at the February 12 public hearing, consisting of 6 variance requests, 3 conditional use requests and one administrative review relating to a change in a nonconforming use. Most noteworthy were two disapprovals of front yard fence height variances, a disapproval of several variances needed to allow an unpermitted expansion of a residence to remain as built, and disapproval of a Bed & Breakfast conditional use due to the proposed operator/occupant not being an owner of the property.

- 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 MARCH AND APRIL 2018

Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building (101 East Vine Street).....	March	29, 2018
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	April	5, 2018
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	April	5, 2018
Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	April	12, 2018
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building (101 East Vine Street).....	April	19, 2018
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	April	25, 2018
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	April	26, 2018

X. ADJOURNMENT

TLW/TM/AT/dw

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