

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

**June 28, 2018**

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2<sup>nd</sup> Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** - The minutes of the May 24, 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, June 7, 2018, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Frank Penn, and Carolyn Plumlee. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Tom Martin; Cheryl Gallt; Hal Baillie; Denice Bullock; Captain Greg Lengal & Captain Joshua Thiel, Division of Fire & Emergency Services and 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, June 7, 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; Larry Forester; Carolyn Richardson; and Bill Wilson. Staff members in attendance were: Traci Wade; Tom Martin; Aliza Tourkow; Hal Baillie; Jim Marx; Barb Rackers; and Debbie Woods; Tracy Jones, Department of Law. 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 (AMD) & ARLINGTON WEEKLY PAYMENT LOT & INVESTMENT COMPANY'S ADDITION ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-17-00041: WINCHESTER 836, LLC (AMD) (6/28/18)\*- an amended petition for a zone map amendment from a Neighborhood Business (B-1) zone to a High Density Apartment (R-4) 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 Sub-Area "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: **Approval** to the full Commission.

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

1. The requested High Density Apartment (R-4) zone is in substantial agreement with the 2013 Comprehensive Plan, the Goals and Objectives of the 2018 Comprehensive Plan, and the central Sector Small Area Plan, 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 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. The petitioner has committed to offer affordable housing units within the corridor, and has sought funding from the LFUCG Affordable Housing Trust Fund.
  - c. The 2013 and 2018 Comprehensive Plan's Goals and Objectives also encourage expanding housing choices; emphasize accommodating the demand for housing, with a priority on higher-density housing types; and to plan for safe, affordable, and accessible housing to meet the needs of older and disadvantaged residents (*Theme A, Goal #1*). The petitioner proposes a density of 42 dwelling units per acre along N. Limestone, a minor arterial roadway. They propose creating 36 affordable housing dwelling units to meet the needs of lower income residents.
  - d. The 2013 and 2018 Comprehensive Plan's Goals and Objectives both encourage infill and redevelopment projects that "respect the context and design features of areas surrounding development projects" (*Theme A, Goal #2b*), and the 2018 Goals and Objectives further emphasize providing open space in all development projects. The petitioner proposes usable greenspace at the intersection of Devonia Avenue and N. Limestone, which will be visible and accessible from the public streets. In addition, front yard landscaping, benches and patios/balconies will provide additional open space.
  - e. The proposed multi-family residential building is proposed to be physically compatible with the surrounding area, which is encouraged by *Theme A, Goal #2*. The development is residential in nature, is limited in scale and massing by the proposed zone, and the development will respect the urban context along N. Limestone.
  - f. The 2018 Goals and Objectives recommend supporting "the Complete Streets concept, prioritizing a pedestrian-first design that accommodates the needs of bicycle, transit and other vehicles" (*Theme D, Goal #1a*). The petitioner proposes to widen the sidewalk along N. Limestone, incorporate street-level entrances to the building, install accessible bicycle racks, and separate the vehicular traffic from the pedestrian activity.
  - g. The 2013 Comprehensive Plan encourages single parcel or small scale infill sites of less than two acres to add to the densification of the immediate area in a manner that respects the context and character of the neighborhood (pg 102). The proposed density is in keeping with this recommendation of the Plan.
2. The requested High Density Apartment (R-4) zone is appropriate for the subject property, for the following reasons:
  - a. High density residential land use is most appropriately located along the community's collector and arterial roadways, where adequate urban services and infrastructure are available.
  - b. The proposed R-4 zone is compatible with the character of N. Limestone, which has a mixture of residential and business land uses, as well as a mixture of building setbacks and heights. The proposed high-density apartment building is located along the primary road frontage and will serve to activate the street, and enhance the urban form of the North Limestone neighborhood. The rear parking will serve as a buffer between the three-story structure and the single-family residential homes within the Highlawn subdivision to the east.
3. This recommendation is made subject to the approval and certification of PLN-MJDP-17-00121: Arlington Weekly Payment Lot & Investment Company's Addition, 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. REQUESTED VARIANCE

1. Reduce the number of required parking spaces from 55 to 50.
2. Reduce the required front yard from 20 feet to 10 feet.

The Zoning Committee recommended: **Approval** to the full Commission.

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

- a. Granting the requested variance should not adversely affect the public health, safety, or welfare; nor should it affect the character of the general vicinity. The property is located within the defined Infill & Redevelopment Area where parking variances of up to 50% may be granted. The general vicinity has adequate pedestrian facilities, on-street parking and public transportation is available. The structure is proposed to be located within about 5 to 8 feet of the average setback along this portion of the N. Limestone corridor, therefore there will be little impact to the immediate area.
- b. The special circumstances that justify the variance are the location of the development and the need for less pavement to reduce stormwater impacts within the N. Limestone corridor, as detailed in the Central Sector Small Area Plan (CSSAP). The development is in a pedestrian and bike-friendly area, located nearby retail, restaurants, a school and several churches.
- c. The request is not a result of a willful violation of the Zoning Ordinance. The applicant has taken care to go through the necessary process for this project and has requested the variance prior to commencing construction.

This recommendation of **Approval** is made subject to the following conditions:

1. Provided the Urban County Council approves the requested zone change to the R-4 zone, otherwise the requested variance shall be null and void.
2. The development shall be constructed in accordance with an approved Final Development Plan, or as that plan is amended to address design requirements of the Divisions of Engineering, Traffic Engineering, or Building Inspection.
3. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
4. Action of the Planning Commission shall be noted on the Development Plan for the subject property.
5. The nearest transit stop shall be converted to a transit shelter to the specifications and approval of LexTran.
6. The proposed residential building shall meet the requirements of Article 15-7 for architectural and façade articulation, and reflect the rendering submitted in April 2018 that included a masonry façade, with pedestrian entrances from N. Limestone and open balconies for individual dwelling units.

c. PLN-MJDP-17-00121: ARLINGTON WEEKLY PAYMENT LOT & INVESTMENT COMPANY'S ADDITION (6/28/18)\* - 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-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. 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. SONG M. KIM & SU OK KIM ZONING MAP AMENDMENT (AMD) & SCHROYER PROPERTY (AMD) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-18-00007: SONG M. KIM & SU OK KIM (8/5/18)\*- an amended petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for 0.57 net and gross acre, for property located at 3601 Palomar Centre Drive.

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COMPREHENSIVE PLAN AND PROPOSED USE

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The applicant proposes to rezone the site in order to allow medical office space to be used as retail/restaurant space, while retaining an existing athletic facility and the associated off-street parking.

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

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

1. There has been an economic, physical, and/or social change in the immediate area since the adoption of the 2013 Comprehensive Plan. The change is the prior rezoning of several adjacent parcels to the Neighborhood Business (B-1) zone, and the subsequent redevelopment to implement the B-1 zone land uses. The site is now surrounded on three sides by the B-1 zone and its land uses, which has occurred over the last five years.
2. This recommendation is made subject to approval and certification of PLN-MJDP-18-00046: Schroyer Property (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 the provisions of Article 6-7 of the Zoning Ordinance, the use of the subject property shall be restricted as follows:
  - a. Any outdoor lighting shall be directed away from any adjoining residential use.

This restriction is appropriate and proper because the site abuts existing single family properties to the north.

- b. PLN-MJDP-18-00046: SCHROYER PROPERTY (AMD) (8/5/18)\* - located at 3601 PALOMAR CENTRE DRIVE, LEXINGTON, KY. (**Vision Engineering**)

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

1. Provided the Urban County Council rezones the property B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree inventory map.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Clarify status of access easement for Lot 2B to Lot 4.
12. Denote use of buildings.
13. Remove "Proposed" off building.
14. Resolve location of dumpsters.
15. Resolve parking along access easement on east side of building.
16. Resolve lighting along rear of building.
17. Resolve pedestrian access and interior circulation.

**3. DR. MICHAEL GENTRY ZONING MAP AMENDMENT & CADENTOWN SUBDIVISION ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-18-00008: DR. MICHAEL GENTRY (8/5/18)\*- petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.20 net (0.32 gross) acre, for property located at 2853 Liberty Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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The applicant proposes to rezone the subject site in order to consolidate the property with the adjacent 2.43 acre site to the north, in order to construct a second access point to the development, which is planned to contain an animal hospital and kennel, and associated off-street parking.

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

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

1. The requested Wholesale and Warehouse Business (B-4) zone is appropriate for the subject property, for the following reasons:
  - a. The property is adjoined by B-4 zoning on two sides, and by Liberty Road on a third side. Therefore, the subject property is mostly surrounded by non-residential uses or zones.
  - b. The property can be seamlessly integrated into the design of the adjacent animal hospital and kennel development, while also maintaining an adequate landscape buffer to the single-family residential properties.
  - c. The proposed business zone will allow for improved access to the planned animal hospital and kennel, because access to a business or industrial zone is not permitted through a residentially zoned site.
2. The existing Single Family Residential (R-1D) zone is inappropriate for the subject site, for the following reasons:
  - a. The single-family residence that previously occupied the subject property was removed as part of the widening of Liberty Road. A single-family residence would be inappropriate on this site, as the only access would be via a driveway from a five-lane roadway.
  - b. A single-family residence on this site would be inappropriate because it would be isolated, as it does not have access nor frontage on Campbell Lane, and would have no physical connection to the homes along Campbell Lane.
  - c. Article 8-8 of the Zoning Ordinance does not allow off-street parking lots and their associated vehicle use areas (driveways) in an R-1D zone as a principle use. In this manner, commercial and industrial zoned property cannot be accessed through a residentially zoned property.
3. This recommendation is made subject to the approval and certification of PLN-MJDP-2018-00044: CADENTOWN SUB-DIVISION, prior to forwarding this recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions shall apply to the subject property via conditional zoning:

**PROHIBITED USES**

- a. Shops of special trade and general contractors, such as plumbing; heating; carpentry; masonry; painting; publishing; lithographing; engraving; electrical; major automobile and truck repairing; sign painting; upholstery; tile, mosaic and terrazzo work; electroplating; interior decorating.
- b. Cocktail lounges and nightclubs, or the serving of alcoholic beverages.
- c. Laundry, clothes cleaning or dyeing shop.
- d. Ice plant.
- e. Tire re-treading and recapping.
- f. Machine shop.
- g. Offices of purchases, processors and handlers of agricultural products.
- h. Establishments and lots for the display, rental, sale and repair of farm equipment, contractor equipment, automobiles, trucks, mobile homes, recreational vehicles such as mini-bikes, motorcycles, bicycles, boats or supplies for such items.
- i. Truck terminals and freight yards.
- j. Automobile service stations.
- k. Major or minor automobile and truck repair.
- l. Establishments for the display and sale of precut, prefabricated or shell homes.
- m. Circuses and carnivals.
- n. Retail sale of building materials and lumber.
- o. Pawnshops.

These use restrictions are appropriate and necessary for the subject property since they were volunteered by the original zone change applicant and will be consistent with such zone; and since they will provide greater protection for the adjacent residences and Local Historic District surrounding this location.

- b. PLN-MJDP-18-00044: CADENTOWN SUBDIVISION (8/5/18)\* - located at 2853 LIBERTY ROAD, LEXINGTON, KY (**Vision Engineering**)

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

1. Provided the Urban County Council rezones the property B-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.

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4. Urban Forester's approval of tree inventory map.

4. **MASH ENTERPRISES, LLC ZONING MAP AMENDMENT & ELKHORN PARK, BLK 8 (PORTION OF)(W.P. LITTLE PROPERTY)(AMD) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-18-00009: MASH ENTERPRISES, LLC (8/5/18)\*- petition for a zone map amendment to modify the conditional zoning restrictions in the Highway Service Business (B-3) zone, for 0.85 net (1.14 gross) acres, for property located at 1709 N. Broadway.

**COMPREHENSIVE PLAN AND PROPOSED USE**

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The petitioner requests to remove a conditional zoning restriction on the subject property in order to permit automobile sales as a principal use in a restricted Highway Service Business (B-3) zone. The land use was prohibited on the site by the Urban County Council in 1998.

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

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

1. In accordance with Article 6-7(c) of the Zoning Ordinance, there have been no unanticipated changes of an economic, physical, and social nature in the immediate area since the time the conditional zoning restrictions were imposed in 1988 that have substantially changed the character of the area of the subject property. In particular, the Elkhorn Park neighborhood adjoining the back of the site remains residential, and the North Broadway corridor remains a prominent entry to the community that needs protections from further impacts to its visual quality.
  2. The petitioner has provided no evidence to support the requested removal of the conditional zoning restriction.
- b. PLN-MJDP-18-00042: ELKHORN PARK, BLK 8 (PORTION OF)(W.P. LITTLE PROPERTY)(AMD) (8/5/18)\* - located at 1709 N. BROADWAY, LEXINGTON, KY (**Vision Engineering**)

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

1. Provided the Urban County Council modifies the conditional zoning restrictions, as requested; 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. Addition of name and address of developer.
6. Denote height of building in feet on plan.
7. Denote use of buildings (application states auto sales) in site statistics.
8. Correct note #7 to reference "Chapter 16 of the Code Ordinances."
9. Addition of pavement information to current conditions on site with adjacent property at 1701 N. Broadway.
10. Addition of required parking (minimum of 5 spaces, per Article 16-1(b) of the Zoning Ordinance).
11. Denote area of interior landscaping in vehicular use area, per Article 18(3)(b) of the Zoning Ordinances.
12. Depict adjacent property at 1701 N. Broadway information to show reciprocal parking and access.
13. Discuss compliance with Article 18-3(a) for property perimeter and vehicular use area screening.
14. Discuss note #12 regarding the timing of a consolidation plat from previous plat.
15. Discuss access to N. Broadway on west side of property in relation to the adjacent property access points on 1701 N. Broadway.

5. **BALL HOMES, INC. ZONING MAP AMENDMENT & PENINSULA (PORTION OF) (AMD) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-18-00010: BALL HOMES, INC. (8/5/18)\*- petition for a zone map amendment to remove the conditional zoning restrictions in the Planned Neighborhood Residential (R-3) zone and in the High Density Apartment (R-4) zone for 20.01 net and gross acres, for property located at 478 Squires Road.

**COMPREHENSIVE PLAN AND PROPOSED USE**

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The petitioner proposes removal of the previously adopted conditional zoning restrictions in order to develop 81 single-family dwelling units to replace the previously proposed Fayette County Public Schools middle school on the 20 acre site. This is a proposed residential density of 4.0 dwelling units per acre.

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

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

1. The decision by the Fayette County Public Schools (FCPS) to terminate their contract with Kentucky American Water Company and to not construct a middle school on the subject property alters the traffic impact planned for the site. Replacing the school with single-family residences will not eliminate traffic, but will substantially reduce the total number of new trips, will likely disperse such trips throughout the day, and will eliminate the bus and parent drop-off/pick-up impacts to the neighborhood (car lines around the school site). The elimination of the school constitutes a major change to this area of a physical and economic nature which was not anticipated at the time the restrictions were imposed on the subject property in 2017, thus justifying the removal of the density restriction on the subject property.
  2. The subject property is not located along the water's edge, adjacent to the Kentucky American Water Company's Reservoir #4; therefore, the environmentally sensitive area previously restricted through conditional zoning restrictions is not located within the 20-acre subject site. The modified development plan for this portion of the Peninsula Property and the location of the parcel removed from the water's edge make the restrictions inappropriate for the subject property. This constitutes a major change to this area of a physical nature which was not anticipated at the time the restrictions were imposed on the subject property in 2017, thus justifying the removal of the density restriction on the subject property.
  3. This recommendation is made subject to the approval and certification of PLN-MJDP-18-00045: Peninsula (a portion of)(Amd).
- b. PLN-MJDP-18-00045: PENINSULA (PORTION OF) (AMD) (8/5/18)\* - located at 478 SQUIRES ROAD, LEXINGTON, KY (EA Partners)

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

1. Provided the Urban County Council approves the removal of conditional zoning restrictions; 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 Final Record Plat information for property.
  8. Denote dimensions of cemetery fence.
  9. Denote cemetery lot as HOA area.
  10. Submit required cemetery study per Article 3 of the Zoning Ordinance.
  11. Discuss resolution of asbestos construction debris removal per consultant's report for the Fayette County School Board.
6. **NORTH LEXINGTON HOLDINGS II, LLC ZONING MAP AMENDMENT & AVONDALE SUBDIVISION, BLK B, LOTS 1, 2, 44 & 45 (NORTH LEXINGTON HOLDINGS) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-18-00011: NORTH LEXINGTON HOLDINGS II, LLC (8/5/18)\*- petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 0.49 net (0.75 gross) acre, for properties located at 912, 914, 916, and 918 N. Limestone. A dimensional variance is also requested.

#### COMPREHENSIVE PLAN AND PROPOSED USE

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The subject properties are located within Subarea D of the Central Sector Small Area Plan (CSSAP), adopted by the Planning Commission in April 2009. The CSSAP recommends improving the streetscape along North Limestone, retaining the unique character of North Limestone as a traditional neighborhood thoroughfare, and resolving stormwater drainage issues using sustainable Best Management Practices. These recommendations must support the CSSAP's four Guiding Principles: (1) Enhancing the urban fabric; (2) Promoting and preparing for redevelopment and investment; (3) Providing adequate and equitable housing; and (4) Preserving the cultural and historic heritage.

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The applicant proposes to consolidate four lots into one lot, in order to allow a Group Residential project containing four existing structures, which are a mix of duplexes and triplexes. Ten dwelling units exist, with no new units proposed, for a residential density of 20.4 dwelling units per acre. A dimensional variance is requested in association with the proposed zone change, to reduce required off-street parking requirements.

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

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

1. The requested Planned Neighborhood Residential (R-3) zone is in substantial agreement with the 2018 Comprehensive Plan, for the following reasons:
  - a. The 2013 Comprehensive Plan encourages expanding housing choices (Theme A, Goal #1); accommodating the demand for housing, prioritizing higher-density and a mixture of housing types (Theme A, Goal #1b.); supporting infill and redevelopment opportunities (Theme A, Goal #2a); providing well-designed neighborhoods and communities, while expanding the opportunities for neighborhood character preservation (Theme A, Goal #3a). The proposed rezoning will allow this infill site to continue to be redeveloped. The subject site offers remodeled duplexes and triplexes as an alternative to single-family homes, while respecting the context, design, and character of the neighborhood.
  - b. The 2018 Comprehensive Plan encourages implementing innovative programs to facilitate sustainable development (Theme A, Goal #2d); promotes incorporating green infrastructure principles into new plans (Theme B, Goal #3c); supports the Complete Streets concept, which prioritizes a pedestrian-first design that accommodates the needs of bicycle, transit and other modes of transportation (Theme D, Goal #1a); and recommends upholding the Urban Services Area concept (Theme E, Goal #1b). The proposed rezoning and redevelopment project will use grant funds to implement sustainable stormwater facilities (green infrastructure) on the subject property, reducing flooding and stormwater run-off issues. The Complete Streets concept will be implemented by removing a curb cut and driveway, then replacing it with a pedestrian pathway into the development, and by providing bicycle parking areas adjacent to the vehicle parking lot.
2. The requested Planned Neighborhood Residential (R-3) zone is in substantial agreement with the Central Sector Small Area Plan (CSSAP), an adopted element of the 2013 Comprehensive Plan, for the following reasons:
  - a. The subject property is located within Sub-Area D of the CSSAP, and North Limestone has been targeted for building façade upgrades, which have already occurred on the subject properties, and streetscape improvements using sustainable solutions for drainage and flooding issues, which are proposed on the site (pg. 68 Recommendations).
  - b. The recent building façade upgrades and proposed streetscape upgrades will enhance the urban fabric (Principle #1).
  - c. The proposed investment in stormwater improvements will assist in the redevelopment of the site (Principle #2).
  - d. The four existing structures have already been preserved and fully remodeled, which will provide adequate and equitable housing (Principle #3), while maintaining the historic character of the area (Principle #4).
3. The requested Planned Neighborhood Residential (R-3) zone is appropriate for the subject properties and the existing Single Family Residential (R-1C) zone is not appropriate for the subject properties, because rezoning the properties to an R-3 zone would bring the multi-family non-conforming uses into conformance with the Zoning Ordinance.
4. This recommendation is made subject to the approval and certification of PLN-MJDP-18-00048: AVON SUBDIVISION, BLK B, LOTS 1, 2, 44, & 45 (NORTH LEXINGTON HOLDINGS), 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. REQUESTED VARIANCE

1. Reduce the number of required parking spaces from 15 to 10.

The Zoning Committee recommended: **Approval** to the full Commission.

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

- d. Granting the requested variance should not adversely affect the public health, safety, or welfare; nor should it affect the character of the general vicinity. The property is located within the defined Infill & Redevelopment Area where parking variances of up to 50% may be granted. The general vicinity has adequate pedestrian facilities, on-street parking and public transportation is available. A similar number of parking spaces will be provided as has historically served the site, therefore there will be little impact to the immediate area.
- e. The special circumstances that justify the variance are the location of the development and the need for less pavement to reduce stormwater impacts within the N. Limestone corridor, as detailed in the Central Sector Small Area Plan (CSSAP). The development is in a pedestrian and bike-friendly area, located nearby retail, restaurants, a school and several churches. The lower parking to dwelling unit ratio is appropriate given the goal of the Small Area Plan to improvement stormwater facilities within the corridor.
- f. The request is not a result of a willful violation of the Zoning Ordinance. The applicant has taken care to go through the necessary process for this project and has requested the variance prior to commencing construction.

This recommendation of **Approval** is made subject to the following conditions:

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7. Provided the Planning Commission approves the requested zone change to the R-3 zone, otherwise the requested variance shall be null and void.
8. The development shall be constructed in accordance with the approved Final Development Plan, or as that plan is amended to address design requirements of the Divisions of Engineering, Traffic Engineering, or Building Inspection.
9. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
10. Action of the Planning Commission shall be noted on the Development Plan for the subject property.

- c. PLN-MJDP-18-00048: AVONDALE SUBDIVISION, BLK B, LOTS 1, 2, 44 & 45 (NORTH LEXINGTON HOLDINGS) (8/5/18)\*  
- located at 912-918 N. LIMESTONE, LEXINGTON, KY (**Gresham, Smith and 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
7. Denote non-conforming buildings per required setback for exterior yard in Article 9 for Lots 912 & 918.
8. Provided the Planning Commission grants the requested parking variance.
9. Discuss compliance with Central Sector Plan recommendations.
10. Resolve plan status.
11. Resolve depth of parking lot entrance throat.

## 7. **ALLISON DIXON BRUMFIELD & BRIAN BRUMFIELD ZONING MAP AMENDMENT**

- a. PLN-MAR-18-00012: ALLISON DIXON BRUMFIELD & BRIAN BRUMFIELD (8/5/18)\*- petition for a zone map amendment to modify the restrictions of the Neighborhood Design Character (ND-1) Overlay zone in the Single Family Residential (R-1C) zone, for 0.29 net and gross acre, for property located at 640 Cooper Drive.

### COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 Comprehensive Plan no longer makes a specific land use recommendation for individual properties, but the recently adopted Goals and Objectives for the 2018 Comprehensive Plan recommend "respect(ing) the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form" (Theme A, Goal #2b) and "enabl(ing) existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County" (Theme A, Goal #3a.).

The applicant is requesting that one of the existing Neighborhood Design Character Overlay (ND-1) zone standards (conditional zoning restrictions) be modified for the subject property in order to allow the height of the existing house to be increased due to extensive renovation to the existing residential structure at 640 Cooper Drive.

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

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

1. The requested modification of the Neighborhood Design Character (ND-1) Overlay zone for the Montclair neighborhood design standard #8: Building Height will not adversely affect the public health, safety or welfare, nor will it alter the character of the neighborhood. The proposed traditional residence design is similar in character, height, and massing to other residences along Cooper Drive. Renovating the home to replace the rotted rafters and roof structure of the second-story, while constructing a taller house to match the design of homes across the street and throughout the Montclair neighborhood, will not negatively affect the character of the neighborhood will make the home more safe, as the roof will not collapse due to the rotted rafters.
2. The special circumstances which apply to this property and do not generally apply to land in the same ND-1 Overlay zone are that the property is currently occupied by a house with rooflines that are not similar to other homes in the neighborhood. Because the foundation and first floor will be retained, the petitioner cannot excavate deeper to accommodate the stairway and ceiling height requirements of the current building codes. Remodeling the residence will allow it to meet the current building code while upholding the architectural character of the Montclair area.
3. Modifying the design standard by 3.5 feet, to allow a 33.5-foot tall residence, will not prevent successfully achieving the Montclair neighborhood's general intent and preservation goals.

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4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restriction is proposed to be modified for the subject property, via conditional zoning as follows:

**8. BUILDING HEIGHT**

- a. Maximum of 33.5 feet to highest ridge line. (New additions may exceed the building height limit in order to match existing ridge line; provided they do not exceed 33.5 feet at the mid-gable.) Under no conditions shall provisions listed in #8 Building Height be understood to override provisions of #2 Roof Lines and Shape.
- b. Additions may not exceed the height of the principle structure.

Modification of the height for the subject property is appropriate given the existing character of the immediate vicinity.

**VI. COMMISSION ITEMS**

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

**A. Long Range Planning Activity Report**

Imagine Lexington

Staff continued updating the Elements of the Comprehensive Plan by hosting meetings that included professional contributors to come and share their expertise as it related to both Theme C, *Creating Jobs & Prosperity*, and Theme E, *Maintaining a Balance between Planning for Urban Uses & Safeguarding Rural Land*.

The first Theme C subcommittee meeting, which took place on May 1<sup>st</sup> included the following professional contributors: Ray Clare, Director of UK Career Center, David Boggs, President/CEO Opportunity for Work and Learning, Scott Secomilio, KY Center for Education and Workforce Statistics, Elodie Dickinson, Mayor's Office Workforce Development Manager, and Kevin Adkins, Mayor's Office Chief Development Officer. On May 14<sup>th</sup>, Staff met with Alison Davis from the UK College of Agriculture regarding the agricultural cluster and the Fayette County economy. Staff used these conversations and the approved Goals and Objectives to draft the text and policies for Theme C. Staff will present the draft text and policies to the Planning Commission during the worksession on June 21<sup>st</sup>, which will take place at Locust Trace Agriscience Center.

Theme E subcommittee meetings occurred on both May 22<sup>nd</sup> and 29<sup>th</sup>. Professional guests for May 22<sup>nd</sup> included: Mark Day, Bluegrass Airport, Todd Johnson, Building Industry Association of Central Kentucky, Justin Landon, Lexington-Bluegrass Association of Realtors, and Rene Wiseman, South Hill Neighborhood. Professional guests for May 29<sup>th</sup> included: Krista Wood, Bayer Properties, Scott Davidson, Langley Properties, Andy Haymaker, Haymaker Company, Jeff Stidham, Stidham Commercial Partners, Andrea James, S & A Strategies, Beth Overman, Purchase of Development Rights, and Don Robinson, Winter Quarter Farm. In addition, Staff met with Lexington-based retail property managers throughout the month of May for similar insight to that gained from the aforementioned subcommittee meetings. Staff will use the feedback from these experts to formulate the text for Theme E and the associated policies. The Planning Commission will be presented the draft text and policies for review on July 19<sup>th</sup>.

For Theme D, *Improving a Desirable Community*, Staff hosted a worksession on May 17<sup>th</sup> to draft the supporting text for the theme pillars. Guest speakers from Yard & Company, an urban growth firm that focuses on design and placemaking strategies, provided commissioners with a presentation that featured examples of placemaking in urban spaces and principles that lead to effective design and implementation of similar projects.

Staff continued to update information hosted on Imagine Lexington's website, [www.imaginelexington.com](http://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.

KY American Planning Association Conference

Staff attended and presented at the state conference hosted by the Kentucky Chapter of the American Planning Association, which took place in Berea, KY on May 10<sup>th</sup> and 11<sup>th</sup>. The presentation by Staff focused on the strategies used to effectively inform the Goals & Objectives for *Imagine Lexington*, such as studies, surveys, data sources, and unprecedented input received from the 2017 On the Table event. The presentation was well attended and Staff received positive feedback. The audience was intrigued by the On the Table event and was interested in learning how to implement that in their own towns.

Senior Services Commission Meeting

Staff met with the Senior Services Commission on May 31<sup>st</sup> to receive guidance on the desired content for an infographic to be presented to the Fayette County Neighborhood Council in mid-June. The infographic, which was solicited by the Senior Services Commission, details the spectrum of senior living options while also communicating ADUs as a viable option for Lexington residents who wish to 'age in place.' Staff provided support by designing the visual elements guided by content curated by the

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commissioners. The Senior Services Commission has been leading the conversation around ADUs as a potentially more desirable and cost-effective option to house the growing senior population in Lexington.

#### Bluegrass ADD Regional Planning Council

Staff attended the Bluegrass ADD Regional Planning Council member meeting.

#### Courthouse Area Design Review Board Meeting

Staff acted as the design review officer for applications submitted for evaluation by the Courthouse Area Design Review Board. Staff presented design applications to the board for review and discussion regarding each proposal

#### APA Audio Conferences

For many years, Staff has hosted APA Audio Conferences for continuing-education credits for both LFUCG and AICP. There were two APA Audio Conferences hosted this month, whose titles were: *Re-Imagining Aging in Community* and *Broadband Business Models*.

#### 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 KYTC/LFUCG Maintenance and operations meeting.
- Attended weekly LFUCG paving meetings.
- Attended Bluegrass ADD Regional Transportation Committee meeting.
- Attended ITS & AV Peer Exchange with Louisville, Lexington and KYTC reps.
- Submitted annual Title VI accomplishments to KYTC.
- Continued refinement of Draft Title VI Program Plan.
- The MPO website had 1,491 visits from 1166 users (83% new users) and 3,366 page views in May.
- The MPO's Twitter site had 2,089 followers in May.
- The MPO's Facebook page had 908 likes in May; reached 19,924 users; and had 782 engaged users.
- Updated MPO website.

#### 1.2 Staff Development

- Attended Safe Streets Academy South Bend, IN Workshop.
- Attended APA-KY Spring Conference in Berea, KY.
- Attended APA Webcast: International Perspective on Urban Planning in the U.S.
- Attended Webinar: Fire Trucks & Vision Zero.

#### 2.1 Congestion Management Process (CMP)

- Worked with KYTC and Traffic Engineering staff on ITS-CMS project coordination and drafted a request for proposal for FY 2019. Worked with KYTC staff to seek FHWA approval.
- Contacted LFUCG Police Department Traffic Analyst to schedule a presentation at the June Congestion Management Committee meeting. The presentation topic was The Lexington 2017 Annual Traffic Report. The presentation mostly focused on the worst collision/incident locations and attempted to identify whether there were roadway issues that contributed to the collisions/incidents.
- Performed in-depth analysis on performance measures to assess the national highway system using the newly-defined Level of Travel Time Reliability (LOTTR) metrics.
- Worked with KYTC staff to review the State-set travel time reliability performance targets required under 23 CFR 490, National Performance Management Measures.
- Reviewed road and lane closures planned for the 2018 road construction and maintenance season.
- 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.

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## 2.2 Transportation Plan Update & Implementation

- Launched MTP Public Survey including press release and media campaign.
- Appeared on WKYT to discuss MTP and survey.

## 2.3 Air Quality Activities

- Conducted daily air quality index (AQI) forecast for Ozone & PM2.5 concentrations using Ozone & PM2.5 forecast models.
- Recorded Ozone & PM2.5 concentration and AQI data on air quality monitoring spreadsheets.
- Posted 4-day Ozone & PM2.5 forecast AQI data on the MPO website daily.

## 3.1 Transportation - Land Use Impact Analysis

- Provided assistance and answered inquiries on various Traffic Impact Studies, including 1 previously filed zone change application in Fayette County.
- Provided support concerning transportation and land use issues on various development applications in Fayette County and Jessamine County, including 1 filed application in Jessamine County.
- Attended Lexington Comprehensive Plan Update Meetings (Theme D – Community).
- Attended Lexington Comprehensive Plan Update Meetings (Theme C – Employment).
- Attended Lexington Comprehensive Plan Update Meetings (Theme E – Balance of Urban/Rural).

## 3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 13 citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Plan Tracker for 14 plans for bike and pedestrian circulation requirements.
- Corresponded on 11 plans approved by the planning commission for compliance with conditional signoff requirements.
- Worked to develop a vision statement for Theme D connectivity for the Comprehensive Plan update.
- Served on project evaluation Jury for Civil Engineering 429 graduate projects focused on connecting to the Town Branch Commons via the North Limestone Corridor.
- Met with the University of Kentucky and Spin Dockless bike share to move forwards with an MOU for the pilot bike share program.
- Conducted bike share stakeholder meetings with various governmental departments and local stakeholders to address the programs implementation.
- Worked with GIS to build a collector map to inventory bike share parking locations and geofence no go parking zones.
- Performed evaluation for the installation of the Safe Streets Academy Demonstration project.
- Conducted team project debrief meeting and next steps to continue to advance Safe Streets initiatives.
- Held the Life is Cycle bike ride to teach vehicular cycling scheduled for May 14 at 6pm.
- Met with GIS to begin updating the Bike Lexington Map to a digital and print version.
- Conducted recorded interview with Lexington Community Radio on bike safety and bike month.
- Attended Town Branch Commons coordinating committee meeting.

## 3.3 Transit Planning

- Continued work to install the Via Creative bus shelter on Winburn Dr.
- Attended FTSB board meeting as chair.
- Field checked transit stop inventory data collected by consultants for Lextran.
- Toured facilities in consideration for new FTSB headquarters.

## 3.4 Mobility Coordination

- Continued alternative transportation marketing campaign including TV ads and social media.
- Processes grant invoices including in-kind match documentation.

## 3.5 Travel Demand Modeling and Project Forecasting

- Continued to gather and check socio-economic and other data concerning 2017 base year TDM update.
- Received one-on-one training in the modeling process and data development procedures from Stantec.
- Met with Stantec to discuss work schedule and progress, staff continues to coordinate regularly with project team on update. Future horizon years of 2020, 2030 and 2045 are being considered for the final model.

- Stantec continues to work on model calibration and validation, with a current goal of having a valid base year of 2017 ready by the end of June.

#### 4.1 Program Administration

- Committee meeting packets were prepared for the Bicycle & Pedestrian Advisory Committee (BPAC) and Transportation Technical Coordination Committee (TTCC) and Project Coordination Team (PCT).

#### 4.2 Transportation Improvement Programming (TIP)

- Continued work on TIP Modification 10 to reconcile the TIP with the approved 2018 State Highway Plan.
- Held Project Coordination Team meeting regarding the status of TIP projects.

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

#### Enforcement:

A total of 38 new case investigations were initiated in May. Over 50% of the new cases related to signage and illegal business activities in residential areas. Other cases related primarily to parking issues, vehicle repairs and sight triangles (impaired windows of visibility at street intersections). A total of 34 cases 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 43 properties with conditional uses, and all were determined to be in substantial compliance with conditions imposed by the Board of Adjustment.

#### Permitting:

Since January 1, 2012 a Zoning Compliance Permit (ZCP) has 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 May, just seven ZCP's were issued. Technical assistance was also provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of 9 applications for new commercial or multi-family building construction, and 23 applications for remodel activity, "fit-ups" or change in use requests.

#### Board of Adjustment:

Seven appeals were fully considered by the BOA at the May 14 public hearing, consisting of three variance requests, three conditional use requests, and one administrative appeal. All of the variance requests were approved, involving side and front yard building lines and floodplain setbacks. All of the conditional use requests were also approved, including a new activity center for Transylvania University, a rehabilitation home on Royster Road and a new church building on Hurricane Hall Road. The administrative appeal, which requested approval of placing a mobile home in the rural area on a property of less than 40 acres, was disapproved by the Board.

- 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 JULY 2018**

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

### **X. ADJOURNMENT**

TLW/HB/dw

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