

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

September 27, 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 August 23, 2018 meetings will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, September 6, 2018, at 8:30 a.m. The meeting was attended by Commission members: Headley Bell, 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: Jim Duncan; Traci Wade; Tom Martin; Hal Baillie; Cheryl Gallt; Denice Bullock; Captain Greg, 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, September 6, 2018 at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Larry Forester; Bruce Nichol; and Bill Wilson. Staff members in attendance were: Traci Wade; Tom Martin; and Debbie Woods; Tracy Jones and Andrea Brown, 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. LEES 2826, LLC ZONING MAP AMENDMENT & SEBASTIAN PROPERTY, UNIT 3 (AMD) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-18-00016: LEES 2826, LLC (11/4/18)*- a petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Planned Neighborhood Residential (R-3) zone, for 12.58 net (13.83 gross) acres, for property located at 2826 Leestown Road.

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

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The Plan's mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes a rezoning to the Planned Neighborhood Residential (R-3) zone in order to allow for greater flexibility in lot sizes for single-family residences. The future development seeks to continue construction of single-family residential dwellings, with lot sizes varying from approximately 42 feet to 48 feet. By modifying the frontages of the single-family lots, the petitioner will increase the number of proposed lots from 45 to 63.

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

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

1. The Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives of both the 2013 and 2018 Comprehensive Plans prioritize a mix of housing types and densities (Theme A, Goal #1), and recommend supporting infill and redevelopment (Theme A, Goal #1.b. and Goal #2, and Theme E, Goal #1).
 - b. The Goals and Objectives of both the 2013 and 2018 Comprehensive Plans encourage maximizing development on vacant land within the Urban Service Area and promoting use of underutilized land in a way that enhances the existing urban form (Theme E, Goal #1.b.).
 - c. The proposed density increase will allow for a dwelling unit that is affordable and complements the existing pattern of development within the Sebastian Property. This proposed development will be compatible with the existing variety of housing, which will respect the context and design features of the area (Theme A, Goal #3.a.).
 - d. The corollary development plan provides street connections to complete the network within the McConnell's Trace neighborhood and will provide direct pedestrian access to Leestown Road in support of Theme D, Goal #1.a. This objective recommends support for the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles.
2. This recommendation is made subject to the approval and certification of PLN-MJDP-18-00064: Sebastian, Unit 3 (AMD), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

- b. PLN-MJDP-18-00064: SEBASTIAN PROPERTY, UNIT 3 (AMD) (11/4/18)* - located at 2826 LEESTOWN 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. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Resolve pedestrian access to Leestown Road via proposed cul-de-sacs.

2. CITADEL STORAGE PARTNERS II, LP ZONING MAP AMENDMENT & LOCUST HILL SHOPPING CENTER (AMD) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-18-00018: CITADEL STORAGE PARTNERS II, LP (11/4/18)*- petition for a zone map amendment from a Community Center (B-6P) zone to a Wholesale and Warehouse Business (B-4) zone, for 3.88 net (4.10 gross) acres, for property located at 133 N. Locust Hill Dr.

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.

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The petitioner proposes to construct a two-story self-storage facility, and associated off-street parking. The proposed facility will be approximately 130,000 square feet of space, with 872 units available for rent.

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

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

1. The requested rezoning to a Wholesale and Warehouse Business (B-4) zone is not in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives and policy statements of the Plan encourage the consideration of how proposals relate to existing development in the immediate vicinity, and focus on protecting neighborhoods and residential areas from incompatible land uses. No B-4 zoning exists along the Locust Hill Drive, Richmond Road or Rio Dosa Drive, and a self-storage facility is not a neighborhood-oriented land use.
 - b. The Goals and Objectives encourage creating jobs and prosperity (Theme C), but the proposed self-storage facility will generate very few jobs in support of this policy.
 - c. Policy statements in the Plan focus on the need for the development (or redevelopment) of land in the most appropriate relationships, compatibility of land uses and creating neighborhood nodes of commercial development or a focal point. The Locust Hill Shopping Center has been that neighborhood node that provides necessary goods and services to the adjoining neighborhoods in this immediate vicinity.
 - d. The Comprehensive Plan supports infill and redevelopment that it is respectful of the area's context and design features. In this case, the context of the area is neighborhood businesses and high density residential. Incorporating a warehouse facility within the neighborhood is out of character.
 - e. Self-storage facilities do not address a "vital neighborhood need" nor are they "community facilities and services" as recommended by the Comprehensive Plan. Neighborhoods should be served by neighborhood-oriented businesses that furnish the ordinary or daily necessities for the surrounding residential areas, and that are used by pedestrians (walkable) and which do not interfere with pedestrian movement. Self-storage facilities provide a convenience to local citizens, but are not walkable nor do they furnish daily necessities.
2. The proposed B-4 zone is not appropriate for the subject property, for the following reasons:
 - a. Statistical information would indicate that our community already has the right amount (more than the national average of 52% for suburban facilities) of self-storage facilities outside New Circle Road, especially given the knowledge that three additional facilities of similar characteristics are planned/proposed for completion in the near future.
 - b. There is no other B-4 zoning or land uses compatible with B-4 uses in the immediate vicinity, including the neighborhood business, professional office, medical and multi-family residential uses.
 - c. Additional storage options in the immediate area are not needed as the existing facilities have available space.
3. The existing Commercial Center (B-6P) zone remains appropriate at this location because it offers many land uses that would be considered compatible within the character of the immediate area and the adjoining residential neighborhood. Recent changes to the B-6P allow compatible redevelopment options for the site that have not yet been explored.
4. There have been no unanticipated changes of a physical, social or economic nature within the immediate area since the Comprehensive Plan was adopted in 2013 that would justify a B-4 zone for the subject property.

- b. PLN-MJDP-18-00071: LOCUST HILL SHOPPING CENTER (AMD) (11/4/18)* - located at 133 N. LOCUST HILL. (Barrett Partners)

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

1. Provided the Urban County Council rezones the property B-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Denote canopy size and height in feet.
6. Dimension office area in feet.
7. Denote compliance with Article 8-21(o)(1) of the Zoning Ordinance.
8. Resolve landscape buffer along R-4 zone.

3. 525 UPPER, LLC ZONING MAP AMENDMENT & PEGASUS HOLDINGS, LLC (AMD) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-18-00019: 525 UPPER, LLC (11/4/18)*- petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for 0.14 net (0.18 gross) acre, for property located at 521-523 S. Upper St.

COMPREHENSIVE PLAN AND PROPOSED USE

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development.” The Plan’s mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

This area is within the Newtown Pike Extension Corridor Small Area Plan boundary, which the Planning Commission adopted in January, 2003 as an amendment to the 2001 Comprehensive Plan. The recommended land use for this block is the same as under the 2001 Plan. Both Plans recommend a High Density Residential land use for the subject property. This land use category is further defined in the Plan as different housing types at a density of 10-25 dwelling units per net acre. Similarly, the 2013 Comprehensive Plan recommended a High Density Residential land use for the subject property.

The petitioner proposes a rezoning in order to best utilize the property for additional neighborhood-oriented businesses. The petitioner plans to retain the historic structure, and provide retail on the first floor and two residential dwelling units on the second floor. Off-street parking is provided in the rear of the structure.

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

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

1. A restricted Neighborhood Business (B-1) zone is substantially in agreement with the 2013 Comprehensive Plan and the Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The site has been an underutilized site with Professional Office (P-1) zoning. The property should be considered for a change to a restricted Neighborhood Business (B-1) zone in order to permit a use that will better serve the needs of the surrounding neighborhood within the Urban Service Area.
 - b. By maintaining the existing historic structure, the development plan will respect the context and design features of the surrounding area and the existing urban form (Theme A, #Goal 2.B).
 - c. The integration of bike infrastructure on the subject property will prioritize multi-modal options that de-emphasize single-occupancy vehicle dependence (Theme B, Goal #2.D).
 - d. The incorporation of potential new uses will incentivize the renovation, restoration, development and maintenance of the historic structure (Theme D, Goal #3.B).
 - e. Staff agrees that retail that is focused on the needs of the surrounding community can act as a draw for young and culturally diverse professionals (Theme C, Goal #2.D).
 2. This recommendation is made subject to approval and certification of PLN-MJDP-18-00068: Pegasus Holdings, LLC (AMD), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission’s approval
 3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions shall apply to the property via conditional zoning:
 - a. Branch banks and drive-through facilities are to be prohibited at this location.
 - b. The portions of the existing structure on this property originally constructed in the 19th Century are to be retained and maintained.
 - c. Free-standing signage shall be limited to a maximum of 5' in height and 8 square feet in size.
 - d. Wall-mounted signage shall be limited in size to a maximum of 3% of the wall area to which it is affixed.These restrictions are appropriate because they have been offered by the applicant and will limit inappropriate uses and maintain the historic character of the property.
- b. PLN-MJDP-18-00068: PEGASUS HOLDINGS, LLC (AMD) (11/4/18)* - located at 521 AND 523 S. UPPER STREET.
(Barrett Partners)

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 parking, circulation, access, and street cross-sections.
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 preservation plan.
7. Division of Waste Management’s approval of refuse collection locations.
8. Denote 10’ building line required by the B-1 zone.

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C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **ZOTA 2018-3: AMENDMENT TO ALLOW HOTELS AND EXTENDED-STAY HOTELS IN THE COMMERCIAL CENTER (B-6P) ZONE** - petition for a Zoning Ordinance text amendment to permit hotels and extended-stay hotels as principal permitted uses in the B-6P zone.

INITIATED BY: Justice Plaza, LLC

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval**.

The Staff Recommends: **Approval of the Staff Alternative text amendment**, for the following reasons:

1. The proposed text amendment will enhance the viability of existing Commercial Center (B-6P) zone developments by permitting a complementary use to traditional retail sales uses. In addition, allowing hotels, extended-stay hotels and motels will allow for higher floor area ratios to be reached, thus encouraging more dense development along corridors and within suburban areas of the community.

VI. COMMISSION ITEMS – The Chair will announce that any item a Commission member would like to present will be heard at this time.

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

A. INITIATION OF ZONING ORDINANCE TEXT AMENDMENT TO UPDATE ARTICLE 21 - DEVELOPMENT PLANS – The staff will request that the Planning Commission initiate amendments to Article 21 of the Zoning Ordinance to address compliance with the Comprehensive Plan. If initiated, the requisite public hearing would be held after mailed notices are sent.

B. INITIATION OF PLANTING MANUAL AMENDMENT TO ADDRESS COLUMNAR TREES – The Lexington Tree Board has communicated to the staff a request that the Planning Commission initiate an amendment to the adopted Planting Manual to specify that all columnar tree varieties be classified as small trees and granted canopy tree credit of 100 square feet per tree. If initiated, the Commission would hold a public hearing on the proposed change in late 2018.

C. 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 Jessamine County Transportation Task Force meeting
- Presented to KY Legislative Budget Committee on the roles and responsibilities of MPOs.
- The MPO website had 1,192 visits from 911 users (80% new users) and 2,883 page views in August.
- The MPO's Twitter site had 2,054 followers in August.
- The MPO's Facebook page had 957 likes in August; reached 401 users; and had 52 engaged users.
- Updated MPO website including MTP information, TIP modifications and air quality forecasts.

1.2 Staff Development

- Attended APA Webcast titled Sustainable Transportation – What is it? With Example from a Sustainable Icon, Norway!
- Attended Kentucky Bike Walk Summit.
- Attended Webinar titled Smart Columbus Program Multi-Modal Trip Planning and common Payment System.
- Attended Planetizen course "Planning for the Autonomous Future".
- Attended the 16th National TRB "Tools of The Trade" conference in Kansas City, MO.

2.1 Congestion Management Process (CMP)

- Worked with Traffic Engineering and Purchasing staff on ITS-CMS travel-time data acquisition FY 2019 Travel Time Analytics Platform project and advertised a request for proposals.

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- Prepared a presentation titled "Why and how to prepare for fall season traffic congestion in Lexington area?" for the August Congestion Management Committee meeting.
- Reviewed FHWA transportation performance management website articles regarding transportation and congestion management performance measures, metrics and targets.
- Reviewed road and lane closure reports for road/utility construction and maintenance work on major arterials to compare work-zone congestion with typical congestion.
- Used 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

- Refined Goals & Objectives and presented to the TPC.
- Refined and presented to the TPC a list of 100+ projects, their limits and scope for prioritization.
- Refined and presented the project prioritization matrix to the TPC.
- Continued work on MTP financial projections/plan.
- Continued to collect data and create 20+ maps for inclusion in the MTP.
- Participated in KYTC SHIFT 2020 work group subcommittees.

2.3 Air Quality Activities

- Conducted daily air quality index (AQI) forecasts for Ozone & PM2.5 concentrations.
- Recorded Ozone & PM2.5 concentrations 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.
- Attended 1 pre-application coordination meeting to provide transportation planning input on future land use applications.
- Attended regional planning coordination meeting with Bluegrass Tomorrow.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 36 citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Plan Tracker for 21 plans for bike and pedestrian circulation requirements.
- Corresponded on 16 plans approved by the planning commission for compliance with conditional signoff requirements.
- Continued worked on changes to the subdivision regulations as it relates to connectivity and Theme D of the Comprehensive Plan update.
- Began data organization and evaluation for the bike share pilot program.
- Worked with GIS to build a collector map to inventory bike share parking locations and geo-fence no parking zones.
- Continued work with GIS to begin updating the Bike Lexington Map to a digital and print version.
- Attended Town Branch Commons coordinating committee meeting.
- Prepared for and presented at 4 sessions at the KY Bike Walk Summit.
- Conducted bike share advisory committee meeting.
- Worked with contractor to fix bike rack installation problems in downtown core.

3.3 Transit Planning

- Coordinated building material orders and deliveries to site for bus shelter on Winburn Dr. Construction programed for September.
- Responded to 2 citizens concerning transit bus stop concerns.
- Attend FTSB Board meeting as Chair.

3.4 Mobility Coordination

- Revised contract for FY 2019 for the alternative transportation marketing campaign.
- Held preliminary planning meetings with marketing consultants for FY19.

3.5 Travel Demand Modeling and Project Forecasting

- Continued work on reallocated SE data to match KY State Data Center predications for HH and Pop in the 2017 base year TDM update.

- Worked on SE updates for future horizon years of 2020, 2030 and 2045.

4.1 Program Administration

- Committee meeting packets were prepared for the Congestion Management Committee (CMC), Transportation Technical Coordination Committee (TTCC) and Transportation Policy Committee (TPC).

4.2 Transportation Improvement Programming (TIP)

- Completed TIP Modification 12 to add \$7,200 in funding for right of way phase (\$5,760 federal CMAQ funding, and a 20% local match of \$1,440 provided by LFUCG) to the Oxford Circle Sidewalks project.

4.3 Unified Planning Work Program (UPWP)

- No activity to report.

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

A total of 37 new case investigations were initiated in August. Over half of the new cases related to illegal businesses in residential areas and sight triangle violations. A total of 58 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 23 properties with conditional uses, and all were determined to be in substantial compliance with conditions imposed by the Board of Adjustment.

Considerable effort was dedicated to completing enforcement efforts at a property on North Broadway that had established a used car sales business, which violated a conditional zoning restriction that prohibited such a use. A zone change request to amend that restriction and allow the business to remain was withdrawn, prompting the need to initiate additional enforcement actions to ensure that the business closes. Discussions are underway with the business operator to determine what type of alternative business can be established there.

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 August, just three ZCP's were issued. Technical assistance was also provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of 6 applications for new commercial or multi-family building construction, and 12 applications for remodel activity, "fit-ups" or change in use requests.

Permitting staff also devoted much time to issuing official zoning certification letters, which typically require varying levels of research to confirm enforcement/compliance history for specific properties, as well as relevant actions of the Board of Adjustment pertaining to conditional uses and variances. In addition, a considerable amount of assistance was given to the general public for the purpose of getting citizens through the Accela online application process.

Board of Adjustment

Seven appeals were fully considered by the BOA at the August 13th public hearing, consisting of three variance requests, three conditional uses and one administrative appeal. Perhaps most noteworthy was a case involving a proposed drive-through for a donut shop on East Third Street. Due to some neighborhood concerns no final action was taken, and a continued discussion is now scheduled for the October 8th public hearing. The administrative appeal, which was approved, will allow Crossroads Christian Church to place a 92 square-foot freestanding sign along their Todds Road frontage, which is about three times larger than what is normally permitted. The increased size was approved because the church agreed to transfer unused sign square footage from other locations on the property and church building.

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 OCTOBER 2018

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	October	4, 2018
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	October	4, 2018
Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	October	11, 2018
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building (101 East Vine Street).....	October	18, 2018
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	October	24, 2018
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	October	25, 2018

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X. ADJOURNMENT

TLW/TM/HB/dw

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