

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

November 29, 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 October 25, 2018 and November 8, 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, November 1, 2018, at 8:30 a.m. The meeting was attended by Commission members: Headley Bell, Will Berkley, Karen Mundy, Mike Owens, 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: Traci Wade; Tom Martin; Cheryl Gallt; Denice Bullock; Captain Greg Lengal and Captain Josh Theil, 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.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria:

- (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
- (2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
- (3) no discussion of the item is desired by the Commission, and
- (4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
- (5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee 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 OR 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)
- Commission discusses and/or votes on the plan.

Note: Requests for additional time, stating the basis for the request, must be submitted to The Subdivision Committee no later than two days prior to the meeting. The Chair will announce his/her decision at the outset of the hearing.

1. DEVELOPMENT PLANS

- a. PLN-MJDP-18-00081: LEESTOWN INDUSTRIAL PARK, UNIT 3 (12/3/18)* - located at 300 ALEXANDRIA DRIVE, LEXINGTON, KY.
Council District 12
Project Contact: Vision Engineering

Note: The Planning Commission postponed this item at their October 11 and November 9, 2018, meetings.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the access to Alexandria Drive and the removal of the access per the Preliminary Development Plan, and the lack of required TPP.

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Addition of all information from the Preliminary Development Plan.
11. Denote conditional zoning restrictions for the subject property.
12. Correct the Planning Commission certification (remove approval date).
13. Addition of tree Preservation Plan (TPP) per Article 26 of the Zoning Ordinance.
14. Discuss proposed land use.
15. Discuss the proposed access to Alexandria Drive.
16. Discuss access from Over Drive per the Preliminary Development Plan.

V. **ZONING ITEMS** - The Zoning Committee met on Thursday, November 1, 2018 at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Patrick Brewer, Bruce Nicol and Bill Wilson. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; and Debbie Woods; Tracy Jones, Department of Law; and Vaughan Adkins, Division of Engineering. 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. **JUSTICE PLAZA, LLC ZONING MAP AMENDMENT& MAN O' WAR DEVELOPMENT, UNIT 2A, LOT 10 (AMD) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-18-00015: JUSTICE PLAZA, LLC (11/29/18)*- a petition for a zone map amendment from an Interchange Service Business (B-5P) zone to a Neighborhood Business (B-1) zone, for 1.68 net (2.24 gross) acres, for property located at 1916 Justice Dr. A dimensional variance is also requested.

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

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

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 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 Neighborhood Business (B-1) zone in order to permit a wider range of business uses on the subject property. The site is currently occupied by two restaurants, but a third space within the existing building (constructed in 2017) remains vacant.

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

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

1. The existing Interchange Service Business (B-5P) zone is appropriate for the subject property for the following reasons:
 - a. The B-5P zone is only permitted at the interstate interchanges in Fayette County, and the uses within the B-5P are permitted to accommodate the traveling public and their needs. The intent statement in Article 11 of the Zoning Ordinance clearly indicates that the B-5P zone should be located at limited access highways, which the site has met since 1989.
 - b. In 2015, a rezoning for the adjacent 4.6 acres of land was approved to the B-5P zone because it was determined to be appropriate at this location within the Urban Service Area. The applicant has not provided a justification for why the existing zoning is inappropriate at this site, specifically that which exists along the interstate and Pleasant Ridge Drive area.
 - c. The subject property could be occupied as proposed in 2016 by the petitioner under the existing zoning for many uses that would be compatible with this portion of the Urban Service Area, and with surrounding properties.
2. The proposed Neighborhood Business (B-1) zone is not appropriate for the subject property for the following reasons:
 - a. Reducing the amount of B-5P zoning does not serve the needs of the traveling public, visitors and tourists when they are in Fayette County.
 - b. If the B-1 zone is permitted on the north side of Pleasant Ridge Drive, it would be isolated and physically separated by a collector street (35 mph vehicle speeds) from the nearby neighborhood.
 - c. The width and speed of vehicles along the collector street do not make the subject property easily accessible by the residents of the neighborhood via non-vehicular modes of transportation.
 - d. Although the petitioner contends that the proposed B-1 zone is appropriate, they have not provided a justification.
3. There has been no major unanticipated change in this immediate area since the 2013 Comprehensive Plan was adopted. The only change that has occurred has been to add more B-5P zoned land in 2015 at the request of the petitioner's parent/sister corporation.
4. Numerous other business zones within the immediate area allow an athletic club facility, including the P-1, B-3, B-4, B-6P, I-1 and CC zones, as a principal permitted use. Therefore an athletic club facility can easily occupy an existing structure or construct a new building in any of the above referenced zones. Within the immediate area, five athletic club facilities have already been permitted and are operational to serve the needs of the area. For these reasons, the staff finds that there is no compelling need for the proposed B-1 zone change.

b. REQUESTED VARIANCE

1. Increase the allowable front yard setback from 20 feet to 105 feet.

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

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

- a. The applicant has not provided a justification (required under KRS 100. 243) for their request for a dimensional variance to the front yard setback. Such documentation is needed prior to a substantive recommendation by the staff.
- c. PLN-MJDP-18-00060: MAN O' WAR DEVELOPMENT, UNIT 2A, LOT 10 (AMD) (11/29/18)* - located at 1916 JUSTICE DRIVE AND 1750 PLEASANT RIDGE DRIVE. (Bryant Engineering, Inc.)

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, 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. Clarify area of amendment on vicinity map.
7. Addition of topography on area of amendment.

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

8. Denote access points for construction vehicles.
9. Addition of building dimensions.
10. Should the Planning Commission grant the requested variance, it should be denoted on the face of the plan.

2. **JLG LAND CO. ZONING MAP AMENDMENT & ROLLIE BISHOP CARROLL, SR. PROPERTY ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-18-00021: JLG LAND CO. (12/30/18)*- petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone, for 0.885 net (1.021 gross) acres, for property located at 375 Pasadena Drive.

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 to rezone the property to a Townhouse Residential (R-1T) zone in order to construct seven townhouses, for a residential density of 7.9 dwelling units per acre.

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

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

1. The Townhouse Residential (R-1T) 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 Comprehensive Plan also encourages maximizing development on vacant land within the Urban Service Area and promoting the use of underutilized land in a way that enhances the existing urban form (Theme E, Goal #1.b.).
 - c. The proposed zone will allow for a slight increase in density, which may allow for a dwelling unit that is more affordable and complements the existing pattern of development pattern within the area, including those properties along Sun Seeker Court, Long Leaf Place and Broadleaf Lane. 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.), and continue to diversify the variety of dwelling unit types within the immediate area.
 - d. The corollary development plan provides street connections to complete the network between Hill N Dale Road and Pasadena Drive. This will provide direct pedestrian access to Pasadena Drive 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-18-00084: Rollie Bishop Carroll, Sr. Property, 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-18-00084: ROLLIE BISHOP CARROLL, SR. PROPERTY (12/30/18)* - located at 375 PASADENA DRIVE. (Vision Engineering)

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

1. Provided the Urban County Council rezones the property R-1T 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. Adjust buildings to meet Articles 8-10(h) and 8-10(o)(1) for front yard setback.
7. Denote 10' front building setback on face of plan.
8. Discuss proposed access to Pasadena Drive.
9. Discuss proposed access easement/private access road.

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

3. LATA, LLC ZONING MAP AMENDMENT & BRYAN PROPERTY, LOT 2 (AMD) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-18-00023: LATA, LLC (12/30/18)*- a petition for a zone map amendment from a restricted Highway Service Business (B-3) zone to a Planned Neighborhood Residential (R-3) zone, for 5.065 net and gross acres, for property located at 1810 Bryant Road (a portion of).

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 rezoning a portion of the parcel to the Planned Residential Neighborhood (R-3) zone to allow for the development of a 72-unit apartment complex with 144 bedrooms, a club house, pool, and associated off-street parking.

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

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

1. The requested rezoning to a Planned Residential Neighborhood (R-3) zone is not in agreement with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The proposed R-3 zone does not provide for or create a well-designed neighborhood or community, but rather creates an "islanding effect," that isolates residents rather than incorporates them into the broader community.
 - b. The proposed apartment complex will be physically separated from the surrounding neighborhoods, and situated within an area that is heavily focused on commercial activities.
 2. The proposed Planned Neighborhood Residential (R-3) zone is not appropriate for the subject property, for the following reasons:
 - a. The LFUCG Land Subdivision Regulations Article 6-8(q)(3)(a), Land Use Access for Residential Development states that "apartment complexes, condominium developments, as well as all other developments that are accessed through a common private drive or street system, shall be treated as high density residential developments regardless of the actual overall density of the development" and that "high density private driveways should not intersect local streets."
 - b. The high flow of traffic at the intersection of Bryant Road and Pleasant Ridge Drive, and the carrying capacity of Bryant Road creates a safety risk to potential residents.
 3. 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 shift from the B-3 zone for the subject property.
- b. PLN-MJDP-18-00088: BRYAN PROPERTY, LOT 2 (AMD) (12/30/18)* - located at 1810 BRYANT ROAD.
(Vision Engineering)

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. Modify parking lot to meet zone to zone and vehicular use area screening requirements in Article 18.

4. WHITESBURG RE DEVELOPMENT CO., LTD ZONING MAP AMENDMENT & MASTERSON STATION CENTER (CITATION VILLAGE (AMD) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-18-00025: WHITESBURG RE DEVELOPMENT CO., LTD (12/30/18)*- a petition for a zone map amendment from a restricted Highway Service Business (B-3) zone to a Planned Neighborhood Residential (R-3) zone, for 6.41 net (8.69 gross) acre, for property located at 2679 Leestown Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The Plan's mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-

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

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 to construct 39 townhouse dwelling units at a residential density of 6.1 units per acre.

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 R-3 zone allows for a mix of housing types and densities within the broader neighborhood (Theme A, Goal #1).
 - b. The Comprehensive Plan allows for the supporting infill and redevelopment (Theme A, Goal #1.b. and Goal #2), while increasing the density of the development, which will help to uphold the Urban Service Area concept (Theme E, Goal #1).
 - c. The proposal maximizes development on vacant land within the Urban Service Area and promote use of underutilized or vacant land in a way that enhances the existing urban form (Theme E, Goal #1.a and 1.b.).
 - d. The plan provides a neighborhood which is connected for pedestrians and various modes of transportation, through the connections of sidewalks, bike paths, and the use of trail systems (Theme A, Goal #3.b.).
 - e. The plan allows for the protection of natural resources and landscapes before development occurs by protecting the stream that crosses the property (Theme B, Goal #3.b). The open space associated with the stream will also enhance the quality of the proposed residential development and provide a land use buffer to the remaining B-3 zone
2. This recommendation is made subject to the approval and certification of PLN-MJDP-18-00091: Masterson Station Center (Citation Village)(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-18-00091: MASTERSON STATION CENTER (CITATION VILLAGE) (AMD) (12/30/18)* - located at 2679 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Denote that screening and building articulation for proposed retail building shall be determined at final development plan.
9. Denote timing of resolution of townhouse and water line easement conflict.
10. Discuss status of stone fence per note #13.
11. Discuss need for note #15.
12. Discuss stormwater detention.
13. Discuss orientation of townhouses nearest the creek (type B units).
14. Discuss access spacing on Robinson Way and need for a waiver.
15. Discuss access to existing shared use trail.

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

- A. **AMENDMENT OF 2018 MEETING & FILING SCHEDULE** - The staff will recommend that the Planning Commission take action to amend their Official Meeting & Filing Schedule for 2018 to formally add a Public Hearing to receive public input for the Draft 2018 Comprehensive Plan, Monday, 6:00 p.m., 2nd Floor Council Chambers on December 10, 2018.

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

A. **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 LFUCG Neighborhoods in Transition Task Force meeting.

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

- Attended University of Kentucky Bicycle Advisory Committee meeting.
- Attended Lextran Board Meeting.
- Attended Commission for People with Disabilities meeting.
- Attended KYTC/LFUCG Maintenance and Operations meeting.
- Attended weekly LFUCG paving meetings.
- Attended KYTC Statewide Planning meeting.
- Attended KYTC Google Smart Cities meeting.
- The MPO website had 394 visits from 307 users (79% new users) and 805 page views in October.
- The MPO's Twitter site had 2,051 followers in October.
- The MPO's Facebook page had 958 likes in October; reached 184 users; and had 16 engaged users.

1.2 Staff Development

- Attended Webinar titled Shared Mobility Data Management.
- Attended Webinar titled Automation and the Future of Urban Transportation.
- Attended Webinar title Community Connections Innovations Handbook and Case Studies.
- Attended Planning & Zoning Training Session.

2.1 Congestion Management Process (CMP)

- Worked with KYTC Planning, LFUCG Traffic Engineering and Purchasing staff on ITS-CMS travel-time data acquisition FY 2019 Travel Time Analytics Platform project and selected INRIX as the consulting company for the project.
- Reviewed FHWA transportation performance management requirements in regard to congestion management performance measures and metrics such as Level of Travel Time Reliability (LOTTR) and Truck Travel Time Reliability (TTTR) Indices.
- Worked on the Metropolitan Transportation Plan (MTP) to establish policies, strategies and processes to monitor congestion trends and achieve the congestion management system performance targets.
- 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

- Continued work on MTP financial projections/plan, project prioritization and document.

2.3 Air Quality Activities

- Presented and reported 2018 Air Quality Model forecast data/charts at the CMC meeting.

3.1 Transportation - Land Use Impact Analysis

- Provided assistance and answered inquiries on various Traffic related issues.
- Attended 2 pre-application coordination meetings to provide transportation planning input on future land use applications.
- Attended LFUCG Comprehensive Plan public meeting.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 21 citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Plan Tracker for 18 plans for bike and pedestrian circulation requirements.
- Corresponded on 7 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.
- Continued data organization and evaluation for the bike share pilot program.
- Continued work with GIS to begin updating the Bike Lexington Map to a digital and print version.
- Attended Town Branch Commons coordinating committee meeting.
- Worked with UK on annual campus bike counts.
- Worked with UK Landscape Architecture and Interior Design Students on a project which evaluates connection to the proposed TBC park.
- Participated in the filming of multi-modal safety videos as a part of the safe streets campaign.

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

- Attended meeting with Bird Scooter Share representative.
- Prepared and gave presentation at the David Pike seminar on the future of transportation.
- Attended Euclid Avenue and Avenue of Champions streetscape project meeting.
- Worked with UK graduate engineering students on a project to connect to the TBC via MLK Blvd.
- Evaluated Alexandria, Pasadena and Malibu corridor and completed a parking inventory assessment.
- Worked with citizen organized group to promote local businesses applying to be a bicycle friendly business through the League of American Cyclists

3.3 Transit Planning

- Attended Via Creative board meeting as Co-Chair.
- Responded to 1 citizen regarding transit bus stop concerns.
- Attended FTSB board meeting as Chair.
- Coordinated final cleanup of newly installed Winburn bus shelter.
- Received TPC approval to adopt federally required transit asset management targets in coordination with Lextran.

3.4 Mobility Coordination

- Held planning meetings with consultants & researched employer-based travel demand programs.

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 Bicycle & Pedestrian Advisory, Congestion Management Committee and Transportation Policy Committee.
- Received TPC approval of Resolutions supporting federally required KYTC Performance Measures and Targets for system preservation and reliability.

4.2 Transportation Improvement Programming (TIP)

- Drafted and received TPC approval of letter to KYTC Secretary of Transportation requesting bike/ped facilities in New-town Improvement Project.

4.3 Unified Planning Work Program (UPWP)

- Submitted quarterly summation report to KYTC for July-Sept.

B. Zoning Compliance Planning Activity Report

Enforcement

A total of 31 new case investigations were initiated in October, relating primarily to illegal business activity in residential areas, sight triangle violations and occupancy issues. Thirty two 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 8 properties with conditional uses, and all were determined to be in substantial compliance with conditions imposed by the Board of Adjustment. The previously noted landscaping and parking surface compliance issues at a church on Clays Mill Road have been resolved, with the full cooperation of the church.

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 October, just six ZCP's 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 19 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.

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

Board of Adjustment

Six appeals were fully considered by the BOA at the October 8th public hearing, consisting of two variances, three conditional use requests and one administrative appeal/variance involving the unpermitted construction of an oversized accessory building on a residential lot. The two variance requests were approved, one for additional height for a privacy fence, and the other for a reduced side yard for a four-plex on Merino Street. All three of the conditional use requests were approved, two of which were for drive-through facilities, one for a donut shop on East Third Street and one for a convenience store at the intersection of Versailles Road and Delmont Drive. The administrative appeal/variance was disapproved by the Board, reflecting the difficulty of attempting to get projects approved after-the-fact when zoning ordinance requirements are not satisfied.

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 DECEMBER 2018**

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	December	6, 2018
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	December	6, 2018
Planning Commission Public Hearing, Public Input for the Draft 2018 Comprehensive Plan,		
Monday, 6:00 p.m., 2 nd Floor Council Chambers	December	10, 2018
Subdivision and Zoning Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	December	13, 2018
Adoption of the 2018 Comprehensive Plan, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	December	13, 2018
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	December	19, 2018

X. **ADJOURNMENT**

TLW/TM/HB/dw

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