

**AGENDA
URBAN COUNTY PLANNING COMMISSION
COMPRHENSIVE PLAN AND ZONING ITEMS PUBLIC HEARING**

April 25, 2019

- 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 March 28, 2019 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, April 4, 2019, at 8:30 a.m. The meeting was attended by Commission members: Headley Bell, Mike Owens, Frank Penn (departed at 9:45 am), Carolyn Plumlee, and Karen Mundy. Committee members in attendance were: Josh Dezarn, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Tom Martin, Cheryl Gallt, Lauren Hedge, Denice Bullock, Scott Thompson; Captain Greg Lengal and Firefighter Embry Beatty, Division of Fire & Emergency Services; and Tracy Jones and Chad Edwards, 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, April 4, 2019 at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Larry Forester; Carolyn Plumlee; and Graham Pohl. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; Lauren Hedge; Jimmy Emmons; Tracy Jones and Chad Edwards, 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. CLOVER COMMUNITIES (AMD) ZONING MAP AMENDMENT & BAPTIST CHURCH OF ANDOVER (CLOVER SENIOR LIVING CENTER) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-19-00001: CLOVER COMMUNITIES (AMD) (4/25/19)*- an amended petition for a zone map amendment from an Agricultural Urban (A-U) zone to a High Density Apartment (R-4) zone, for 8.332 net (8.385 gross) acres, for property located at 3330 Todds Road (a portion of).

* - 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; providing safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes to rezone the property to the High Density Apartment (R-4) zone to develop a four-story, senior housing development with 128 dwelling units. With the petitioner's amendment, this now represents a residential density of 15.36 dwelling units per net acre.

The Zoning Committee Recommended: **Approval** conditioned upon connectivity to be addressed.

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

1. The proposed rezoning of the subject property does not meet the 2013 Comprehensive Plan or the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The proposed development of the site does not respect the character and context of an area (Theme A, Goal #2.a) by not properly transitioning in height and massing of the proposed structure.
 - b. The lack of a transition or buffering from the single-family residences to the proposed multi-family structure leads to the dominating of the landscape by the new use, not an enhancement of the existing urban form (Theme E, Goal #1.d). Enhancement suggests both the addition of new services or forms of housing, and the inclusion of new development that will not change the character of a neighborhood.
 - c. The proposed development does not adequately meet the Comprehensive Plan's goals for connectivity for all modes of transportation (Theme A, Goal #3.b). By terminating the stub street into the proposed development and cutting off future connections between Putter Lane and Andover Woods Lane, the applicant is reducing the availability of future connections and limiting connectivity.
 2. The Planning Commission must not consider the site from the singular perspective of what is being proposed, but from the perspective of how the site can be used into the future, as the proposed zone permits more intense land uses. The placement of a multifamily apartment complex well off of an arterial roadway, serviced primarily by an access easement, and allowing for little room for future modification should the proposed use fail, does not meet best practices. Furthermore, the goal of connectivity and location of the site is therefore heavily tied to the appropriateness of the High Density Apartment (R-4) zone. Without the availability of proper infrastructure, roadways and connectivity, for all uses within the R-4 zone, the rezoning is not appropriate at this location.
 3. There have been no major changes of an economic, physical or social nature within the immediate area, which were not anticipated in the Comprehensive Plan adopted by the Commission and which have substantially altered the basic character of such area.
- b. PLN-MJDP-19-00002: BAPTIST CHURCH OF ANDOVER (CLOVER SENIOR LIVING CENTER) (4/25/19)* - located at 3330 TODDS ROAD, LEXINGTON, KY.
Please Contact: Blomquist Design Group, LLC

Note: The applicant submitted a revised development plan on February 4th addressing several of the conditions identified by the Technical Committee on January 30th. However, the staff cannot offer a revised recommendation for the Subdivision Committee to consider due to the remaining concern with the discussion items.

The Subdivision Committee Recommended: **Approval**, the following requirements should be considered:

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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Adjust location of owner's and Planning Commission certification to improve legibility and correct meeting date information.
8. Delete proposed access to Todds Road and revise proposed lotting to comply with the Land Subdivision Regulations.
9. Denote secondary access to Andover Woods Lane along existing right-of-way.
10. Revise proposed termination of Putter Lane to comply with the Land Subdivision Regulations.
11. Denote pedestrian connection to adjoining Williams Property.
12. Discuss connection of Putter Lane to Andover Woods Lane, per the Preliminary Development Plan.
13. Discuss need for Board of Adjustment approval of the revised church parking circulation and additional square footage.

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

2. TRUST EQUITY, LLC ZONING MAP AMENDMENT & JAMES RB MACCOUM, TRACT 2 & PORTION OF TRACT 1 ZONING DEVELOPMENT PLAN

- a. PLN-MAR-19-00002: TRUST EQUITY, LLC (6/4/19)*- a petition for a zone map amendment from an Agricultural Urban (A-U) zone to an Expansion Area Residential (EAR-2) zone, for 8.48 net (8.94 gross) acres, for property located at 2020 Russell Cave Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The Expansion Area Master Plan (EAMP), an adopted element of the 2013 Comprehensive Plan (Expansion Area 3), recommends Expansion Area Residential (EAR-2) land use for the subject property, defined as 3 to 6 dwelling units per gross acre. The petitioner proposes 23 attached single-family units and 30 detached single-family units or townhouses (a residential density of 5.92 units per gross acre) for the subject property, which is within the density range recommended by the EAMP.

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

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

1. The requested EAR-2 zoning is in agreement with the 2013 Comprehensive Plan, the adopted Goals and Objectives of the 2018 Comprehensive Plan, and the 1996 Expansion Area Master Plan, for the following reasons:
 - a. The Plan recommends Expansion Area Residential-2 (EAR-2) future land use for the subject property, which is proposed by the petitioner.
 - b. The future EAR-2 land use recommendation of the Plan would suggest a density of between 26 and 53 dwelling units for the subject property. The proposed EAR-2 zone, for 53 single-family dwelling units, is in agreement with this recommendation of the Plan.
 - c. The site will accommodate the demand for housing in Lexington responsibly, prioritizing a mixture of housing types (Theme A, Goal #1) and supports infill and redevelopment throughout the Urban Service Area (Theme A, Goal #1.b. and #2). The proposed development will include single family and townhouse dwelling units.
 - d. The proposed development will expand options for mixed-type housing, while also provide a neighborhood which is connected for pedestrians and will utilize various modes of transportation (Theme A, Goals #3.a & 3.b.). The proposed development allows for connectivity to existing neighborhoods, as well as stub streets to the adjoining parcels for future connectivity.
 - e. This proposal maximizes development on vacant land within the Urban Service Area and promote use of underutilized land in a way that enhances the existing urban form (Theme E, Goal #1.a, 1.b, and 1.d).
2. The existing Agricultural Urban (A-U) zone is inappropriate, and the proposed Expansion Area Residential-2 (EAR-2) zone is appropriate at this location for the following reason:
 - a. The intent for the Agricultural Urban (A-U) zone is to manage the growth of the community so to avoid premature or improper development until public facilities and services are adequate to serve urban uses. The availability of these services at this time in this area indicate the inappropriateness of the current zoning.
3. This recommendation is made subject to approval and certification of the applicable portion of PLN-MJDP-19-00005: James RB Maccoum, Tract 2 and a Portion of Tract 1, prior to being forwarded 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 property shall be subject to the following use and buffering restrictions via conditional zoning:
 - a. No principal or accessory structures shall be located within fifty (50) feet of any property platted as any unit of the Shandon Park or Foxborough Manor subdivisions, and the property located at 2060 Russell Cave Road.
 - b. Within three hundred (300) feet of any property platted as any unit of the Shandon Park or Foxborough Manor subdivisions, and the property located at 2060 Russell Cave Road, the subject property shall be limited to single-family detached or attached (townhouse) residential uses.
 - c. A twenty-five foot (25') buffer yard shall be provided immediately adjacent to any property platted as any unit of the Shandon Park or Foxborough Manor subdivisions and the property located at 2060 Russell Cave Road. Existing trees with a three inch (3") DBH shall remain within the buffer, unless dead, dying or diseased. Existing trees should be supplemented to meet the following standards: The landscape buffer shall contain one tree every forty (40) feet of linear boundary from group A, B, or C of the Plant List as referenced by Article 18 of the Zoning Ordinance, and shall contain a fence, hedge, wall or earth mound (or combination thereof) a minimum of six (6) feet in height. Existing trees that are dead, dying or diseased may only be removed with written consent of the Urban Forester.

These conditional zoning restrictions are appropriate and necessary to minimizing the impacts of new development on the existing residential units within Shandon Park and Foxborough Manor subdivisions, and the existing residence at 2060 Russell Cave Road.

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

- b. PLN-MJDP-19-00005: JAMES RB MACCOUM, TRACT 2 & PORTION OF TRACT 1 (6/4/19)* - located at 2020 RUSSELL CAVE ROAD
Project Contact: Thoroughbred Engineering

Note: The applicant submitted a revised development plan on March 1st addressing several of the conditions identified by the Technical Committee on February 27th. However, the staff has concerns with the preservation of the significant tree stand per the Expansion Area Master Plan, which was not addressed.

The Subdivision Committee Recommended: **Postponement** due to concerns with protecting the significant tree stand on the property.

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

1. Provided the Urban County Council rezones the property EAR-2; 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 height of townhouse in feet on plan.
8. Denote 25' setback adjacent to A-U or A-R zones per Article 15-3 of the Zoning Ordinance.
9. Discuss preservation of significant tree stand per the Expansion Area Master Plan and Article 23A-2(v) of the Zoning Ordinance.
10. Discuss driveway access to Lots 24, 41, 49 and 51.

3. BALL HOMES, INC. ZONING MAP AMENDMENT & BLACKFORD PROPERTY (PHASE 4) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-19-00003: BALL HOMES, INC. (6/4/19)*- a petition for a zone map amendment from a Community Center (CC) zone to an Expansion Area Residential (EAR-2) zone, for 21.69 net (22.97 gross) acres, and to an Expansion Area Residential (EAR-3) zone, for 5.9 net and gross acres, for property located at 6600 Man O' War Blvd.

COMPREHENSIVE PLAN AND PROPOSED USE

The Expansion Area Master Plan (EAMP), an adopted element of the 2013 Comprehensive Plan (Expansion Area 2a), recommends Community Center (CC) land use for the subject property. The petitioner proposes to rezone the subject property to the Expansion Area Residential – 2 (EAR-2) and the Expansion Area Residential – 3 (EAR-3) zones to allow the construction of a multi-family residential development, comprised of 12 3-story and 4-story apartment buildings, at a residential density of 11.64 units per gross acre.

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

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

1. The requested rezoning to EAR-2 and EAR-3 is not in agreement with the Future Land Use Designations as proposed in the 1996 Expansion Area Master Plan. Subarea 2a recommends that the subject property's future land use be Community Center (CC), and the site's current zoning is in agreement with the EAMP.
 2. The existing Community Center (CC) zone is appropriate for this location for the following reasons:
 - a. The intent for the Community Center (CC) zone is to implement the Community Center land use designation in the Expansion Area Master Plan by providing a mixture of residential uses and non-residential uses which serve the needs of the surrounding residential neighborhoods.
 - b. The CC zone accomplishes the goal of density that is proposed by the applicant, while also allowing for a mix of uses that provide neighborhood amenities and services.
 - c. The need for neighborhood services will continue to increase as the rest of Expansion Area 2a is developed with multiple types of residential land use.
 3. There have been no major unanticipated changes of an economic, social or physical nature in the area of the subject property since the adoption of the 2013 Comprehensive Plan.
- b. PLN-MJDP-19-00009: BLACKFORD PROPERTY (PHASE 4) (6/4/19)* - located at 6600 MAN O' WAR BLVD.
Project Contact: EA Partners

Note: The purpose of this amendment is to propose a rezoning of the property.

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

1. Provided the Urban County Council rezones the property EAR 2 & EAR 3; otherwise, any Commission action of approval is null and void.

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

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. Discuss proposed secondary access.
9. Discuss improvements to Man o' War Boulevard.

4. **ANDERSON ACQUISITION, LLC ZONING MAP AMENDMENT & LOCHMERE TRACT 4-8 (STONECASE VALLEY) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-19-00004: ANDERSON ACQUISITION, LLC (6/2/19)*- a petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Townhouse Residential (R-1T) zone, for 4.937 net (5.052 gross) acres and to a Neighborhood Business (B-1) zone, for 1.652 net (2.002 gross) acres; and from an Agricultural Urban (A-U) zone to a Townhouse Residential (R-1T) zone, for 10.668 net (11.876 gross) acres and to a Neighborhood Business (B-1) zone, for 1.040 net and gross acres, for property located at 3450 & 3550 Todds Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The Plan's mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; providing safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce. (Note: the application was filed prior to the adoption of the Complete 2018 Comprehensive Plan.)

The petitioner is seeking to rezone the subject property in order to develop a mixed residential and business development comprised of 88 townhomes and a publically accessible restaurant. The proposed residential development represents a density of 5.64 dwelling units per net acre.

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

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

1. The requested Townhouse Residential (R-1T) and Neighborhood Business (B-1) zoning are in agreement with the 2013 Comprehensive Plan, and the adopted Goals and Objectives of the 2018 Comprehensive Plan for the following reasons:
 - a. The petitioner indicates that the rezoning of the site supports infill and redevelopment throughout the Urban Service Area (Theme A, Goal #1.b. and #2). The existing clubhouse has been vacant for several years, and the driving range is no longer necessary given that the site will not operate as a golf course in the future. The proposal also maximizes development on vacant land within the Urban Service Area and promote use of underutilized land in a way that enhances existing urban form (Theme E, Goal #1.a and 1.b; Theme E, Goal #3). The applicant proposes a density of 5.64 dwelling units per acre.
 - b. The proposed development respects the context and design features of the surrounding areas and is compatible with the existing urban form (Theme A, Goal #2.b). This is particularly true for the continuation of the pinwheel type townhomes that are proposed to extend from Country Club Way.
 - c. The surrounding open space and the continued use and expansion of the pedestrian and golf cart system within the proposed development provides added amenities that reduce dependency on vehicular modes of transportation and allows for multi-modal connectivity (Theme A, Goal #2.c, Theme B, Goal #2.d, and Theme D, Goal #1.b).
 - d. The reuse of the clubhouse as a restaurant can act as a neighborhood focal point (Theme A, Goal #2.d), while also adding quality of life opportunities that attract young and culturally diverse professionals to Lexington (Theme C, Goal #2.d).
2. The existing Agricultural Urban (A-U) zone is inappropriate, and the proposed R-1T and B-1 zones are appropriate at this location because the intent for the Agricultural Urban (A-U) zone is to manage the growth of the community so to avoid premature or improper development until public facilities and services are adequate to serve urban uses. The availability of these services at this time in this area indicate the inappropriateness of the current zoning.
3. This recommendation is made subject to approval and certification of the applicable portion of PLN-MJDP-19-00012: Lochmere, Tract 4-B (Stonecase Valley)(Andover Club)(AMD), prior to being forwarded 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 property shall be subject to the following use and buffering restrictions via conditional zoning:

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

- a. Prohibited Uses:
 1. Drive-through Facilities.
 2. Automobile service stations.
 3. Establishments with the principal purpose of the sale of beer, liquor or wine.
 4. Outdoor live entertainment.

These conditional zoning restrictions are appropriate and necessary to minimizing the impacts of new development on the existing neighborhoods and reducing the potential for high traffic flow in and out of the proposed site.

- B. PLN- MJDP-19-00012: LOCHMERE TRACT 4-8 (STONECASE VALLEY) (ANDOVER CLUB) (AMD) (6/2/19)* - located at 3375 AND 3450 TODDS ROAD.
Project Contact: Barrett Partners

Note: The purpose of this amendment is to propose a rezoning of the property.

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

1. Provided the Urban County Council rezones the property B-1 and 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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Discuss proposed duplexes in the R-1T zone.
8. Discuss vehicular cross access.

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. **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 Commission for People with Disabilities meeting.
- Attended 2 weekly paving meetings at Streets and Roads
- Attended University of Kentucky Bicycle Advisory Committee meeting.
- Attended KYTC/LFUCG Maintenance and Operations meeting.
- Attended several SHIFT 2020 coordination meetings with District 7 and BGADD.
- Attended Lexington's Neighborhoods in Transition Task Force meeting.
- Attended a conference call regarding KYTC's statewide corridor plan initiative.
- The MPO website had 1,687 visits from 1,358 users (86% new users) and 4,395 page views in March.
- The MPO's Twitter site had 2,051 followers in March.
- The MPO's Facebook page had 3,511 likes in March; reached 5,841 users; and had 494 engaged users.

1.2 Staff Development

- Staff attended National Bike Summit.
- Attended webinar: Participatory budgeting for transportation funds.
- Attended a FHWA seminar training titled "Transportation Systems Management and Operations (TSMO) Capability Maturity Model Self-Assessment Workshop."

2.1 Congestion Management Process (CMP)

- Worked with Traffic Engineering staff to prepare an INRIX roadway analytics Top-10 bottleneck ranking presentation for the April's CMC meeting.
- Contacted LFUCG traffic collision analyst to prepare and schedule a Top-10 collision-location presentation for the April's CMC meeting.
- Reviewed "Recurring Traffic Bottlenecks: A Primer, Focus on Low-Cost Operational Improvement, Fourth Edition" published by FHWA.

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- 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 making adjustments to the short range and long range financial plan for the MTP.
- Continued work on Performance Measures for the MTP.
- Conducted the second round of public outreach for the MTP including media release/interviews, facebook ad campaign, public input poll, and hosting a public meeting.
- Worked with GIS Dept. to create interactive online GIS map of MTP 2045 Projects.

2.3 Air Quality Activities

- No activity.

3.1 Transportation - Land Use Impact Analysis

- Provided assistance and answered inquiries on various traffic related issues.
- Attended 1 pre-application coordination meeting to provide transportation planning input on future land use applications.
- Continued coordination with 2 applicants about traffic impact studies for proposed zone changes in Lexington.
- Continued review of 1 amended traffic impact study. Gave a courtesy review to a second traffic analysis.
- Provided assistance to LFUCG planning staff on transportation related issues.
- Conducted internal meetings on the Nicholasville Rd Corridor study to initiate the contract with KYTC.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 22 citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Accela for 10 plans for bike and pedestrian circulation requirements.
- Corresponded on 8 plans approved by the planning commission for compliance with conditional signoff requirements.
- 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 2 advisory committee meetings for the development of a Statewide Bicycle and Pedestrian Advocacy group.
- Meeting with Lime Mobility Share Company.
- Meeting with Velo Rides Mobility Share Company.
- Attended National Bike Summit.
- Conducted a field survey of Versailles Rd to work with the state on crosswalk refresh projects.
- Prepared presentation for Shared Mobility Vehicle Policy recommendations for the Planning and Public Safety Committee of the LFUCC.
- Continued to work on plan drawings for multi modal improvements on Alexandria, Pasadena and Malibu corridor.

3.3 Transit Planning

- Attended Via Creative board meeting as Co-Chair.
- Responded to 1 citizens regarding transit bus stop concerns.
- Attended Lextran board meeting.
- Attended FTSB board meeting as chair.

3.4 Mobility Coordination

- No activity.

3.5 Travel Demand Modeling and Project Forecasting

- Continued to work on socioeconomic and network updates for future horizon years of 2020 and 2030.

4.1 Program Administration

- Committee meeting packets were prepared for the Bicycle & Pedestrian Advisory Committee.

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4.2 Transportation Improvement Programming (TIP)

- Conducted a Project Coordination Team meeting with KYTC and LFUCG agencies to track TIP projects.
- Began draft of Performance Measures text, which will be incorporated into the TIP.
- Met with the Mayor's Office regarding the Town Branch Commons project.

4.3 Unified Planning Work Program (UPWP)

- Worked to address comments on the draft FY 20 UPWP.
- Worked with LFUCG Grants on FY 20 budgets and contracting for FHWA/SLX programmatic funds.

B. Zoning Compliance Planning Activity Report

Enforcement

A total of 32 new case investigations were initiated in March. Over 65% of the new cases related to illegal business activity in residential areas and various signage issues. Twenty-one old 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 22 properties with conditional uses, and all were determined to be in substantial compliance with conditions imposed by the Board of Adjustment.

The appeal of a fine for the used car sales establishment on North Broadway that is violating conditional zoning restrictions was considered by a Hearing Officer of the Infrastructure Hearing Board on March 21st. Although the citation was upheld, the fine amount was reduced from \$3,000 to \$500.00. The property owner/business operator are once again considering pursuit of a zone change to remove the conditional zoning restriction that prohibits used car sales.

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 March, six ZCP's were issued, including one for a family child care facility and one for an elder care Community Residence.

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 21 applications for remodel activity, "fit-ups" or change in use requests. Permitting staff also devoted much time to issuing official zoning certification letters (8 for the month), responding to numerous citizen inquiries about a diversity of zoning issues, and providing assistance to citizens with getting through the Accela online application process.

Board of Adjustment

Six appeals were fully considered by the BOA at the March 11th public hearing, consisting of four variances and two conditional use requests. All of the variance requests were approved, relating to yard setback requirements and building height. The two conditional use appeals were also approved, which included a private club/clubhouse and pool for "The Peninsula" development on Squires Road.

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 MAY 2019

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	May	2, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	May	2, 2019
Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	May	9, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	May	16, 2019
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	May	23, 2019
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	May	29, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	May	30, 2019

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.