

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

April 24, 2008

- 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** – Prior Planning Commission meeting minutes of February 14, 2008, February 28, 2008, and March 27, 2008, 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 3, 2008, at 8:30 a.m. The meeting was attended by Commission Members: Neill Day, Lyle Aten, James Mahan, Randall Vaughn, Carolyn Richardson and Mike Cravens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Jimmy Emmons, Traci Wade, Denise Bullock, Chris Taylor, Cheryl Gallt, Tom Martin, Rob Johnson, Frank Boateng and Kenzie Gleason; as well as Ed Gardner, Department of Law; Captain(s) Bill Woodward and Charles Bowen, Division of Fire & Emergency Services; and Bob Carpenter, Division of Building Inspection. 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. DEVELOPMENT PLANS

1. **DP 2008-36: RESERVE AT WALNUT GROVE (AMD.) (5/23/08)*** – located at 3820 Hatfield Lane.
(Council District 12) **(EA Partners)**

Note: This plan was postponed at the April 10, 2008 meeting. It requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the street layout and the resulting lot pattern.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval of environmentally sensitive areas (stone fences).
6. Division of Fire's approval of emergency access and fire hydrant location (water supply).
7. Approval of street names and addresses per e911 staff.
8. Denote: No final record plat shall be filed until compliance with Article 4-5(b) of the Land Subdivision Regulations is documented.
9. Correct spelling in tree protection area (TPA) note.
10. United States Postal Service (USPS) approval of mailbox locations.

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, April 3, 2008, at 1:30 p.m. in the Division of Planning Office. The meeting was attended by Commission members Linda Godfrey, Ed Holmes, Frank Penn, Lynn Roche-Phillips, and Joan Whitman. The Committee reviewed applications, and made recommendations on zoning items as noted.

A. ABBREVIATED PUBLIC HEARINGS ON ZONE MAP AMENDMENTS AND RELATED PLANS

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

* - Denotes date by which Commission must either approve or disapprove request.

B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS AND RELATED PLANS – 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. FORTUNE OFFICES, LLC, ZONING MAP AMENDMENT & EASTWOOD, UNIT 6, SECTION 1, LOT 6 ZONING DEVELOPMENT PLAN

- a. MAR 2007-20: FORTUNE OFFICES, LLC (4/24/08)* - petition for a zone map amendment from a Professional Office (P-1) zone to a Wholesale & Warehouse Business (B-4) zone, for 5.555 net (5.635 gross) acres, for property located at 2472 Fortune Drive.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 8) recommends Professional Services (PS) future land use for the subject property. The petitioner proposes constructing 57,000 square feet of warehouse and accessory office space, as well as off-street parking and loading areas.

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

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

1. The existing Professional Office (P-1) zoning is inappropriate, and the proposed Wholesale and Warehouse Business (B-4) zoning is appropriate at this location for the following reasons:
 - a. The B-4 zone requested would be compatible with adjacent commercial development and will not adversely affect the surrounding area or other 2007 Comprehensive Plan land use recommendations for this area.
 - b. The subject property would function well as a part of the existing business park development along Fortune Drive, and the requested zone change will allow it to function in this manner.
 - c. The subject property is separated from the adjacent P-1 zoned property to the south by an existing tree stand and from the residentially zoned property to the northeast by a large detention basin. The tree stand and detention basin are more appropriate and recognizable land use buffers between the office and residential uses and the proposed wholesale/warehouse use in this instance.
2. This recommendation is made subject to approval and certification of ZDP 2007-113: Eastwood, Unit 6, Sec. 1, Lot 6, 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:

PROHIBITED USES

1. Machine shop.
2. Major or minor automobile or truck repair.
3. Tire re-treading and recapping.
4. Truck terminals and freight yards.
5. Circuses and carnivals, even on a temporary basis.
6. Any wholesale or trucking use operating between the hours of 11 p.m. and 7 a.m.

These use restrictions are appropriate and necessary at this location to ensure that the proposed development adequately protects the nearby neighborhood and assisted living facility.

* - Denotes date by which Commission must either approve or disapprove request.

- b. ZDP 2007-113: EASTWOOD, UNIT 6, SECTION 1, LOT 6 (4/24/08)* - located at 2472 Fortune Drive.
(Strand Associates)

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. Building Inspection's approval of landscaping.
5. Urban Forester's approval of tree inventory map.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
8. Revise owner's certification and Planning Commission's certification.
9. Correct plan title.
10. Addition of written scale information.
11. Label building lines.
12. Verify the recordation of drainage easements.
13. Resolve building and drainage easement conflict.

2. CMW, INC., ZONING MAP AMENDMENT & MARK ACRE PROPERTIES, LLC, ZONING DEVELOPMENT PLAN

- a. MARV 2008-7: CMW, INC. (5/15/08)* - petition for a zone map amendment from a Mixed Use 2 – Neighborhood Corridor (MU-2) zone to a Downtown Frame Business (B-2A) zone, for 1.028 net (1.66 gross) acres, for property located at 502-526 South Broadway; 320 Pine Street; and 319 Cedar Street. A dimensional variance to the front setback is also being requested at this location.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 5) recommends Downtown Master Plan future land use for the subject property. The petitioner proposes a mixed-use development for approximately one acre, incorporating retail business, service-oriented business, 80 residential condominium units and associated off-street parking. The condominium units proposed are to be part of a boutique hotel use of the property.

The Zoning Committee Recommended: Approval, for the reasons provided by staff.

The Staff Recommended: Approval, for the following reasons:

1. The requested Downtown Frame Business (B-2A) zone is in agreement with the 2007 Comprehensive Plan, and with the *Downtown Lexington Masterplan*, an element of the Comprehensive Plan, for the following reasons:
 - a. The 2007 Plan recommends Commercial Residential Mixed Use (formerly Retail/Office Mixture) for the subject property, and for other sites to the south and west. The proposed mixture of residential condominiums, a "boutique hotel," restaurants and retail stores, along with the necessary off-street parking for those uses, meets this specific land use recommendation.
 - b. The *Masterplan* recommends an "increase in residential development," and to maximize residential density "while keeping new structures compatible in form and character with the existing neighborhood." The proposed development of the subject site will provide a compatible mixed-use development between South Hill and the approved Shelbourne Plaza mixed-use project, at a density of 77.82 dwelling units per net acre.
 - c. The *Masterplan* recommends almost 270,000 square feet of additional multi-family residential use in the entire South Hill area, for an additional 244 dwelling units. This proposed development would supply approximately one-third of that recommended amount.
2. This recommendation is made subject to approval and certification of ZDP 2008-34: Mark Acre Properties, 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 Article 6-7 of the Zoning Ordinance, the following uses are to be prohibited on the subject property via conditional zoning:
 - a. Hospitals.
 - b. Drug stores.
 - c. Indoor theatres.
 - d. Bowling alleys.
 - e. Establishments for the display, rental or sale of automobiles, motorcycles, trucks and boats.
 - f. Passenger transportation terminals.
 - g. Wholesale establishments.
 - h. Major or minor automobile or truck repair.

* - Denotes date by which Commission must either approve or disapprove request.

- i. Establishments primarily engaged in the sale of supplies and parts for vehicles and farm equipment.
- j. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
- k. Storage yards for delivery vehicles of a permitted use.
- l. Mining of non-metallic minerals.
- m. Gasoline pumps of any kind.

These restrictions are appropriate and necessary to ensure that uses on the subject property will not require large areas for off-street parking, and to ensure a compatible transition from the Historic South Hill Neighborhood to the east and the Shelbourne Plaza development planned to the immediate west of this location.

b. REQUESTED VARIANCE

1. Reduce the required (front yard) setback along South Broadway, Plunkett Street and Cedar Street from 10' to 0'.

The Staff Recommends: Approval of the variance from 10' to 0', for the following reasons:

- a. This variance should not adversely affect the public health, safety or welfare, nor alter the character of the general vicinity, due to the wide sidewalks surrounding the building and the central courtyard feature of the proposed mixed-use development.
- b. This variance will not result in an unreasonable circumvention of the Zoning Ordinance, as the design of the proposed building will include architectural features to vary the appearance of the building along the streetscape.
- c. The special circumstances that contribute to justifying this variance are the relatively narrow width of the subject property, the fact that this property has four street frontages, and the wide sidewalk that will extend around the perimeter of the property.
- d. Strict application of the Zoning Ordinance requirement would likely result in a significantly smaller courtyard, which is one of the defining features of the proposed development.
- e. This variance is not the result of any prior actions of this applicant or the current owner, nor is it a result of a willful violation of the Zoning Ordinance.

This recommendation of approval is made subject to the following conditions:

1. Provided the Urban County Council rezones the property B-2A; otherwise, any Commission action of approval of this variance is null and void.
2. Should the property be rezoned, it shall be developed in accordance with the approved Preliminary Development Plan, or as approved by the Planning Commission via a certified Final Development Plan.
3. A note shall be placed on the Preliminary Development Plan indicating the dimensional variance that the Planning Commission has approved for this property under Article 6-4(c) of the Zoning Ordinance.
4. All necessary permits shall be obtained from Building Inspection prior to construction, after certification of a Final Development Plan, should this property be rezoned.

- c. ZDP 2008-34: MARK ACRE PROPERTIES, LLC (AMD.) (5/15/08)* - located on South Broadway, Pine Street and Cedar Street. (CMW, Inc.)

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Provided the Urban County Council rezones the property B-2A; 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. Building Inspection's approval of landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
7. Clarify street tree details.

3. MILLER-SAMPLES PARTNERSHIP ZONING MAP AMENDMENT & FAYETTE INDUSTRIAL PARK, LOT 5-C, ZONING DEVELOPMENT PLAN

- a. MAR 2008-8: MILLER-SAMPLES PARTNERSHIP (6/12/08)* - petition for a zone map amendment from a Light Industrial (I-1) zone to a Highway Service Business (B-3) zone, for 1.82 net (2.13 gross) acres, for property located at 156 West Tiverton Way.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 11) recommends Retail, Trade and Personal Services future land use for the subject property. The petitioner proposes a reuse of the existing building on the subject property for a restaurant.

* - Denotes date by which Commission must either approve or disapprove request.

The Zoning Committee Recommended: **Approval**, for the reason provided by staff.

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

1. The requested Highway Service Business (B-3) zone for the subject property is in agreement with the Retail Trade and Personal Services future land use recommendation of the 2007 Comprehensive Plan. Additionally, use restrictions are appropriate to make the proposed zoning compatible with other nearby B-3 zoning.
2. This recommendation is made subject to the approval and certification of ZDP 2008-57: Fayette Industrial Park, Lot 5-C, 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 uses are to be prohibited at this location:
 - a. Establishments and lots for the display, rental, sale, service, and minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
 - b. Cocktail lounges and nightclubs.
 - c. Car washing establishments.
 - d. Motel or hotel.
 - e. Kennels.
 - f. Circuses and carnivals, even on a temporary basis.
 - g. Taxidermy establishments.
 - h. Amusement park, fairgrounds, or horse racing track.
 - i. Outdoor recreational facilities including go-cart tracks, archery courts, skateboard and roller skating tracks, trampoline centers, rifle and other fire-arm ranges, swimming pools, water slides and other water related facilities, and other similar uses.
 - j. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
 - k. Mining of non-metallic materials.
 - l. Passenger transportation terminals.

These restrictions are appropriate and necessary for the following reasons:

1. Existing multi-family residential and public park uses are located within 500 feet of the subject property.
2. Many of the above uses are not recommended by the land use element of the Comprehensive Plan at this location.

- b. ZDP 2008-57: FAYETTE INDUSTRIAL PARK, LOT 5-C (6/12/08)* - located at 156 West Tiverton Way.
(Midwest Engineers)

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

1. Provided the Urban County Council rezones the property B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscape buffers (restaurants).
5. Urban Forester's approval of tree inventory map.
6. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
7. Addition of adjacent property information.
8. Addition of entrance dimensions.
9. Correct plan title.

4. HUGH BENNETT & ROLAND VAUGHAN ZONING MAP AMENDMENT & BENNETT/VAUGHAN RESIDENTIAL DEVELOPMENT ZONING DEVELOPMENT PLAN

- a. MARV 2008-9: HUGH BENNETT & ROLAND VAUGHAN (6/12/08)* - petition for a zone map amendment from a Professional Office (P-1) zone to a Downtown Frame Business (B-2A) zone, for 0.16 net (0.19 gross) acre; and from a Planned Neighborhood Residential (R-3) zone to a Downtown Frame Business (B-2A) zone, for 0.24 net (0.42 gross) acre, for property located at 522-528 East Main Street and 109 Kentucky Avenue. Dimensional variances are also being requested at this location.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan recommends Downtown Master Plan future land use for the subject property. The applicant is proposing a 6-story residential structure.

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

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

* - Denotes date by which Commission must either approve or disapprove request.

1. More time is needed to evaluate if the requested Downtown Frame Business (B-2A) zone to determine whether or not it is in agreement with the 2007 Comprehensive Plan, and with the *Downtown Lexington Masterplan*, an element of the Comprehensive Plan, for the following reasons:
 - a. The 2007 Plan recommends Downtown Mixed Use for the subject property, and for other sites along East Main Street. It is unclear whether the proposed residential condominium development is in agreement with this recommendation at the present time.
 - b. Insufficient information has been provided to assess whether or not the proposed building will be compatible in form and character with the existing neighborhood. The proposed zoning development plan does not address how the building will orient to East Main Street.
 - c. There is a discrepancy between the zoning application which is for up to 12 residential units and the submitted development plan which proposes only 10 residential units. The proposed residential density for this site would be between 16.4 dwelling units per net acre and 19.6 dwelling units per net acre, based on the number of units constructed.

b. REQUESTED VARIANCES

1. Reduce the required (front yard) setback along East Main Street from 10' to 4'.
2. Reduce the rear yard adjoining the P-1 zone at 518 East Main Street from 12' to 8'.
3. Reduce the perimeter landscape requirement adjacent to the R-3 zone at 111 & 113-A East Main Street from 5' to 4', with required plant material to still be provided.

The Staff Recommends: Postponement, for the following reason:

- a. Although the Planning Commission will have the authority to either approve or disapprove the final site design at a later point in time, there is currently insufficient information as to how the Main Street façade of the building will be addressed to allow a substantive recommendation regarding the requested variance to four feet.

- c. ZDP 2008-59: BENNETT/VAUGHAN RESIDENTIAL DEVELOPMENT (6/12/08)* - located at 522-528 East Main Street and 109 Kentucky Avenue.
(Wheat and Ladenburger)

The Subdivision Committee Recommended: Referral. There were questions as to whether or not the open space requirements are being met for this proposed development.

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

1. Provided the Urban County Council rezones the property B-2A; 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. Building Inspection's approval of landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
7. Denote: A consolidation plat shall be recorded prior to certification of a final development plan.
8. Addition of note for private street or access easements.
9. Addition of 3' buffer.
10. Denote useable open space.
11. Resolve compliance with Article 15-7 of the Zoning Ordinance prior to the final development plan.
12. Discuss compliance of the parking/orientation to the street.

5. **WILLIAM T. BURKE ZONING MAP AMENDMENT & CHEVY CHASE SUBDIVISION, UNIT 19, LOT 7 (WM. T. BURKE PROPERTY) (AMD.)**

- a. MAR 2008-10: WILLIAM T. BURKE (6/12/08)* - petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Two Family Residential (R-2) zone, for 0.17 net (0.21 gross) acre, for property located at 1136 Providence Lane.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 3) recommends Low Density Residential land use, defined as 0-5 dwelling units per net acre. The petitioner proposes replacing the single family residence with a two family dwelling, for a residential density of 11.76 units per net acre.

The Zoning Committee Recommended: Referral to the full Commission.

* - Denotes date by which Commission must either approve or disapprove request.

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

1. Further evaluation of the applicant's proposal to significantly increase density along this side of Providence Lane is necessary. The proposed rezoning should be considered from a broader perspective and evaluation of a possible change for all four parcels with R-1C zoning in this immediate area.
- b. ZDP 2008-56: CHEVY CHASE SUBDIVISION, UNIT 19, LOT 7 (WM. T. BURKE PROPERTY) (6/12/08)* - located at 1136 Providence Lane. **(Foster - Roland)**

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

1. Provided the Urban County Council rezones the property R-2; 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. Building Inspection's approval of landscape buffers.
 5. Urban Forester's approval of tree inventory map.
 6. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
 7. Correct plan title.
 8. Place site statistics within a box.
 9. Correct Planning Commission certification.
 10. Delete note numbers 5 and 6.
 11. Correct note number 4.
 12. Denote 6' landscape buffer.
 13. Denote vehicular use area (VUA) screening.
6. **STONE ROAD REALTY, LLC, ZONING MAP AMENDMENT & L.C. BERRY SUBDIVISION, LOT 28 (STONE ROAD REALTY, LLC, PROPERTY) (AMD.) ZONING DEVELOPMENT PLAN**

- a. MAR 2008-11: STONE ROAD REALTY, LLC (6/12/08)* - petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Professional Office (P-1) zone, for 0.16 net (0.21 gross) acre, for property located at 160 Pasadena Drive.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 4) recommends Professional Service (PS) future land use for the subject property. The petitioner proposes to replace the existing residence with a parking lot.

The Zoning Committee Recommended: **Approval**, for the reason provided by staff.

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

1. The requested Professional Office (P-1) zone is in agreement with the 2007 Comprehensive Plan's recommendation for Professional Services future land use for the subject property.
2. This recommendation is made subject to the approval and certification of ZDP 2008-55: L.C. Berry Subdivision, Lot 28 (Stone Road Realty, LLC Property) (Amd.), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. ZDP 2008-55: L.C. BERRY SUBDIVISION, LOT 28, (STONE ROAD REALTY, LLC PROPERTY) (6/12/08)* - located at 160 Pasadena Drive. **(Foster - Roland)**

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

1. Provided the Urban County Council rezones the property P-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. Building Inspection's approval of landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
7. Correct plan title.
8. Place site statistics within a box.
9. Delete note numbers 5 and 6.
10. Correct Planning Commission certification.
11. Correct note number 4.

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12. Denote required landscape buffer.
13. Provided the Board of Adjustment grants the conditional use proposed for the property prior to a final development plan.
14. Discuss the need for stormwater detention.

7. **GCL PROPERTIES, LLC, ZONING MAP AMENDMENT & LEDERER PROPERTY (GCL PROPERTIES, LLC) ZONING DEVELOPMENT PLAN**

- a. MARV 2008-12: GCL PROPERTIES, LLC (6/12/08)* - petition for a zone map amendment from a Single Family Residential (R-1E) zone to a Neighborhood Business (B-1) zone, for 0.267 net (0.347 gross) acre, for property located at 135-139 East Third Street. A dimensional variance is also being requested at this location.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan recommends that the subject property follow the core principles and recommendations of the Downtown Master Plan. The petitioner proposes a Neighborhood Business (B-1) zone in order to construct a parking lot, which would be used in association with the adjacent proposed banquet facility at the Carrick House.

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

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

1. "The *Masterplan* vision places a premium on human interaction and the visual appeal of structures, with emphasis on developing outdoor recreation, entertainment, maximizing residential densities, and creating attractive gateways. The *Masterplan* presents the interrelationships of neighborhoods and the interaction of the people with the built environment, which relies on the size, location, and appearance of structures – form-based design – rather than traditional land uses, as found elsewhere in the 2007 Comprehensive Plan." More time is needed to review whether or not the proposed zoning and the proposed use fulfill the vision of the *Masterplan* for the revitalization of the downtown area, while still being within the context of the immediate neighborhood.
- b. REQUESTED VARIANCE

1. Reduce the required vehicular use area screening along the northeastern and northwestern boundaries from 5' to 0'.

The Staff Recommends: **Approval of the landscape variance from 5' to 0'**, for the following reasons:

- a. This variance should not adversely affect the public health, safety or welfare, nor alter the character of the general vicinity, as it will be developed as an extension of the Carrick house parking, and existing sidewalks along E. Third Street are to remain.
- b. This variance will not result in an unreasonable circumvention of the Zoning Ordinance, as the design of the parking lot will incorporate it into the adjacent property's parking lot.
- c. The special circumstance that contributes to justifying this variance is the fact that it will be incorporated into the adjacent property's parking lot.
- d. Strict application of the Zoning Ordinance requirement would likely result in a less efficient use of parking area and would sever this property from the Carrick House property, thus visually emphasizing the use of this property as a stand-alone parking lot.
- e. This variance is not the result of any prior actions of this applicant or the current owner, nor is it a result of a willful violation of the Zoning Ordinance.

This recommendation of approval is made subject to the following conditions:

1. Provided the Urban County Council rezones the property B-1; otherwise, any Commission action of approval of this variance is null and void.
 2. Should the property be rezoned, it shall be developed in accordance with the approved Development Plan, or as amended by the Planning Commission.
 3. A note shall be placed on the Preliminary Development Plan indicating the dimensional variance that the Planning Commission has approved for this property under Article 6-4(c) of the Zoning Ordinance.
 4. All necessary permits shall be obtained from Building Inspection prior to construction, after certification of a Final Development Plan, should this property be rezoned.
 5. The use of this property shall be restricted to a parking lot that functions as an extension of the Carrick House property (312 North Limestone Street); otherwise, compliance with Article 18-3(a)(2) of the Zoning Ordinance will be expected of the development plan approved by the Planning Commission.
- c. ZDP 2008-58: LEDERER PROPERTY (GCL PROPERTIES, LLC) (6/12/08)* - located at 135-139 East Third Street.
(Wheat and Ladenburger)

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

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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. Building Inspection's approval of landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Addition of adjacent property information.
7. Improve plan legibility (notes and cross-sections).
8. Correct plan title.
9. Adjust 3' landscape buffer to be on property.
10. Discuss need for requested landscaping variances.

8. TIVERTON WAY, LLC, ZONING MAP AMENDMENT & FAYETTE INDUSTRIAL PARK, LOT 3, (AMD.) ZONING DEVELOPMENT PLAN

- a. MAR 2008-13: TIVERTON WAY, LLC (6/12/08)* - petition for a zone map amendment from a Highway Service Business (B-3) zone with conditional zoning restrictions to a Highway Service Business (B-3) zone with modified conditional zoning restrictions, for 4.00 net (4.42 gross) acres, for property located at 128-130 West Tiverton Way.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 11) recommends Retail Trade and Personal Services land use for the subject property. The petitioner proposes to occupy a portion of the existing building with a children's educational facility that is considered an "indoor amusement" use, and to revise the conditional zoning restrictions previously imposed on this property.

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

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

1. Conditions originally placed upon the subject property were not done in anticipation of a Kangaroo Bob's as an "indoor amusement" use that also has some similarities to a restaurant, a child care center and an indoor athletic facility for youth. Restaurants and child care centers are not currently prohibited at this location.
2. The growth and increased visibility of a similar child-oriented use known as "Kids' Place," located at the Lexington Athletic Club a short distance northwest of the subject property, does constitute an unanticipated change in the physical and economic character of this area since the condition was originally imposed on the subject property in 1999.
3. This recommendation is made subject to the approval and certification of ZDP 2008-54: Fayette Industrial Park, Lot 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.
4. Under the provisions of Article 6-7 of the Zoning Ordinance, the subject property shall now be restricted with the following prohibited uses (with all edits shown below in italicized text from the previous conditions):
 - a. Establishments and lots for the display, rental, and sale of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, or mobile homes.
 - b. Cocktail lounges and nightclubs.
 - c. Car washing establishments, unless located more than 250 feet from any hotel or motel.
 - d. Motels or hotels.
 - e. ~~Indoor amusements such as billiards~~ Billiard or pool halls, skating rinks, or bowling alleys.
 - f. Kennels.
 - g. Adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
 - h. Taxidermy establishments.
 - i. Pawnshops.
 - j. Indoor and outdoor athletic facilities such as a field house, gymnasium, football stadium, tennis courts, soccer field or polo field, and baseball field, except that learning centers that incorporate play as part of their activities and that primarily use instructors to guide the play, are not prohibited.
 - k. Amusement parks, fairground, or horse racing track.
 - l. Outdoor theaters.
 - m. Outdoor recreational facilities including go-cart tracks, archery courts, skateboard and roller skating tracks, trampoline centers, rifle and other fire-arm ranges, swimming pools, water slides and other water related facilities, and other similar uses provided that miniature golf courses and putt-putt facilities may be allowed subject to approval of a conditional use permit by the Board of Adjustment.
 - n. Passenger transportation terminals.
 - o. Mining of non-metallic materials.
 - p. Adult arcades, adult bookstores, adult video stores and massage parlors.

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- q. Advertising signs (billboards) as defined in Article 17 of the Zoning Ordinance and freestanding signs except as permitted in the B-6P zone.
- b. ZDP 2008-54: FAYETTE INDUSTRIAL PARK, LOT 3 (AMD.) (6/12/08)* - located at 128 West Tiverton Way.
(Barrett Partners)

Note: The purpose of this amendment is to revise the conditional zoning restrictions.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Provided the Urban County Council revises the conditional B-3 zoning of the property; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree inventory map.
5. Complete adjacent property information.
6. Addition of conditional zoning restrictions.

9. KEVIN CROUSE, PREMIER VILLAGES ZONING MAP AMENDMENT & OLD SCHOOL HOUSE LANE ZONING DEVELOPMENT PLAN

- a. MAR 2008-14: KEVIN CROUSE, PREMIER VILLAGES (6/12/08)* - petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Unit Development-1 (PUD-1) zone, for 24.88 net (27.7 gross) acres, for property located at 4500 & 4524 Old Schoolhouse Lane.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 11) recommends Medium Density Residential future land use for the subject property. The petitioner proposes to construct 192 townhouse residential units, for a density of 6.93 dwelling units per gross acre.

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

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

1. Requirements of the Planned Unit Development-1 (PUD-1) zone have not been met with the application submitted to the Division of Planning. Specifically, a site inventory, any restrictive covenants (if necessary), evidence that two or more design professionals contributed to the corollary development plan, evidence that the plan respects any known natural or historic features, or, lastly, the continuation of Twain Ridge Drive on the proposed plan (or at least a right-of-way for such connection) are lacking from the submitted materials.
 2. The proposed design standards indicate a minimum lot frontage of 20' for this proposal. However, if the units front on open space and an alley, the actual frontage may be 0'. Further discussion of this and other standards may be warranted.
 3. Further consideration of the planned extension of Twain Ridge Drive, as recommended by the 2007 Comprehensive Plan, is necessary in light of the Schneider v. LFUCG et al. case.
- b. ZDP 2008-61: OLD SCHOOL HOUSE LANE (6/12/08)* - located at 4500 Harrodsburg Road.
(CDS Associates)

The Subdivision Committee Recommended: Postponement. There were questions regarding the overall site design, the planned Twain Ridge Drive connection and the plan for the provision of public services.

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

1. Provided the Urban County Council rezones the property PUD-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. Building Inspection's approval of landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire's approval of emergency access and fire hydrant location.
8. Division of Waste Management's approval of refuse collection.
8. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
9. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
10. Addition of tree inventory map (on plan face).
11. Discuss sanitary sewer capacity at South Elkhorn pump station.

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12. Discuss necessary access for dumpster service.
13. Discuss Division of Fire emergency access.
14. Discuss location of stormwater detention basin.
15. Discuss the need for south collector street.
16. Discuss building locations near floodplain and proposed Twain Ridge Drive extension.
17. Discuss alley widths proposed.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENT REQUESTS

1. ZOTA 2008-3: AMENDMENT TO ARTICLE 25: TELECOMMUNICATION TOWERS – a Zoning Ordinance text amendment to address the issue of sureties and to provide clarification regarding rooftop tower and/or antenna construction.

INITIATED BY: Urban County Planning Commission (at the request of the staff)

PROPOSED TEXT: *(Copies of the entire text and the proposed changes are available from the Division of Planning)*

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

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

1. The revisions to Article 25, as proposed, will allow for easier and more efficient analysis and implementation of a cellular tower application on the part of the Planning Staff, as well as the Division of Building Inspection. In particular, providing parameters for the amount that should be collected in the event a tower is abandoned will aid the Division of Building Inspection when the permit for construction is issued, as it is their responsibility to collect some form of surety to cover the cost of demolition and removal of the tower at that time.
2. Provision of a definition for a rooftop antenna (as opposed to tower placed on a roof) will help to clarify the difference between the two, which has been somewhat of a source of confusion in the past. In addition, the ability to regulate the height of a rooftop antenna should help to minimize any negative visual impact it might have.
3. The proposed language change regarding the length of time that a temporary tower may remain on a property will not, in reality, lessen the allowable amount of time. Previously, a temporary tower could remain on a property for up to a year, once approved by the Planning Commission and a permit issued by Building Inspection. With the current language, it can remain on a property for up to six months; and upon application to the Planning Commission, it will be able to remain an additional six months, not to exceed one year. This change will allow for more accountability on the part of the applicant and more control on the part of the Urban County Government with regard to enforcement and the tracking of permits.

VI. COMMISSION ITEMS – Commission items, if any, will be considered at this time.

VII. STAFF ITEMS – Staff items, if any, will be considered at this time.

A. Planning Services Activity Report

- During the month of March, the Planning Services staff processed 6 zone map amendments, 3 Zoning Ordinance text amendments, 61 subdivision and development plan items, 1 Board of Architectural Review appeal, 1 Public Facility Review and 17 Board of Adjustment appeals. Processing of the above items included attendance and/or preparation of materials and presentations for the following: Technical, Subdivision and Zoning Committee meetings, one Planning Commission public hearing, one Planning Commission public meeting, one Planning Commission work session, and one Board of Adjustment public hearing. In addition, the staff held 4 pre-applications conferences for zoning changes, and several other pre-application meetings for subdivision, development plan and Board of Adjustment items.

Much of the staff's time was spent answering approximately 1,000 inquiries from people concerning zoning, subdivision plans, development plans, Board of Adjustment appeals and related matters. The staff also provided floodplain assistance for 16 property inquiries.

B. Long Range Planning Activity Report

- Comprehensive Plan – The 2007 Comprehensive Plan was printed and delivered to the Division of Planning and is available for sale and distribution. The final version will also be posted on the Planning web site.
- Regional Planning Council – Staff attended the bimonthly meeting of the Bluegrass Regional Planning Council at the offices of the Bluegrass ADD. The meeting topics included a review of rural lot size standards as well as zone change and development plan fees in the RPC counties.

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- Fayette County Public Schools – Staff attended, as a member of the FCPS Local Planning Committee, a public input meeting at Bryan Station High School where citizens were invited to comment on the draft plan for renovation and construction of school facilities. Two additional public input meetings were held at other school locations. Following the public input meetings, the local planning committee recommended the plan for approval. The plan is being reviewed by Kentucky Department of Education. Once approved, FCPS can begin implementing the plan. The Committee is chaired by John Nochta, principal of Henry Clay High School, and facilitated by Steve Kay.
- Diversity Leadership Summit – Staff attended a one-day conference in Lexington sponsored by the Human Rights Commission to learn about local issues related to human diversity in the community. The conference included speakers and interactive sessions. Current data as well as trends were presented.
- Customer Service Committee – Staff participated in a specially selected panel of front-line employees to review customer service standards and recommend procedures to improve and integrate customer service into the daily work of all LFUCG employees. The committee is managed by the Mayor's office.
- General Work Activities – Staff answered questions about land use and other comprehensive plan issues as well as neighborhood association issues. Staff updated the Neighborhood Association data base. Using GIS, Census data, and PCensus software, staff created maps and data sets for other LFUCG offices, Fayette County Public Schools, and other citizens and officials outside the government.

C. Transportation Planning Activity Report

- Administration – Committee packets were prepared and distributed for the following Transportation Planning/MPO meetings in March: the Transportation Policy Committee (TPC); the Transportation Technical Coordinating Committee (TTCC); the Bicycle and Pedestrian Advisory Committee (BPAC); and the MPO/LFUCG/KYTC Transportation Project Coordination Group. Other important meetings with MPO staff participation included: I -75 work group meeting; LexTran Downtown Circulator meeting; Art in Motion Bus Shelter Committee meeting; the Downtown Lexington Streetscape committee; Infill & Redevelopment meetings; the Downtown Lexington Entertainment Committee; Federated Transportation Services of the Bluegrass (FTSB) Board meeting, and the Bluegrass Airport Board of Directors meeting. Staff participated in the Planning Commission's regularly scheduled development review meetings and provided input on transportation issues and the review of submitted traffic impact studies.
- Transportation Improvement Programming (TIP) – TIP Program activities in March included the review of the future TIP Program schedule and document requirements. A TIP stakeholders meeting was moved to March due to unforeseen events. Staff is currently preparing financial data and related materials as documentation and scheduling is implemented.
- Intelligent Transportation Systems (ITS) - The MPO staff continued to assist with implementation of the Bluegrass ITS (BITS) regional planning initiative on an as-needed basis.
- MPO Website Development – A stand-alone MPO web site can be accessed at <http://www.lexareampo.org/>. In March the website had 906 unique visitors; 1,822 visits; 4,593 page views; 1.6 GB bandwidth usage; and 21,218 hits. There were 302 links from search engines in March. MPO staff updated the web site with new links, graphics and content.
- Fayette & Jessamine Counties Cooperative Planning - The MPO staff continued to work with Jessamine County officials and the Bluegrass Area Development District to assess transportation system impacts in Jessamine County. The staff attended the Bluegrass ADD Transportation Coordination Committee. Staff continues to provide information to MPO counties, and records the requests in the MPO's database.
- Public Involvement – The Lexington MPO Public Participation/Involvement Access database continues to be updated for use as an advanced input/management tool for public comments. The Public Involvement Database now includes 529 records (13% increase from February). The Lexington Area MPO's stand-alone website (www.lexareampo.org) was updated and improved. The Mobility Office Marketing Campaign is focusing this year on reaching out to traditionally underserved persons covered by Title VI. In March, a Spanish language advertisement was written and should be on the radio in April and May. Also, the advertising on cable TV this year will include BET, Telemundo, ESPN, ESPN2, Hallmark Channel and Fox News, among other stations that include high percentages of minority and elderly viewership.
- Transit Planning – Staff met with the newly hired general manager for Lextran, Mr. Rocky Burke, before the March 26th TPC meeting to discuss transit-related MPO issues. Staff attended the Art in Motion bus shelter committee meeting and discussed a number of design features and the time table to complete the first bus shelter. Staff also attended the LexTran Downtown Circulator committee meeting and provided assistance with funding related questions and the proposed text for letters of support for the CMAQ project application, which has been submitted to the KYTC. Staff attended the LexTran Board of Directors March meeting and provided assistance as needed. An activity that was not reported last month was the fundraiser that was held at The Dame in downtown Lexington during February. Over \$1,500 was raised for the "Art in Motion" bus shelter project.

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- Newtown Pike Extension Study – Staff will continue to be involved in (when needed) and monitor ongoing work that includes plan development, design issues, funding strategies, meetings/discussions, TIP amendments, presentations and other various works to assist and coordinate with the Newtown Pike Extension Corridor Study and Small Area Plan Process.
- MPO Newsletter - "Bluegrass Traveler" – The next "Bluegrass Traveler" newsletter is planned for a Spring/Summer 2008 edition.
- Traffic Impact and Forecasting – The staff coordinated with the Planning Services staff and the Zoning Committee to review recently submitted preliminary and final development plans, zoning map amendment applications, and text amendments for the monthly Zoning Review Meeting. Upon request, information was provided to real estate professionals, consultants and citizens in March. All proposed developments were reviewed for "general consistency" among planning documents, ordinances, and subdivision regulations. The proposed application for zoning map amendment for the Old Schoolhouse Lane Development could have an impact on the future development of a Twain Ridge Drive to US 68 Harrodsburg Road collector/connector system; that system would relieve congestion and provide an alternative route for all transportation modes. Staff members encouraged the completion of the collector roadway system and had division-wide support. The bridge cost being a factor and constraint, everyone agreed that the connection should be a future reality at this location. Staff continues to monitor the *Jessamine Journal* to track on-going land development. Jessamine County land development information is provided by Jesse Jackson, TTCC Member.
- Bicycle and Pedestrian Planning - The LFUCG Bicycle and Pedestrian section is found in the Strategic Planning monthly report. The BPAC and closely coordinate all bike and pedestrian activities with the MPO, BPAC members, the KYTC District 7, and the Kentucky Transportation Cabinet's project programming personnel. A BPAC meeting was held in March and was well attended.
- Travel Demand Model – Staff continued to work with the consultants and MPO staff on different projects, providing travel demand forecasts. Staff met with two different consultants to review the model and received an estimation for technical support one of them.
- Freight Planning – The final draft of the Freight Section Extension is complete and available for review by MPO members and interested parties. Staff continues to work toward a Freight Participation Plan with stakeholders. A freight study proposal accepted for the next fiscal year staff works on RFP.
- Air Quality Activities – The MPO staff completed the update of the Request for Proposals (RFP) to manage the Bluegrass Mobility Office/Air Quality program marketing. The RFP was distributed by the LFUCG Division of Purchasing on March 3rd with the bid opening on March 24th. Staff completed the update of the revisions to the Air Quality section in the Unified Planning Work Program (UPWP). Emails and phone calls were exchanged with the KYTC Office of Special Programs concerning new federal regulations concerning Congestion Mitigation Air Quality (CMAQ) projects. Staff attended a meeting concerning the South Limestone Street study. A committee will be organized this spring to review the scope of service for the South Limestone study. Staff participated in a statewide air quality conference call. The MPO will provide an information booth at the Regional Air Quality conference that will be held in Frankfort, KY on April 24, 2008.
- Congestion Management Process (CMP) - Staff attended a number of transportation planning related committee meetings, such as Transportation Policy Committee (TPC); Transportation Technical Coordinating Committee (TTCC); Traffic Safety Coalition (TSC); Bicycle Pedestrian Advisory Committee (BPAC), etc. Staff reviewed the newly published 2007 Comprehensive Plan and Long Range Transit Plan for the Long Range Transportation Planning process. The Federal Highway Administration (FHWA), Federal Transit Administration (FTA), and American Planning Association (APA) have emphasized the importance of having a program to connect Planning and Operations. The Congestion Management Committee (CMC) staff worked with the LFUCG Division of Traffic Engineering staff and continued the Linking Planning and Operations program. Staff continued to work on the Congestion Management Process Overview document. Staff worked on preparing a map showing the walkable community areas and favorite landmarks. Staff worked on GeoLogger TravTime software for GeoLogger data processing and reporting. Staff provided technical and managerial support to the KYTC Model Users Group manager/staff to evaluate the usage of GeoLogger and TravTime Software to calibrate their travel demand models. Staff continued to work on the monthly, quarterly, and annual reporting.
- Downtown Development Plan - The staff advised and provided information to the Lexington Downtown Development Association (LDDA) and the selected consultants for the transportation element of this study. The MPO staff has received comments to the draft report that detail the Air Quality Analysis and MPO position for: Initial Review of the Downtown Lexington Transportation Analysis (One-Way to Two-Way Streets Conversion Analysis).
- Mobility Office Activities – The Mobility Office marketing campaign started in March and includes radio ads; spots on WLEX-TV; cable TV spots; streamed spots and links on the internet; creation of a two sided vertical banner for events; and promo-

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tion of Bike Lexington, including a silver level sponsorship of the event for the first time. Staff worked on the new Ridepro ridematching software program, entering data into the program. The staff received an increased number of phone calls and emails regarding vanpooling to work this month.

D. Strategic Planning Activity Report

- Infill and Redevelopment Activities – The Infill and Redevelopment Steering Committee had a follow-up public meeting on March 12th. The purpose of this meeting was to prioritize the implementation of the recommendations. The recommendations were also presented to the Planning Committee of the Urban County Council on March 18th. The next step will include finalization of priorities for implementation. Additionally, staff worked on a Request for Proposal (RFP) to be submitted for an upcoming Housing Study. The proposals for the study are due at the end of March.
- Underutilized Property Survey – The survey is complete and information is available to the public.
- Non-Residential Market Study - Staff met with Kinzelman Kline Gossman (KKG), the consultant for the study, to finalize the scope of the project. Staff is in the process of contacting the representatives to serve on the Steering Committee. It is anticipated that a kick-off meeting will occur in April.
- Neighborhood Conservation Zoning – The ND-1 Subcommittee of the Chevy Chase neighborhood association had a follow-up meeting with the neighborhood to further discuss the preliminary standards. Staff met with representatives of Westmoreland and Harrods Hill Neighborhood Associations to discuss ND-1 zoning.
- Newtown Pike Extension/Southend Park Redevelopment Plans – The construction of the temporary housing is underway. The Planning Commission has initiated the rezoning of Southend Park. Staff met to review the Access Management and Commercial Design Standard Ordinance. The discussion included properties to be regulated by the standards and the possibility of rezoning key parcels. Staff will meet again in April.
- Greenspace Commission - Staff prepared for and attended the Greenspace Commission meeting.
- Technical Meetings - Staff prepared for and attended the monthly meetings of the Technical Review Committee and the Greenway Coordinating Committee.
- Development Review - Staff conducted a variety of development review duties and meetings and coordinated greenway and greenspace development issues.
- Greenways – Staff assisted in the preparation of two grant proposals for greenway restoration projects in the McConnells Trace Neighborhood. Staff met with other divisions to discuss greenway trail projects.
- Bluegrass Partnership for a Green Community - Staff led classes at Bryan Station High School for students participating in the parks project.
- Downtown Streetscape Plan – Staff met with the consultants and attended design committee meetings.
- Education and Outreach - Staff attended a U.K. Landscape Architecture class whose project involves a tool for Scenic Corridor Assessments.
- Complete Streets – Staff is preparing a set of recommendations regarding street cross-sections and connectivity.
- Continuing Education - Staff attended the Tree Board Seminar held in Lexington.
- Regional Bike/Pedestrian Plan – The final draft will be available in April.
- Bike Lane Restriping Study – Staff is working with consultants to revise the study scope.
- South Limestone Multimodal Study - The contract has been finalized. An RFP is under development.
- Grants - Transportation Enhancement grant proposals were prepared and submitted for Tates Creek Road Sidewalks, Brighton Rail Trail Bridge and a Share the Road Campaign.

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- Mayor's Bicycle Task Force – This citizen-based committee charged with implementing recommendations from the Bike Summit has broken into subcommittees to address policy, infrastructure and public relations. Monthly meetings are open to the public and will be held on the fourth Thursday at 11:30 pm in the 5th floor conference room of the Government Center.
- Bike Lexington 2008 – Partnerships have been formed to present several bike activities on each day in May. More information is available at www.bikelexington.com

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, 2008

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	May 1, 2008
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	May 1, 2008
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	May 8, 2008
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	May 15, 2008
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	May 22, 2008
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	May 28, 2008
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	May 29, 2008

X. ADJOURNMENT

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