

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

July 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 June 13, 2019 and June 27, 2019, meetings will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Wednesday, July 3, 2019, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee, Frank Penn, Mike Owens and Headley Bell. Committee members in attendance were: Hillard Newman, Division of Engineering; and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Jim Duncan, Traci Wade; Tom Martin; Cheryl Gallt; Hal Baillie; Denice Bullock; Lauren Hedge; Captain Greg Lengal, Division of Fire & Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.

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

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

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

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

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

1. FINAL SUBDIVISION PLANS

- a. **PLN-FRP-19-00014: WAITS/MOORE LTD. PARTNERSHIP PROPERTY (AMD) (8/4/19)*** - located at 2100 AND 2200 OLD HIGBEE MILL ROAD, LEXINGTON, KY.
Council District 10
Project Contact: Vision Engineering

Note: The Subdivision Committee postponed this item at their June 6, 2019, meeting. The Planning Commission postponed this item at their June 13, 2019, meeting due to the lack of notification to adjoining property owners and continued this item at the July 11, 2019 meeting. The purpose of this amendment is to subdivide one lot into two lots.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.

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

7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Correct purpose of plat.
10. Denote Agricultural Urban (A-U) zone front yard setback.
11. Denote non-conforming use discontinuation agreement (Note #19 from Preliminary Subdivision Plan).
12. Document notification to consenting property owners (Note #17 from Preliminary Subdivision Plan).
13. Provided the Planning Commission approves the requested waiver(s).
14. Discuss land surveyor certification.
15. Discuss removal of temporary structure.
16. Discuss Urban County Engineer's certification.
17. Discuss sanitary sewer service.
18. Discuss improvements to Old Higbee Mill Road.

V. **ZONING ITEMS** - The Zoning Committee met on Thursday, July 3, 2019 at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Bruce Nicol, Caroline Plumlee and Bill Wilson. Staff members in attendance were: Traci Wade, Tom Martin; Hal Baillie, Jim Marx, Chris Taylor, Chris Woodall, Jim Duncan, Valerie Friedman, Samantha Castro, and Debbie Woods, 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. **BALL HOMES, INC. (AMD) ZONING MAP AMENDMENT & BLACKFORD PROPERTY (PHASE 4) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-19-00003: BALL HOMES, INC. (AMD) (7/25/19)*- a petition for a zone map amendment from a Community Center (CC) zone to an Expansion Area Residential (EAR-2) zone, for 19.84 net (20.72 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 an apartment complex development, comprised of 11 3-story and 4-story apartment buildings, at an average residential density of 12.17 units per gross acres, with a total of 308 dwelling units. Within the remaining CC zoned land, the applicant is proposing a 3 story mixed commercial and residential building with 16 dwelling units and 11,600 square feet of non-residential space.

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

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 requested rezoning separates the Community Center (CC) land use from the Transitional Area Overlay, which is meant to ensure that adequate land is available for civic, cultural, educational or religious institutions in or adjacent to community centers. The proposed EAR-2 and EAR-3 zones are inappropriately sited in that they isolated the remaining CC zoning.
 3. The requested rezoning is not in agreement with the Goals and Objectives of the 2018 Comprehensive Plan as it continues to promote car-centric mobility patterns, and does not promote multimodal connectivity to proposed services (Theme A, Goal #3.b, Theme D, Goal #1.b).
 4. The existing Community Center (CC) zone remains 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, which are meant to provide community activity, social gathering, and connectivity desired in a well-designed neighborhood.
 - 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.
 5. 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) (7/25/19)* - located at 6600 MAN O' WAR BLVD., LEXINGTON, KY.
Project Contact: EA Partners

Note: The Planning Commission postponed this item at their May 23, 2019 meeting. 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.
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. Remove optional access through LFUCG property.
8. Revise note #11 to include the Division of Traffic Engineering.
9. Denote improvements to Man o' War Boulevard on proposed cross-section.
10. Include Community Center (CC) zone site statistics per Article 21 & 23A-9 of the Zoning Ordinance.
11. Resolve compliance with Article 23A-2(r)2 of the Zoning Ordinance (landscape buffer).
12. Discuss land use relationships as recommended by the Expansion Area Master Plan (EAMP).

2. BALL HOMES, INC ZONING MAP AMENDMENT & HAMBURG EAST (BELHURST) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-19-00010: BALL HOMES, INC (9/1/19)*- a petition for a zone map amendment from an Agricultural Rural (A-R) zone to an Expansion Area Residential (EAR-1) zone, for 19.84 net (21.22 gross) acres and an Expansion Area Residential (EAR-2), for 18.42 net (19.27 gross) acres, for property located at a portion of 2575 Polo Club Boulevard.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. 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.

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

The petitioner has requested a zone change from an Agricultural Rural (A-R) zone to an Expansion Area Residential-1 (EAR-1) zone for 19.84 net (21.22 gross) and an Expansion Area Residential-2 (EAR-2) zone for 19.84 net (19.27 gross) acres for the rear portion of the property located at 2575 Polo Club Blvd. The proposed development consists of 89 detached single family dwelling units and 56 attached single family dwelling units, for an average density of 3.58 dwelling units per gross acre.

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

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

1. The zone change application for the subject property, as proposed, does not address how the petitioner will implement the goals and objectives, nor the policies of the 2018 Comprehensive Plan. Further, the applicant would be best served to review The Placebuilder to address those policies in the most efficient and judicious manner. There are numerous objectives and policies of the 2018 Comprehensive Plan, which have been overlooked. Until the applicant addresses the adopted Comprehensive Plan in a complete manner the staff cannot offer a substantive recommendation.
 2. The zone change application does not adequately describe the inappropriateness of the Agricultural Rural (A-R) zoning.
- b. PLN-MJDP-19-00036: HAMBURG EAST (BELHURST) (9/1/19)* - located at a portion of 2575 POLO CLUB BOULEVARD, LEXINGTON, KY.
Project Contact: EA Partners

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

1. Provided the Urban County Council rezones the property EAR 1 & 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. Correct plan title to match staff report.
 8. Addition of Tree Inventory Map, per Article 26 of the Zoning Ordinance.
 9. Discuss Man o' War Boulevard improvements.
 10. Discuss proposed local street relationship to the greenway.
 11. Discuss proposed townhome access and the relationship to the single family lots.
 12. Discuss proposed Park Road alignment and cross-section per the Expansion Area Master Plan (EAMP).
 13. Discuss single family lot access to Park Road.
 14. Discuss Placebuilder criteria.
3. **6K AND UNDER AUTO SALES, LLC ZONING MAP AMENDMENT & ELKHORN PARK, BLOCK 8 (A PORTIOON OF) (W.P. LITTLE PROPERTY) (AMD) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-19-00011: 6K AND UNDER AUTO SALES, LLC (9/1/19)*- a petition for a zone map amendment to modify the conditional zoning restrictions in the Highway Service Business (B-3) zone, for 0.85 net (1.14 gross) acres, for property located at 1709 North Broadway.

MODIFICATIONS OF CONDITIONAL ZONING RESTRICTIONS

In order to modify or remove conditional zoning restrictions, the applicant must prove that the request meets the requirements of Article 6-7(c) of the Zoning Ordinance. This section of the Ordinance states that the request may be granted only if it is found that there has been a major change in economic, physical, or social nature on the subject property or within the area containing the subject property. Additionally, the applicant must prove that the basic character of the area has been substantially altered since the time the conditional zoning restrictions were imposed that make the restrictions inappropriate. The burden is on the applicant to prove that such changes have occurred.

The petitioner has requested to remove a conditional zoning restriction on the subject property, which prohibits "establishments for the display, rental, sale, service and/or minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes or supplies for such items," in order to permit automobile sales as a principal use on the subject property. Conditional zoning restrictions were put in place in 1988 by the Urban County Planning Commission and later ratified by the Urban County Council.

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

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

1. The applicant's justification and corollary development plan do not provide an adequate depiction of how the applicant seeks to utilize the subject property so that the proposed land use will not impact the neighboring properties that the conditional zoning restrictions seek to alleviate.

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2. The applicant has not shown how they seek to address the visual elements along North Broadway, which acts as a gateway into Lexington, and was one of the reasons the conditional zoning restrictions were adopted.
 3. The applicant has not described their outreach with the neighboring properties that would be most affected by the removal of the conditional zoning restrictions.
- b. PLN-MJDP-19-00038: ELKHORN PARK, BLOCK 8 (A PORTION OF) (W.P. LITTLE PROPERTY) (AMD) (9/1/19)* - located at 1709 N. BROADWAY, LEXINGTON, KY.
Project Contact: Vision Engineering

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

1. Provided the Urban County Council rezones the property B-3 with revised conditional zoning restrictions; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
7. Correct Planning Commission certification.
8. Correct labeling for Purpose of Amendment, and denote area of amendment.
9. Clarify interior landscaping calculations in site statistics and the note labeled interior landscaping.
10. Dimension access points and building on 1701 N. Broadway.
11. Addition of conditional zoning restrictions.
12. Addition of contour lines.
13. Depict parking for 1719 N. Broadway as shown on previous development plan (DP 2001-74).
14. Denote construction access on plan.
15. Addition of street cross-section for Cane Run Road and denote location of cross-section for street on plan face.
16. Denote vehicle display area.
17. Complete site statistics for all 3 lots.
18. Denote: The subject property is located in the Royal Springs Aquifer.
19. Discuss proposed land uses and label on plan.
20. Discuss access between 1701 and 1709 N. Broadway.
21. Discuss parking for employees and customers.
22. Discuss delineation/separation of shared access point between 1709 and 1719 N. Broadway.
23. Discuss need for enhanced landscaping along N. Broadway.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **ZOTA 2019-2: ALTERNATIVE REGULATION FOR ZONING MAP AMENDMENT (KRS 100.2111)** - petition for a Zoning Ordinance text amendment to update Article 6 to create an alternative zone change process.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval**.

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

1. The proposed text amendment to Article 6 to adopt an alternative map amendment request process will accelerate approval of uncontested zone changes, will ensure uncontested zone changes are not encumbered by extended Council breaks and will allow the government staff and decision makers to focus on the zone change applications that are likely to be contested.
2. **ZOTA 2019-3: AMENDMENT TO ARTICLE 17: SIGN ORDINANCE UPDATE** – a petition for a Zoning Ordinance text amendment to update Article 17 for content neutral language in the sign ordinance. This amendment also updates sign regulations and updates references throughout the Zoning Ordinance.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Copies are available from the staff.

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

The Zoning Committee Recommended: **Approval**.

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

1. The proposed text amendment to Article 17 to adopt content neutral signage regulations ensures compliance with the *Reed v Town of Gilbert* U.S. Supreme Court decision, is responsive to the Urban County Council's direction for the Planning Commission to initiate and proceed with this text amendment, and addresses other known issues throughout this article of the Zoning Ordinance.

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. Long Range Planning Activity Report

Imagine Lexington – During the month of June, Long Range Planning staff continued to move forward with a number of implementation items relating to the 2018 Comprehensive Plan.

To continue building upon the public engagement initiated by Long Range Planning (LRP) Staff during the development of *Imagine Lexington*, LRP Staff has teamed up with Planning Services to organize a series of workshops for both citizens and applicants that focus on The Placebuilder, a component of *Imagine Lexington*. Titled, "Continuing Education on The Placebuilder," these workshops are scheduled to take place throughout the months of March – July (& beyond as needed). In the month of June, Planning Staff led an applicant workshop on June 24th. This workshop featured guidance relating to zone change justifications and how The Placebuilder fits into the zone change process. Planning Staff led a citizen-oriented workshop on June 19th as well. Going out into the community, staff has also given several presentations for neighborhood associations and other civic/professional groups, including the Senior Intern Program, Neighborhoods in Transition Task Force, and Lexington Directions. The events have been fairly well attended and have encouraged healthy and productive dialogue between stakeholders in our community's development.

Imagine Lexington Website - May and June were big months for pushing forward on significant renovations to the *Imagine Lexington* website. Staff has elected to work with a local consulting firm, APAX Software, to build out a website where users can access the 2018 Comprehensive Plan, as well as regular updates on engagement opportunities and implementation progress. Long Range Staff's key goal is to provide the user with a more interactive platform to engage with the plan. Staff is taking on the role of providing content and design assistance, while the consultant will largely contribute to creating a database and building out the structure of the site. Regular phone meetings with the consultants have been occurring every two weeks.

In the meantime, Staff continues to update information hosted on *Imagine Lexington's* current website, www.imaginelexington.com. Studies, plans, data and presentations are all available so the public to access. Staff's desire is to make the website user friendly and attractive so that it serves the public and any interested parties to the best of their ability.

Staff continues to maintain *Imagine Lexington's* three social media sites – Facebook, Twitter and Instagram. Staff will continue to share photos and information as other events and meetings occur. Staff's intent is to be as transparent as possible and keep the public informed and aware of all in which the Division of Planning is involved.

Zoning Ordinance Text Amendments (ZOTAs) - Beginning in late April, a Division-wide effort to discuss the initiation of a series of ZOTAs, many related to the 2018 Comprehensive Plan, took place. Throughout May and June, select groups for different ZOTAs held kickoff meetings and subsequent discussions in order to move forward with these items.

Senior Services Commission & ADUs - Staff has participated in ongoing meetings with the Senior Services Commission (SSC) to continue the discussion about Accessory Dwelling Units (ADUs). The SSC has been leading the conversation around ADUs as a potentially more desirable and cost-effective option to house the growing senior population in Lexington. In 2018, the SSC was awarded a grant to develop a guidebook for ADUs for Lexington residents, particularly for those who are interested in 'aging in place.' Long Range Planning Staff Chris Woodall, Chris Taylor, Valerie Friedmann, and Grace Coy, in addition to Craig Bencz, assisted the SSC with the development of an ADU manual, titled, "Homeowner's Guide to Accessory Dwelling Units." A draft was completed on January 31, 2019, and is currently posted online for public review.

Public input meetings relating to the topic of ADUs and the ADU manual were scheduled throughout the months of April and May. These meetings were hosted at the Lexington Senior Center by the Senior Services Commission. Planning Staff assisted with the presentation and helped facilitate the public input activity organized for the audience. The final of these meetings was hosted on May 7th. This event was very well attended and featured a great variety of perspectives from the public. The Senior Services Commission processed the public input received during these meetings and presented some of these results to the Planning Commission during the work session held on May 30th.

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Staff has met with other divisions within LFUCG to inform the development of proposed regulations related to ADUs in Lexington. These proposed regulations are being discussed by the full Division of Planning, and a draft form will be presented at the July 18th work session.

Greenspace Commission - On June 30th, 2019, LRP Senior Planner, Valerie Friedmann, was appointed for a term on the Greenspace Commission. Her term will expire on June 30th, 2023, and she will serve in a non-voting, advisory role as the Greenspace Planner during that time.

Infill & Redevelopment Steering Committee - Staff attended the Infill & Redevelopment Steering Committee meeting and updated attendees on Comprehensive Plan progress since its approval in February.

Local Planning Committee FCPS - Staff attended the June 6th meeting with the Local Planning Committee for FCPS. Topics discussed included a rebuild of Tate's Creek High School and potential corrections to cross traffic in that area.

CNU Conference - An LRP staff member attended the Council of New Urbanism (CNU) Conference in Louisville from June 12-15. While Staff did not present this year, they were able to attend a multitude of sessions that provided tremendous insight on trending planning topics in the realm of new urbanism. Staff was also able to network with planners from across Kentucky (and beyond).

Staff Study Group - Beginning the month of February, some of the relatively new additions to Planning Staff have been participating in a "study group" that meets every other week to discuss different planning topics. The group was formed in order to develop and enhance the participants' understanding of different planning processes, the Zoning Ordinance & Subdivision Regulations, and existing and up-and-coming studies/plans. Additionally, they are able to hear different perspectives from other Staff members working in different sections.

General Work Activities – Using GIS, and Census data, Staff created maps and data sets for the Urban County Council, other LFUCG Departments, and agencies and officials outside the government. Some highlights of this work from May include:

- Assisting Transportation Planning with the content and design of a new bicycle map for 2019; also in collaboration with Cricket Press and Broomwagon
- Creating supporting material in the form of maps for Staff Zoning Review meetings
- Prepared and calculated data related to landlord/ownership in Fayette County, vacant land for exactions, resident access to resources, etc.

Staff also attended pre-application meetings arranged by Planning Services, Zoning/Technical Review Committee meetings, and LFUCG-sponsored trainings.

APA Audio Conferences – For many years, Staff has hosted APA Audio Conferences for continuing-education credits for both LFUCG and AICP. There were two APA Audio Conferences hosted during the month of June, whose titles were: *Unplugged: The Paradigm of Aging-friendly Communities*, and *The Curbside in the Modern Multimodal City, Where Literally Everything Comes Together*.

New Hires for June - On June 17th, the LRP team welcomed new Senior Planner, Samantha Castro, AICP.

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 4 weekly paving meetings at Streets and Roads.
- Attended University of Kentucky Bicycle Advisory Committee meeting.
- Attended KYTC/LFUCG Maintenance and Operations meeting.
- Attended Lexington's Neighborhoods in Transition Task Force meeting.
- Assisted LFUCG Division of Planning with Title VI compliance and annual reporting.
- Revised the MPO's annual Title VI plan and received approval from the Transportation Policy Committee.
- Met with I Care KY, a non-profit group that focuses on intersection safety in Central KY.
- The MPO website had 1,294 visits from 1,004 users (83.5% new users) and 3,136 page views in June. Posted interactive online map of MTP 2045 Projects to website.
- The MPO's Twitter site had 2,050 followers in June.
- The MPO's Facebook page had 3,538 followers in June; reached 2,670 users; and had 460 engaged users.

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1.2 Staff Development

- Attended LFUCG Social Media Training.
- Attended APA Webcast – The Curbside in the Modern Multimodal City.

2.1 Congestion Management Process (CMP)

- Worked to prepare a Top-10 bottleneck ranking spreadsheet to track congestion trends since 2016 using INRIX roadway analytics data.
- Reviewed congestion management process overview and intelligent transportation system architecture documents to prepare PowerPoint presentation for MPO Federal Certification Review.

2.2 Transportation Plan Update & Implementation

- Worked on final publishing-related edits to the MTP.
- Prepared materials for review and participation in the SHIFT 2020 process.

3.1 Transportation - Land Use Impact Analysis

- Continued refining the draft RFP for the Nicholasville Road Land Use and Corridor Study.
- Presented an update on the Nich Rd study to the LFUCG Planning Commission and TPC.
- Provided assistance and answered inquiries on various traffic related issues.
- Attended 2 pre-application meetings to provide transportation planning input on future land use applications.
- Continued coordination with 1 applicant about their traffic impact study for proposed zone changes in Lexington.
- Continued review of 1 amended traffic impact study.
- Provided assistance to LFUCG planning staff and Jessamine County planning staff on transportation related issues.
- Attended weekly meetings to coordinate future Zoning Text Amendments related to transportation.
- Met with a private transportation engineer to discuss long and short-range transportation improvements in east Lexington.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 35 citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Accela for 11 plans for bike and pedestrian circulation requirements.
- Corresponded on 12 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 update the Bike Lexington Map to a digital and print version.
- Continued to work on plan drawings for multi modal improvements on Alexandria, Pasadena and Malibu corridor.
- Met with LexPark representatives to work through an agreement for enforcing Shared Mobility Regulations per the Ordinance and for implementing an MOU for those services.
- Began work to implement a digital Shared Mobility Vehicle License and permit process in Accela.
- Held meeting with Crystal Falls Neighborhood Association at the request of two citizens championing the Caden School Connection to the Liberty Trail.
- Filmed short segment with Breeding Media for the Downtown Lexington Partnership's state of downtown video as it relates to shared mobility.
- Met and reviewed Populus Mobility Software as potential tool to manage Shared Mobility data and to carry out enforcement of multiple Shared Mobility Vehicle vendors.
- Prepared and presented information on the Shared Mobility Vehicle Ordinance at a Planning Commission Worksession.
- Attended two Urban County Council meetings to answer questions on the Shared Mobility Ordinance.
- Conducted several meetings with LFUCG departments regarding the Shared Mobility Ordinance and the implementation of the license and permit application as well as sub agreements with UK and LexPark.
- Continued work on the ZOTA to increase sidewalk width minimums.

3.3 Transit Planning

- Attended Via Creative board meeting as Co-Chair.
- Responded to 1 citizen regarding transit bus stop concerns at Broadway & Sixth St.
- Attended Lextran board meeting.
- Consult with Traffic Engineering on ADA issues on sidewalks where some Lextran benches are placed.

3.4 Mobility Coordination

- Processed year-end invoices for the FY 19 marketing campaign.

3.5 Travel Demand Modeling and Project Forecasting

- Used travel demand model for analysis of current development alternatives.

4.1 Program Administration

- Committee meeting packets were prepared for the Bicycle & Pedestrian Advisory Committee and Transportation Policy Committee.
- Participated in the FHWA/FTA Certification Review of the MPO's transportation planning process on June 25 & 26. This included a tour of projects, summary presentations of MPO efforts, a public meeting and a public survey.
- Presented an update on the MPO Certification Review to the LFUCG Planning Commission.

4.2 Transportation Improvement Programming (TIP)

- No activity

Unified Planning Work Program (UPWP)

- No activity

B. Zoning Compliance Planning Activity Report

Enforcement

A total of 38 new case investigations were initiated in June. Just over 63% of the new cases related to illegal business activity in residential areas, various occupancy issues and signage complaints. Thirty-seven 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 15 properties with conditional uses, and all were determined to be in substantial compliance with conditions imposed by the Board of Adjustment.

Permitting

Since January 1, 2012 a Zoning Compliance Permit (ZCP) has been required before a building or premises can be occupied for a specific use or a change in use, with some exceptions for agricultural uses and single family or two-family residences. In June, six ZCP's were issued, including one for family child care and one for a mobile food vendor.

Technical assistance was provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of 6 applications for new commercial or multi-family building construction, and 20 applications for remodel activity, "fit-ups" or change in use requests. Permitting staff also devoted much time to issuing official zoning certification letters (5 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 and "building eye" service.

Board of Adjustment:

Four appeals were fully considered by the BOA at the June 10th public hearing, consisting of two variances, one conditional use request and one administrative appeal. The administrative appeal related to the demolition of the historic building at 120 W. High Street. After a lengthy discussion of some very complex legal issues, The Board approved the appeal, thereby directing that the Division of Building Inspection not stay the issuance of a demolition permit while various court appeals are underway. Even though the appeal was approved, there are no current plans to actually proceed with demolition.

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. MEETING DATES FOR JULY 2019

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	August	1, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	August	1, 2019
Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	August	8, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	August	15, 2019
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	August	22, 2019
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	August	28, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	August	29, 2019

X. ADJOURNMENT

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

TLW/TM/HB/dw

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