

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

September 26, 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 August 22, 2019, meeting will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, September 5, 2019, at 8:30 a.m. The meeting was attended by Commission members: Headley Bell, Anthony de Movellan, Karen Mundy, Mike Owens, Frank Penn, and Carolyn Plumlee. Committee members in attendance were: Vaughan Adkins, Division of Engineering and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Tom Martin, Cheryl Galt, Hal Baillie, Lauren Hedge, Denice Bullock; Captain Greg Lengal, and Firefighter Embry Beatty, Division of Fire & Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

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

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

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

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

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

The procedure for these hearings is as follows:

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

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

1. DEVELOPMENT PLANS

- a. PLN-MJDP-19-00005: JAMES RB MACCOUM, TRACT 2 & PORTION OF TRACT 1 (10/4/19)* - located at 2020 RUSSELL CAVE RD., LEXINGTON, KY.
Council District 1
Project Contact: Thoroughbred Engineering

Note: The Planning Commission approved the zone change associated with this property on April 25, 2019, but indefinitely postponed the final development plan. The Urban County Council approved the zone change on July 2, 2019. The Planning Commission postponed this item at their September 12, 2019 meeting.

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

1. Provided the Urban County Council rezones the property EAR-2; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.

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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 notation of plan face to reference note #18, not #19, along northern property boundary.
8. Reduce total number of dwelling units to 53 on the plan, per maximum density of six (6) units per gross acre in Article 23A-6.

V. **ZONING ITEMS** - The Zoning Committee met on Thursday, September 5, 2019 at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Patrick Brewer, Bruce Nicol, and Carolyn Plumlee. Staff members in attendance were: Traci Wade, Tom Martin, Hal Baillie, Jim Duncan, Chris Woodall, Chris Taylor, Samantha Castro, and Debbie Woods; Tracy Jones, Department of Law; and Craig Prater, Department of Environmental Quality & Public Works. 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 ZONING MAP AMENDMENT & HAMBURG EAST (BELHURST) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-19-00010: BALL HOMES, INC (9/26/19)*- 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 19.84 net (19.27 gross) acres, for property located at 2575 Polo Club Boulevard (a portion of).

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.

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

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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) (9/26/19)* - located at a portion of 2575 POLO CLUB BOULEVARD, LEXINGTON, KY.

Project Contact: EA Partners

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the proposed street system and alignment.

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

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.

2. APTITUDE DEVELOPMENT ZONING MAP AMENDMENT & LYNTHURST SUBDIVISION BLK D LOTS 2-7 (THE MARSHALL LEXINGTON) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-19-00013: APTITUDE DEVELOPMENT (11/3/19)*- a petition for a zone map amendment from a High Density Apartment (R-4) zone to a Downtown Frame Business (B-2A) zone, for 1.810 net (2.274 gross) acres, for properties located at 201, 207, 209, 211, 215, 221, 225, 227, & 231 E. Maxwell Street, and 245, 247, & 251 Stone Avenue.

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.

The petitioner has requested a zone change from a High Density Apartment (R-4) zone to a Downtown Frame Business (B-2A) zone for 1.810 net (2.274 gross) acres for the properties located at 201, 207, 209, 211, 215, 221, 225, 227, and 231 E. Maxwell Street, as well as 245, 247, and 251 Stone Avenue. The proposed development is a 10-story multi-family structure, with the first two stories dedicated to parking. The proposed development anticipates 575 bedrooms. The applicant has not provided a dwelling unit count for the calculation of density of dwelling unit per 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 properties, as proposed, does not completely address the development criteria for a zone change within the Downtown Place Type, and the High Density Residential Development Type. The Following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS3-1: Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 - i. SP.2: Provide as many private, ground level entries to individual units as possible.
 - ii. SP.3: Ensure that all building entries are prominent, visible, and accessible from the street.
 - iii. SP.8: Consider breaking parking lots into multiple, smaller lots to enhance safety, enhance accessibility, and minimize the aesthetic impact of large, unbroken rows of cars.
 - iv. SP.12: Implement traffic calming measures such as limit lane widths, tighter turn radii, narrow street crossing, on-street parking, bulbouts, textured materials and crosswalks, and compatible lighting to reinforce a pedestrian environment and improve walkability.

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- v. SP.17: Create streets that are balanced on both sides in massing and building character.
 - vi. OS.8: Provide stormwater detention areas and link to other open spaces and recreational amenities.
 - vii. AD.3: Break up building mass with facade articulation on all sides by using varying roof shapes, exterior wall setback, material, color, building height, and landscaping.
 - b. A-DS4-2: New construction should be at an appropriate scale to respect the context of neighboring structures; however, along major corridors, it should set the future context in accordance with other Imagine Lexington corridor policies and Placebuilder priorities.
 - c. A-DS5-3: Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - d. A-DS5-4: Development should provide a pedestrian-oriented and activated ground level.
 - e. A-DS7-3: Parking structures should activate the ground level.
 - f. E-GR4-1: Developments should incorporate reuse of viable existing structures.
 - g. D-CO2-2: Development should create and/or expand a safe, connected multi-modal transportation network that satisfies all users' needs, including those with disabilities.
 - h. E-ST3-1: Development along major corridors should provide for ride sharing pick up and drop off locations along with considerations for any needed or proposed park and ride functions of the area. (E-GR10, E-GR7).
 - i. A-EQ7-3: Community open spaces should be easily accessible and clearly delineated from private open spaces.
- b. PLN-MJDP-19-00050: THE MARSHALL LEXINGTON (LYNDHURST SUBDIVISION, BLK D, LOTS 2-7) (11/3/19)* - located at 201, 207, 209, 211, 215, 221, 225, 227, & 231 E MAXWELL ST. AND 245, 247 & 251 STONE AVE., LEXINGTON, KY.
Project Contact: Gresham Smith

Note: The purpose of this plan is to rezone the property.

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

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, 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. United States Postal Service Office's approval of kiosk locations or easement.
7. Remove all extraneous information.
8. Denote floor area ratio (F.A.R) per Article 21 of the Zoning Ordinance.
9. Denote height of building in feet for both structures per Article 21 of the Zoning Ordinance.
10. Addition of tree inventory map per Article 21 of the Zoning Ordinance.
11. Remove street tree note.
12. Correct plan title to include subdivision name.
13. Clarify open space requirement per Article 18-8(m) of the Zoning Ordinance.
14. Provided the Planning Commission grants the requested variance to reduce required open space.
15. Dimension proposed building.
16. Discuss timing of closure of Hagerman Court.
17. Discuss compliance with Article 15-7 of the Zoning Ordinance for Infill and Redevelopment.
18. Discuss streetscape and pedestrian facilities adjacent to Maxwell Street and Stone Avenue.
19. Discuss compliance with Placebuilder criteria.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **ZOTA 2019-5: AMENDMENT TO ARTICLES 1, 3, 8, 15, 22 and 23: ACCESSORY DWELLING UNITS** – a petition for a Zoning Ordinance text amendment to update Articles 1, 3, 8, 15, 22 and 23 of the LFUCG Zoning Ordinance to include general zoning provisions for the incorporation and regulation of Accessory Dwelling Units (ADU).

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 reasons:

1. The proposed text amendment is in agreement with *Imagine Lexington*, the 2018 Comprehensive Plan Theme A, Goals 1 to provide additional housing choice. Accessory dwelling units will provide a needed affordable and accessible housing type that supports aging in place.
2. The proposed text amendment is in agreement with *Imagine Lexington*, the 2018 Comprehensive Plan Theme A, Goals 2 to support Infill and Redevelopment throughout the Urban Service Area as a strategic component of growth. Accessory dwelling

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units will provide an infill opportunity available throughout the Urban Service Boundary, offering equitable access to the entire community.

3. The proposed text amendment is in agreement with *Imagine Lexington*, the 2018 Comprehensive Plan Theme A, Goals 3.a to expand options for mixed-type housing throughout Lexington-Fayette County. Accessory Dwelling Units are a new housing product for Lexington that will provide greater flexibility to all residents.

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 Public Workshops

During the month of August, 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 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 2019 (& beyond as needed). In the month of August, Planning Staff led an applicant workshop on August 26. This workshop featured guidance relating to zone change justifications and how The Placebuilder fits into the zone change process.

Going out into the community, staff has also given several presentations for neighborhood associations and other civic/professional groups. Highlights from August include Fayette Alliance and the LBAR Government Affairs Committee. The events have been fairly well attended and have encouraged healthy and productive dialogue between stakeholders in our community's development.

Imagine Lexington Website

Progress on the Imagine Lexington website continued in August as planning staff continued to work with a local consulting firm, APAX Software. The "Imagine Lexington" section of the site is near complete, leading to the expectation of a launch in late fall. Regular phone meetings with the consultants have been occurring every two weeks.

Overall, Long Range staff's main goal is to provide the user with a more interactive platform to engage with the comprehensive plan without having to download and search through the full document. When all components of the site are developed, it will also serve as a much needed mechanism to connect people with current goings-on in Planning and ways to get involved.

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 for the public to access. Staff's desire is to make the website as user friendly and attractive as possible 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 August, select groups continued discussions regarding potential ZOTAs for 2019-2020.

Accessory Dwelling Units ZOTA

Throughout August, staff continued working on the proposed regulations for Accessory Dwelling Units in Lexington in collaboration with the Senior Services Commission.

On August 2nd, the LRP staff met with the Senior Services Commission to present the proposed regulations for ADUs in Lexington. Long Range Staff then hosted a public input event on August 20th at the Lexington Senior Center, which was attended by over 100 Lexington residents. The event was widely publicized and involved several media appearances by staff leading up to the event. Feedback collected during that event and through an openly available online form was processed, and a summary of the results were presented to the Planning Commission on August 29th. Since then, the online form has remained active so that the public can continue to submit responses to the proposal.

A Planning Commission Public Hearing regarding the ADU ZOTA will take place on September 26th.

Nicholasville Road Corridor Study

Members of Long Range Planning staff, in collaboration with the Lexington Area Metropolitan Planning Organization (MPO), processed applications submitted by consultants interested in working with the City on the Nicholasville Corridor Study. This study

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intends to “identify how incremental densification of the Nicholasville Road corridor related to phased mass transit improvements with the ultimate goal of bus rapid transit viability.”

On August 19th, a group of planning staff members participated in a site visit to TARC and Louisville’s Dixie Highway BRT project to learn about their projects, its challenges, and the viability of BRT in Kentucky communities.

Public Engagement Toolkit (PET)

LRP staff has been working on the development of a toolkit to serve the purpose of better informing both developers and the public on strategies for meaningful engagement during the development process. LRP staff is currently working on formulating an advisory group made up of two subgroups: members of the general public (representing a full range of backgrounds, neighborhood interests, socioeconomic makeup, etc.) and members of the development community. This group will help staff understand the pitfalls of our current process and provide feedback on the development of the toolkit.

Urban Design 101

Staff began the creation of an Urban Design 101 series of three sessions for the Planning Commission. The series will explore the basics of this urban design, understand its core tenets, analyze visual examples of urban design guiding principles, take an in depth look at the design details—the ways that built form and open space are used to create places people want to be. We hope that the first two sessions will provide the Commission with the understanding and vocabulary to critically assess real-world examples during a field work exercise.

Courthouse Area Design Review Board

LRP Senior Planner, Sam Castro, attend the Courthouse Area Design Review Board meeting as the LFUCG representation to the Board on August 14.

Greenspace Commission

LRP Senior Planner, Valerie Friedmann, attended the Greenspace Commission meeting on August 21st. Valerie presented two draft designs for passive green spaces on the water quality lots located on Dartmoor Court and Dantzler Court.

Short-Term Rental Working Group

LRP Manager Chris Woodall participated in the Short-Term Rental Working Group during the month of August.

Council Ag Day

Select members of Long Range attended Council Ag Day on August 28th to see a glimpse of some of the forms of agriculture that exist within Fayette County, but that are not directly related to the equine industry.

Staff Study Group

Some of the newer members to planning Staff have continued their participation 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:

- Collecting data and mapping neighborhood assets in Lexington.
- Developing a planning processes workflow.
- Geospatial analysis for adaptive reuse.
- 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.

Staff also attended pre-application meetings arranged by Planning Services, Zoning/Technical Review Committee meetings, Board of Adjustment meetings, & 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 August, whose titles were: *Incorporating Market and Fiscal Analysis in Land Use Planning* and *Lean Thinking Before, During and After Your Planning Process*.

B. Transportation Planning Activity Report**1.1 Inventory/Monitor; Title VI/ADA; Participation; Coordination/Consultation**

- Attended LFUCG Pedestrian Safety Work Group.
- Attended Commission for People with Disabilities meeting.
- Continued edits to the MPO's Title VI plan at the request of KYTC.
- Attended 4 weekly paving meetings at Streets and Roads.
- Attended University of Kentucky Bicycle Advisory Committee meeting.
- Attended KYTC/LFUCG Maintenance and Operations meeting.
- The MPO website had 714 visits from 531 users (80.7% new users) and 2,126 page views in August.
- The MPO's Twitter site had 2,060 followers in August.
- The MPO's Facebook page had 3,522 followers in August; reached 543 users; and had 259 engaged users.

1.2 Staff Development

- No activity.

2.1 Congestion Management Process (CMP)

- Used INRIX roadway analytics data to evaluate roadway bottlenecks and track congestion trends.
- Contacted and scheduled University of Kentucky transportation research team to make a presentation, titled "Do transportation network companies decrease or increase congestion?" at the August CMC meeting.
- Worked with KYTC Planning and LFUCG Traffic Engineering staff on the FY 2020 ITS-CMS proposal and scope of work.
- Contacted Traffic Engineering staff to schedule a project presentation, titled "Traffic improvements at Pink Pigeon and Man O War Blvd." at the August CMC meeting.
- Worked with KYTC Planning staff to recommend and select a CMC Chairman.
- Submitted a scope of work and accepted a federal Planning (PL) funding award for a Congestion Management / Bottleneck study for the MPO area (to commence in FY 21).

2.2 Transportation Plan Update & Implementation

- Submitted a scope of work and accepted a federal Planning (PL) funding award for Southeast Fayette County Connectivity Study (and northeast Jessamine Co) for the MPO area (to commence in FY 20).

3.1 Transportation - Land Use Impact Analysis

- Received and reviewed RFP consultant responses for the Nicholasville Road Land Use and Corridor Study.
- 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.
- Presented the staff's review of a traffic impact study for a proposed zone change in Lexington.
- Provided assistance to LFUCG planning staff and Jessamine County planning staff on transportation related issues.
- Used INRIX roadway analytics data to evaluate public concerns about proposed development in Lexington.
- Attended weekly meetings to coordinate future Zoning Text Amendments related to transportation including sidewalk and trail standards, stub street connections and parking requirements.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 15 various citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Accela for various plans for bike and pedestrian circulation requirements.
- Corresponded on various 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.
- Held numerous meetings various LFUCG departments to implement the Shared Mobility Vehicle permit process.
- Attended meeting with REPEC a North Limestone Neighborhood Association regarding the North Limestone Cycletrack Feasibility Study.
- Met with the University of Kentucky regarding the shared Mobility Vehicle Program License Applications.
- Compiled and completed the League of American Cyclists Bicycle Friendly Community Application on behalf of the City of Lexington.

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- Coordinated with the American Heart Association on Complete Street Policy Initiatives.
- Coordinated with Lex Be Well group regarding walking for physical activity.

3.3 Transit Planning

- Attended Via Creative board meeting as Co-Chair.
- Responded to 1 citizen regarding transit bus stop concerns. Attended Lextran board meeting.
- Staff traveled to Louisville to meet with TARC about the Dixie Highway BRT system that is under construction. Tour and workshop administered by TARC.
- Staff attended KPTA conference. Received transit planning award.
- Maintain/edit bus stop inventory via GIS.
- Met with Lextran to discuss scope and funding opportunities for a comprehensive operational analysis and long-range transit plan.

3.4 Mobility Coordination

- Hosted launch luncheon of the Lex on the Move Campaign with 50 local business leaders and government officials.
- Launched Lex on the Move media and website/toolkit.

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, Congestion Management Committee, and Transportation Policy Committee.
- Reviewed and submitted staff comments to FHWA on the draft 2019 MPO Certification Review report.
- Attended LFUCG management meeting for launch of the Rethink Lexington initiative that will include a comprehensive review of transportation planning and MPO related-services and program efficiencies.

4.2 Transportation Improvement Programming (TIP)

- Completed TIP Mod # 20 to facilitate the SLX/CMAQ funding swap with KYTC.
- Completed TIP Mod # 21 to add a Covered Storage Area for Lextran funded with a Low Emissions grant as well as updating several TAP projects.
- Monitored and coordinated efforts to obligate federal funds for a number of LPA projects.
- Began work to identify future and projects for SLX funding.

4.3 Unified Planning Work Program (UPWP)

- Worked on fiscal year-end financial and reporting documentation.

C. Zoning Compliance Planning Activity Report

Enforcement

A total of 66 new case investigations were initiated in August. Over 62% of the new cases related to signage and illegal business activity in residential zones. A total of 42 cases were resolved, meaning that necessary actions were taken by a property owner or occupant to fix a zoning compliance problem. Annual inspections were completed on 23 properties with conditional uses, and all were determined to be in substantial compliance with conditions imposed by the Board of Adjustment.

Permitting

Since January 1, 2012 a Zoning Compliance Permit (ZCP) has been required before a building or premises can be occupied for a specific use or a change in use, with some exceptions for agricultural uses and single family or two-family residences. In August, nine ZCP's were issued. Technical assistance was also provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of 12 applications for new commercial or multi-family building construction, and 16 applications for remodel activity, "fit-ups" or change in use requests. Considerable effort was also devoted to completing zoning certification letters (12 for the month), providing zoning information to the general public, and assisting citizens with navigating through the on-line Acella application process.

Board of Adjustment:

Eleven appeals were fully considered by the BOA at the August 12th public hearing, consisting of four variance requests, five conditional use requests, and two administrative appeals. An after-the-fact request to increase the allowable height of a detached garage was disapproved, as was a request to establish a bistro and special events facility (accessory to small farm winery) on a rural property off of Paris Pike.

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

IX. MEETING DATES FOR OCTOBER 2019

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	October 3, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	October 3, 2019
Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	October 10, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	October 17, 2019
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	October 24, 2019
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	October 30, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	October 31, 2019

X. ADJOURNMENT

TLW/TM/HB/dw

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