

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

May 27, 2021

I. CALL TO ORDER - The meeting will be called to order at 1:30 p.m. via video teleconference.

Due to the COVID-19 pandemic, state of emergency and Governor Beshear's Executive Orders regarding social distancing, this meeting is being held via teleconference pursuant to Senate Bill 150 (as signed by the Governor on March 30, 2020) and Attorney General Opinion 20-05, and in accordance with KRS 61.826, because it is not feasible to offer a primary physical location for the meeting.

Please utilize the following information to participate in this public hearing:

<https://zoom.us/join>

Webinar ID: 927 7271 9028

Password: 752647

Call in Number

+1 (929) 436-2866

If participants have items to submit for consideration by the Planning Commission (photos, videos, documents, etc.), please email them to planningmailbox@lexingtonky.gov before 10:00 a.m. on the day of the meeting. Information may also be mailed to the Division of Planning, 101 E. Vine Street, Suite 700, Lexington, KY 40507. Members of the public will have the opportunity to speak during the meeting, but will not have the opportunity to share their screens during the video teleconference. If members of the public wish to speak during the meeting, but are unable to connect or have other technical difficulties, please contact the Division of Planning via email at planningmailbox@lexingtonky.gov, or (859) 258-3160.

If you do not feel comfortable participating in a video teleconference meeting, written comments may be sent to the Division of Planning at the above listed email address, and will be distributed to the Planning Commission members.

The media and public may view the public hearing on LexTV Spectrum channel 185, MetroNet channel 3, Windstream channels 3 and 20, or via live stream at the following link: http://fucg.granicus.com/MediaPlayer.php?publish_id=12

II. APPROVAL OF MINUTES – The minutes of the April 22, 2021, meeting will be considered by the Planning Commission 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, May 6, 2021, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Headley Bell, Jan Meyer, 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: Traci Wade; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Jimmy Emmons; Samantha Castro; and Stephanie Cunningham; Captain Greg Lengal, Division of Fire and Emergency Services; Doug Burton and Andrew Grunwald, Division of Engineering; 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)

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- (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.

V. **ZONING ITEMS** - The Zoning Committee met on Thursday, May 6, 2021, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Zach Davis, Larry Forester, Bruce Nicol, Graham Pohl, and Bill Wilson. Staff members in attendance were: Traci Wade, Tom Martin, Hal Baillie, Jimmy Emmons, Joey David, Andrew Grunwald, and Debbie Woods, Stephen Parker, Division of Traffic Engineering, and Keith Horn, Department of Law. The Committee members reviewed application 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. FOUNTAINS AT PALOMAR ZONING MAP AMENDMENT & HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY (FOUNTAINS AT PALOMAR)(AMD) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-21-00005: FOUNTAINS AT PALOMAR (7/4/21)*- a petition for a zone map amendment from a restricted Highway Service Business (B-3) zone to a restricted Highway Service Business (B-3) zone with modified conditional zoning, for 16.4 net (20.68 gross) acres, for property located at 3801, 3901 and 3955 Harrodsburg Road.

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 applicant is seeking to modify the conditional zoning restrictions for a Restricted Highway Service Business (B-3) zone, which were applied to the property by the owner during the 2018 zone change. The applicant is seeking to remove the restriction that prohibits the establishment of an athletic facility at the properties located at 3801, 3901, and 3955 Harrodsburg Road.

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

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

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1. The applicant has not provided the necessary information regarding the establishment of the conditional zoning restrictions and how those restrictions are no longer necessary or were incorrectly applied at the time of the rezoning.
- b. PLN-MJDP-21-00020: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY (FOUNTAINS AT PALO-MAR) - (7/4/21)* – located at 3801, 3901 AND 3955 HARRODSBURG RD., LEXINGTON, KY.
Project Contact: Vision Engineering

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

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

1. Provided the Urban County Council rezones the property to the B-3 zone; 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. Update conditional zoning restriction note and re-number list.

2. URBAN COUNTY PLANNING COMMISSION (FKA MAR 2008-16) ZONING MAP AMENDMENT & SOUTHEAST PARK (AMD) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-21-00006: URBAN COUNTY PLANNING COMMISSION (FKA MAR 2008-16) (7/4/21)*- a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Highway Service Business (B-3) zone, for 0.99 net (1.46 gross) acre, from a Light Industrial (I-1) zone to a Neighborhood Residential (R-3) zone, for 5.72 net (6.72 gross) acres, and from a Light Industrial (I-1) zone to Mixed Use (MU-2) zone, for 3.10 net (4.50 gross) acres, for properties located at 508-619 De Roode Street, 564 & 568 McKinley Street, 555-565 Merino Street, 800 & 833 Neville Street, 565-637 Patterson Street (portions of odd addresses only), and 813 & 816 Pine Street.

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 applicant is seeking to rezone portions of the property from Planned Neighborhood Residential (R-3) zone to a Highway Service Business (B-3) zone, and from a Light Industrial (I-1) zone to a Planned Neighborhood Residential (R-3) zone and Mixed Use 2: Neighborhood Corridor (MU-2) zone to allow a mixed-use development to be constructed and or managed by the Lexington Community Land Trust.

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

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

1. The proposed Planned Neighborhood Residential (R-3) zone, Mixed-Use 2: Neighborhood Corridor (MU-2) zone, and a restricted Highway Service Business (B-3) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning expands housing choice (Theme A, Goal #1) by accommodating the demand for housing in Lexington responsibly, and incorporating a mixture of housing types, prioritizing higher density housing types (Theme A, Goal #1.b).
 - b. The proposed development provides a variety of affordable dwelling units, including single family attached, and multi-family dwelling units (Theme A, Goal #1.d).
 - c. The rezoning will support infill and redevelopment throughout the Urban Services Area as a strategic component of growth (Theme A, Goal #2), while allowing redevelopment of an existing parcel, which is currently vacant.
 - d. The proposed redevelopment will respect the context and design features of the area's surrounding development projects and work within the established guidelines and plans to ensure compatibility with existing urban form (Theme A, Goal #2.b).
 - e. The proposed rezoning will provide a well-designed neighborhood and community (Theme A, Goal #3) by focusing on pedestrian mobility to the nearby amenities, make connections to the nearby uses and to transit routes, and the public park (Theme A, Design Policy #5), which will create a pedestrian-first design (Theme A, Goal #3.b, Theme D, Goal #1.a).
 - f. The proposed development has been planned for redevelopment and will cause minimal disruption of natural features (Theme A, Goal #3.c).

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- g. The proposed development will protect the environment by reducing Lexington-Fayette county's carbon footprint (Theme B, Goal #2), by providing multi-family housing serving diverse prospective tenants who can walk to employment, healthcare, education, dining and entertainment uses, and will prioritize multi-modal options that deemphasize single-occupancy vehicle dependence (Theme B, Goal #2.d)
- h. The proposed rezoning will uphold the Urban Service Area concept (Theme E, Goal #1) by redeveloping existing underutilized corridors (Oliver Lewis Way) (Objective E, Goal #1.c), and allow development of an underutilized parcel on a major corridor (Objective E, Goal #1.d).
2. The proposed rezoning is in agreement with the Newtown Pike Corridor Extension Study and the Southend Park Urban Village Plan.
3. This recommendation is made subject to approval and certification of PLN-MJDP-21-00021: Southend Park, Unit 2 (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 following use and buffering restrictions are recommended via conditional zoning:
 - a. The following uses shall be prohibited:
 1. 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.
 2. Automobile service stations.
 3. Car washing establishments.
 4. Drive in restaurants.
 5. Minor automobile and truck repair.
 6. Circuses and carnivals, even on a temporary basis.
 7. Taxidermy establishments.
 8. Pawnshops.
 9. Liquor stores.
 10. Parking lots and structures, as a principal use.
 11. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
 12. Drive through facilities for sale of goods or products or provision of services otherwise permitted herein.
 13. Advertising signs and billboards, as defined by Article 17 of the Zoning Ordinance.
 - b. No free-standing business signs taller than eight (8) feet in height, or larger than thirty-two (32) square feet in size

These use restrictions are appropriate and necessary for land at the corner of the intersection of Oliver Lewis Way and West High Street in order to protect the gateway entrance to the Southend Park Neighborhood from the most intrusive and intensive commercial land uses, and to help implement the Comprehensive Plan's vision for Oliver Lewis Way.

- b. PLN-MJDP-21-00021: SOUTHEND PARK (AMD) (7/4/21)* - located at 709 & 715 BYARS ST.; 508 – 619, 721, 757, 763 & 835 DE ROODE ST.; 559 - 571 MCKINLEY ST.; 555 – 565 MERINO ST.; 800 & 833 NEVILLE ST.; 565 – 637 PATTERSON ST. (PORTIONS OF ODD ADDRESSES ONLY); and 812, 816 & 820 PINE ST., LEXINGTON, KY
Project Contact: Hall-Harmon Engineers and Division of Engineering

Note: The purpose of this amendment is to rezone the property for mixed-use, commercial and residential redevelopment.

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

1. Provided the Urban County Council rezones the property to MU-2, R-3, and B-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. Complete Unit 2 site statistics to comply with Article 21 of the Zoning Ordinance.
8. Dimension all proposed buildings.
9. Denote Lot 28 as proposed park, and denote proposed use of Lot 29.
10. Denote typical parking space dimensions.
11. Denote dimensions of parking aisles.
12. Denote building information, including floor area, square footage, and height in feet.
13. Denote: Final Development Plans shall comply with Ordinance 205-2009 and Newtown Pike Extension Commercial Design and Property Access Standards.
14. Complete Tree Preservation Plan (TPP) information.
15. Delete "Future Oliver Lewis Way Extension" label.
16. Discuss timing of Scott Street extension.

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C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA 21-00001: AMENDMENT TO ARTICLE 12-3: ALLOW KENNELS IN THE B-6P ZONE** (9/1/21)* – a petition for a Zoning Ordinance text amendment to Article 12 of the Zoning Ordinance to allow kennels for the boarding and sale of dogs as a conditional use in the Commercial Center (B-6P) zone.

INITIATED BY: CHELSI, LLC

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Disapproval**.

The Staff Recommends: **Disapproval**, of the proposed Text Amendment to the Zoning Ordinance, for the following reasons:

1. The proposed text amendment does not meet the intent of the B-6P zone as it does not
 - a. The amendment will not enhance the investments of existing B-6P developments by providing redevelopment opportunities that unlock additional potential to better utilize existing zoned land.
 - b. Inclusion of kennels in the B-6P zone is not compatible with increasing the supply and mixture of housing types.
2. The proposed text amendment does not meet the intent of the mixed-use zones within the Zoning Ordinance as it adds potential sound and air nuisances into an area that is meant to blend commercial and residential.
3. The proposed text amendment is not in agreement with the 2018 Comprehensive Plan as it does not enable new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County (Theme A, Goal #3.a).

2. **PLN-ZOTA 21-00002: AMENDMENT TO ARTICLES 8-21 AND 8-22: ADAPTIVE REUSE, FLEX SPACE, AND INDUSTRIAL MIXED USE PROJECTS** (10/7/21)* – a petition for a Zoning Ordinance text amendment to Articles 8-21 and 8-22 of the Zoning Ordinance to revise the Adaptive Reuse and Flex Space Projects, and remove the Industrial Mixed Use Project.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval**.

The Staff Recommends: **Approval** of the proposed Text Amendment to the Zoning Ordinance, for the following reasons:

1. The proposed text amendment supports and implements the 2018 Comprehensive Plan, in the following ways:
 - a. The amendment was developed in response to the implementation item calling for an update to the adaptive reuse ordinance that allows for greater utilization of the built environment (Theme D, Placemaking Policy #11, Theme E, Growth Policy #4).
 - b. The proposed changes will allow for the expansion and development of more adaptive reuse in Lexington (Theme A, Goal #2.a), while also respecting the context and design features of the existing built environment (Theme A, Goal #2.b, Theme A, #2.a, Theme C, Diversity Policy #5).
 - c. The amendment promotes the development of green building, sustainable development, and transit-oriented development (Theme B, Goal #2.c) by encouraging the reuse of existing structures across different locations and zones.
 - d. The amendment will allow for uses that encourage development that promotes and enhances tourism (Theme C, Goal #1.d), and provide entertainment and quality of life opportunities that can attract young, and culturally diverse professionals, and a work force of all ages and talents to Lexington (Theme C, Goal #2.d).
 - e. The amendment will allow the protection, promotion, and enhancement of Lexington's cultural and historic resources (Theme D, Goal #3, Theme D, Goal #3.a, Theme D, Goal #3.b, Theme D, Goal #3.c, Theme C, Livability Policy #9, Theme D, Placemaking Policy #9).
2. The renaming of the Flex Space Project will clarify the adaptive reuse of developments outside of the defined Infill and Redevelopment Area.
3. The removal of the Industrial Mixed-Use Project will modernize the Zoning Ordinance, removing a project that has not been built and has effectively been replaced by the Adaptive Reuse Project.

3. **PLN-ZOTA 21-00003: AMENDMENT TO ARTICLE 6-1 AND ARTICLE 21-4: TRAFFIC IMPACT STUDIES** (10/15/21)* – a petition for a Zoning Ordinance text amendment to Articles 6-1 and 21-4 of the Zoning Ordinance in an effort to simplify and modernize regulations related to Traffic Impact Studies.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION

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PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Postponement**.

The Staff Recommends: **Postponement**, of the proposed Text Amendment to the Zoning Ordinance, for the following reasons:

1. Although the proposed text accomplishes many of the initial goals to modernize the Traffic Impact Study requirements, additional time is needed to explore options to strengthen the proposal by addressing potential ways to increase both predictability and flexibility in the process, and to explore possible synergies between LFUCG regulations and Kentucky Transportation Cabinet requirements for Traffic Impact Studies.

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

A. **WORK SESSION** – The staff would request the Planning Commission hold a Work Session to discuss a proposed text amendment about open space to implement the 2018 Comprehensive Plan.

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

A. **Long Range Planning Activity Report**

Imagine Lexington

During the month of April, Long Range Planning staff continued to move forward with a number of implementation items related to the 2018 Comprehensive Plan.

Uncommon Commons

LRP staff continued the Uncommon Commons webinar series “Mornings with Planning.” April’s discussion topic was titled “Parking Reform: Unlocking Economic Growth and Housing Supply” and took place on April 7, 2021. For this panel, Long-Range, Senior Planner, Lauren Well. Weaver, GISP, served as the moderator. Panelists included planners and development professionals from across the U.S., with representatives from Buffalo, New York; Los Angeles, California; Fayetteville, Arkansas; and Lexington, Kentucky.

This webinar was determined eligible for 1 CE credit for APA and AICP members.

Staff plans to continue the “Mornings with Planning” series on a monthly basis throughout 2021.

Imagine Lexington Website & Social Media

Staff continued with maintenance and updates to imaginelexington.com in April.

Staff has continued to expand the site’s project pages that feature information related to the various Zoning Ordinance Text Amendments and Subdivision Regulation Amendments, which have been set in motion by the recommendations within *Imagine Lexington*. This section is housed under the “Implement” section of the site and the overall Imagine Lexington approach.

Staff also continues to maintain the Imagine Lexington Facebook, Twitter, and Instagram social media accounts. In addition, staff has been keeping in touch with our public audience through the use of Mailchimp, a tool allowing for the creation and distribution of email campaigns to an audience of subscribers.

Zoning Ordinance Text Amendments (ZOTAs) and Subdivision Regulation Amendments (SRAs)

In April of 2019, the Planning staff began a division-wide effort to draft and initiate a series of text amendments, many related to the 2018 Comprehensive Plan.

Text amendments that are currently in the “planning and research” phase include: notification expansion; open space (Article 20); Multi-Family Design Standards (multiple locations); parking (multiple locations); complete streets (multiple locations); agritourism (multiple locations); and intent statement revisions for multiple articles.

In March, the “Rethink Parking” ZOTA team launched the “Lexington Community Parking Survey,” which is an interactive map and survey tool that allows members of the public to pinpoint parking lots of interest in Lexington and leave feedback. This map survey was circulated throughout the month of April and has received dozens of responses. In April, the team began phase II of the public input phase for the parking reform proposal, developing additional materials to solicit public interest and feedback. The team also scheduled a series of focus group meetings with parking users and providers for the month of May.

Senior Planner, Valerie Friedmann, who is the project lead on the Open Space ZOTA, led two internal staff review meetings of the draft text. Next steps will be to present an overview of the draft to the Planning Commission at an upcoming work session.

The Street Patterns and Continuity SRA was passed by the Planning Commission during March's Subdivision Items Public Hearing. The SRA was sent for review by the Urban County Council and is currently in committee for further discussion.

LRP staff has taken on the task of developing informational one-pagers for each of the ZOTAs that summarize the proposed amendments to succinctly communicate the proposed changes and provide additional material resources to Planning Commission members, the Urban County Council, and the public. These are able to be accessed on each of the respective ZOTA or SRA project pages on the website.

Development Handbook

Staff continued working with the Development Handbook advisory group throughout April, putting the full advisory group meetings on hold while the initial draft of the document is being refined and reviewed by Planning staff. A meeting to review the draft with the advisory group is tentatively planned for early summer.

Imagine Nicholasville Road

Consultants completed the Imagine Nicholasville Road corridor study in February. After a review by the project team and Planning Staff, the full report was released to the public on April 22, 2021. Staff recorded public comments contributed towards the plan and posted an ad notifying people about the release of the plan in the Lexington Herald-Leader. The result of the plan is an overarching concept that focuses on safety and efficiency for people traveling by car, bus, bike, or on foot. The recommendations within are tailored to the unique areas of Nicholasville Road and include: innovative intersection improvements; consideration of Bus Rapid Transit along the corridor; possible future redevelopment scenarios for certain catalyst sites; and dedicated bike and pedestrian facilities. The Planning Commission Public Hearing for this plan was scheduled for May 20.

Coordination with Outside Agencies

Chris Woodall, Long-Range Planning Manager, attended the meeting for the Sustainable Growth Task Force on April 21, 2021. Administrative Specialist for Long-Range Planning, Elizabeth Jefferson, authored summaries relating to the project and the progress made so far.

C. Woodall continued his participation on the Infill and Redevelopment Steering Committee, attending meetings on April 7, 2021.

V. Friedmann participated as a guest reviewer in the UKLA Portfolio Review on April 9, 2021.

V. Friedmann attended the Greenspace Commission meeting on April 21.

V. Friedmann presented to the Bluegrass Youth Sustainability Council, a project-based coalition of environmentally passionate students from seven public and three private Lexington high schools, as part of their monthly Green Career Spotlight series.

Senior Planner Lauren Well. Weaver and Planning Technician Grace Coy continued work with the Communications Committee of the APA Kentucky Chapter. In April, they completed development of the 2020 KY-APA Annual Report.

Several member of the Long-Range Planning team attended evening events hosted by Fayette Alliance throughout May. These virtual meetings were titled, "Grow Smart in Your Neighborhood," and were marketed to all council districts in Fayette County.

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. In addition, Chris Woodall and Lauren Well. Weaver have continued work on projects related to Lexington demographics and land use classification.

Staff also continued participation in review of zoning applications and development plans.

APA Audio Conferences

For many years, Staff has hosted APA Audio Conferences for continuing-education credits for both LFUCG and AICP. There were three APA Audio Conferences hosted during the month of April, whose titles/dates were:

- *Architecture and Urban Planning in West Africa and South America*, April, 9th, 2021
- *Design Thinking-Utilizing Hand Graphics to Explore Ideas*, April 16, 2021
- *Planning for Infrastructure Resilience: From Aging Infrastructure to Climate Change*, April 30, 2021

B. Transportation Planning / MPO Activity Report August 2020

1.1 Inventory/Monitor; Title VI/ADA; Coordination/Consultation

- Attended Commission for People with Disabilities meeting
- Attended Lexington Corridors Commission meeting

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- Attended 4 paving resurfacing coordination meetings with Streets and Roads
- Attended Lexington's Neighborhoods in Transition Task Force meeting
- Attended KYTC Statewide Planning meeting
- Attended Statewide MPO Planning coordination meeting
- Attended a Jessamine County Transportation Task Force meeting

1.2 Staff Development

- Attended webcast titled Planning for Infrastructure Resilience: From Aging Infrastructure to Climate Change
- Attended Webinar titled Accessible Public Rights of Way
- Attended and co-presented the Webinar titled Mornings with Planning – Parking Reform: Unlocking Economic Growth and Housing Supply
- Attended Webinar titled A New Approach to Parks and Recreation System Planning
- Attended Webinar titled The Basics of Bikeway Selection at Intersections and with Parking

2.1 Congestion Management Process (CMP) and Air Quality (AQ)

- Attended Congestion Management (CM) Bottleneck Study Steering Committee meetings and held several coordination meetings with the study consultants.
- Reviewed CM bottleneck location data and maps to provide comments and suggestions.
- Reviewed Bottleneck Study progress report and processed invoice.
- Worked with LFUCG and KYTC Traffic Engineers to obtain approval of the FY2022 ITS-CMS funding request.

2.2 Transportation Plan Update & Implementation

- Attended project team meeting for the Jessamine Fayette Connectivity Study.
- Attended project team meeting for the Statewide Corridor Plan.
- Met with representatives from KYTC District 7 and BGADD to coordinate the SHIFT process to inform the State Highway Plan.
- Assisted LFUCG Mayor's Office with funding application for the Scott Street Connector project. Called and held a Special Meeting to approve the funding application.

3.1 Transportation - Land Use Impact Analysis

- Conducted several project team meetings for the Imagine Nicholasville Road Study.
- Finalized the INR report and posted to the website. Advertised a May public hearing for the plan.
- Provided assistance and answered inquiries on various traffic related issues.
- Attended two pre-application meetings to provide transportation planning input on future land-use applications.
- Attended regular LFUCG Subdivision and Zoning Committee meetings.
- Continued work on the Street Continuity SRA, Parking ZOTA, Greenspace ZOTA, Complete Streets SRA and Curbside Management ZOTA.
- Presented the proposed Street Continuity SRA at the April 8 Planning Commission public hearing.
- Continued work to update various elements of Traffic Impact Study requirements.
- Continued work on an LFUCG Road Classification evaluation project.

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 bike/pedestrian circulation requirements.
- Corresponded on plans approved by the Planning Commission for compliance with conditional signoff requirements.
- Responded to 18 inquiries with development groups to work through requirements for multi-modal compliance with the subdivision regulations.
- Continued work on the print version of the Lexington Bike Map.
- Conducted multiple meetings with Shared Mobility providers.
- Continued work with Populus and Remix, a third party data-management company platform, to process and evaluate multiple shared mobility companies' data.
- Continued data management tasks for various bike counters on local trails.
- Continued work on developing curbside management policy and smart city curbside initiatives for council members.
- Continued work on the development of traffic calming roadway interventions for intersections and thru-ways.
- Continued work on parking lot designs interventions for traffic calming and connectivity.
- Continued work to implement Shared Mobility Vehicle permits, managed current licensees, and associated data and enforcement.
- Continued work on developing conceptual level plans for connections to the Town Branch Commons.

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- Reviewed paving lists for inclusion and/or refreshing of on-road bicycle facilities during upcoming resurfacing projects.
- Worked on a design exhibit for the Pasadena Clays Mill Rd intersection striping work.
- Held kick-off meeting with Populus for FHWA shared mobility safety study.
- Reviewed FHWA Safe Transportation for Every Pedestrian (STEP) Program and counter-measures to improve pedestrian safety.
- Held internal meetings to discuss freight related data sources for freight plan update.

3.3 Transit Planning

- Attended Lextran virtual board meeting.
- Coordinated with FTSB Director to oversee financial matters.
- Held virtual meeting with Lextran staff concerning transit aspects on submitted plans.
- Met with Lextran to discuss upcoming FTA Safety Target requirements.
- Guest lecturer for Introduction to Planning Class at University of KY.

3.4 Public Participation & Outreach

- Continued work on a major update of the MPO website including a revamp of the MPO "Projects" page and related digital Story/Projects Map.
- The MPO website had 440 visits from 358 users (87% new users) and 767 page views in February.
- The MPO's Twitter site had 2,018 followers in February.
- The MPO's Facebook page had 3,548 followers in February; reached 288 users; and had 9 engaged users.

3.5 Travel Demand Modeling and Project Forecasting

- Performed LAMPO model maintenance.

4.1 Program Administration

- Packets and meeting minutes were prepared for the Bicycle & Pedestrian Advisory Committee, Transportation Technical Coordinating Committee and two Transportation Policy Committee Meetings. The Congestion Management Committee meeting in April was cancelled.

4.2 Transportation Improvement Programming (TIP)

- Attended two design-related meetings for the Richmond Road safety project.
- Attended meeting with KYTC to discuss funding opportunity for the East and West High School Safety Projects in Jessamine County.
- Held two meetings to discuss CRSSAA funding and SLX funding coordination.
- Attended meeting to coordinate SLX funding for LFUCG for Construction Management Project.

4.3 Unified Planning Work Program (UPWP)

- Revised draft FY 2022 UPWP per state and federal partners.
- Received TPC approval of the FY 2022 UPWP.
- Continued annual FY 21 year-end financial coordination.
- Assisted with contracting and budgeting activities for FY 22.

C. Zoning Compliance Planning Activity Report

Zoning Enforcement/Compliance

During the month of April, 2021 fourteen (14) new cases were initiated, with half of those being reports of illegal businesses operating in residential zones. Sixteen (16) complaints were resolved, meaning that necessary actions were taken by the property owner or occupant to correct a zoning compliance problem.

Annual inspections were completed on nineteen (19) properties with conditional uses during April. All were determined to be either under construction, in substantial compliance with conditions imposed by the Board of Adjustment, or conditions have been permanently satisfied, requiring no further inspections.

Board of Adjustment

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Ten (10) appeals were filed for consideration by the BOA in April 2021. Five (5) of the appeals were for variances. Three (3) of those appeals were approved by the Board and two (2) were disapproved. There were three (3) appeals for conditional uses. One (1) appeal was continued to the May 10, 2021 hearing, one (1) appeal was approved and the last was disapproved.

The last two (2) cases were administrative appeals. The first of those was approved by the Board and the last one was disapproved.

Permitting & Zoning Compliance Section

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. Zoning Compliance signoff in the ACCELA permitting system is the equivalent of issuance of a Zoning Compliance Permit. All commercial building and paving permit applications, and some residential applications, originating in Building Inspection during the month are forwarded to Zoning Compliance for review and approval. During April, a total of 96 commercial, paving, residential permits and applications for certificates of occupancy were reviewed in ACCELA by Zoning Compliance. Due to the continuing restrictions on public access, no commercial plan review sessions are being scheduled by Building Inspection at this time; all construction plan review is performed online.

During the month of April, a total of 5 Zoning Compliance Permits were issued, including uses such temporary (seasonal) garden center sales, the Bluegrass Farmers' Market, temporary retail sales, and a mobile food vendor. Technical assistance was also provided to customers and Building Inspection with regard to review of second kitchens within residences, interpretation of Article 15 yard requirements, accessory structures, proposed uses within a zone, and review of plans for residential projects within ND-1 areas. A total of 7 zoning certification letters were requested and provided during April to various law offices and due diligence zoning research firms. State forms required for liquor licenses, auto dealerships, and salons are also being managed at this time via e-mail, and 15 of these application forms were reviewed and approved during April. In addition, a number of phone calls from design professionals, investors, real estate agents, attorneys and the general public were taken, and several persons were assisted with navigating through the on-line Accela application process.

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 JUNE 2021

Subdivision Committee, Thursday, 8:30 a.m., via teleconference	June 3, 2021
Zoning Committee, Thursday, 1:30 p.m., via teleconference	June 3, 2021
Subdivision Items Public Meeting, Thursday, 1:30 p.m., via teleconference	June 10, 2021
Work Session, Thursday, 1:30 p.m., via teleconference	June 17, 2021
Technical Committee, Wednesday, 8:30 a.m., via teleconference	June 23, 2021
Zoning Items Public Hearing, Thursday, 1:30 p.m., via teleconference	June 24, 2021

X. ADJOURNMENT

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TLW/TM/HB/dw

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