

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

June 24, 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 State of Emergency, this meeting is being held via live video teleconference pursuant to 2020 Senate Bill 150, and in accordance with KRS 61.826.

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

<https://zoom.us/join>

Webinar ID: 967 0079 2404

Password: 254736

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 May 27, 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, June 3, 2021, at 8:30 a.m. The meeting was attended by Commission members Headley Bell, Anthony de Movellan, 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: Jim Duncan; Traci Wade; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Jimmy Emmons; Samantha Castro; Scott Thompson; Donna Lewis; and Stephanie Cunningham; Captain Greg Lengal and Firefighter Embry Beatty, Division of Fire and Emergency Services; Jeff Neal, Division of Traffic Engineering; Tim Queary, Urban Forester; 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)

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

- 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.

V. **ZONING ITEMS** - The Zoning Committee met on Thursday, June 3, 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, Graham Pohl, and Bill Wilson. Staff members in attendance were: Traci Wade, Tom Martin, Hal Baillie, Jimmy Emmons, Sam Castro, Lauren Weaver, and Debbie Woods, Stephen Parker, Division of Traffic Engineering, and Tracy Jones, 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. **LATA, LLC (AMD) ZONING MAP AMENDMENT & BRYAN PROPERTY, LOT 2 (AMD) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-18-00023: LATA, LLC (AMD) (8/22/21)*- a petition for a zone map amendment from a restricted Highway Service Business (B-3) zone to a Planned Neighborhood Residential (R-3) zone, for 4.98 net and gross acres, for property located at 1800 Bryant Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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

The petitioner proposes rezoning a portion of the parcel to the Planned Residential Neighborhood (R-3) zone to allow for the development of a 100-unit apartment complex with 172 bedrooms, a club house, pool, and associated off-street parking.

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

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

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

1. The requested rezoning to a Planned Residential Neighborhood (R-3) zone is not in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The proposed R-3 zone does not provide for or create a well-designed neighborhood or community, but rather creates an "islanding effect," that isolates residents rather than incorporates them into the broader community.
 - b. The proposed apartment complex will be physically separated from the surrounding neighborhoods, and situated within an area that is heavily focused on commercial activities.
 2. The proposed Planned Neighborhood Residential (R-3) zone is not appropriate for the subject property, for the following reasons:
 - a. The LFUCG Land Subdivision Regulations Article 6-8(q)(3)(a), Land Use Access for Residential Development states that "apartment complexes, condominium developments, as well as all other developments that are accessed through a common private drive or street system, shall be treated as high density residential developments regardless of the actual overall density of the development" and that "high density private driveways should not intersect local streets."
 - b. The high flow of traffic at the intersection of Bryant Road and Pleasant Ridge Drive, and the carrying capacity of Bryant Road creates a safety risk to potential residents.
 3. There have been no unanticipated changes of a physical, social or economic nature within the immediate area since the Comprehensive Plan was adopted in 2013 that would justify a shift from the B-3 zone for the subject property.
- b. PLN-MJDP-18-00088: BRYAN PROPERTY, LOT 2 (AMD) (8/2221)* - located at 1800 BRYANT ROAD, LEXINGTON, KY
Project Contact: Vision Engineering

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

1. Provided the Urban County Council rezones the property R-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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
7. Remove Lot 1 information from site statistics.
8. Dimension parking lot drive aisles and parking spaces.
9. Dimension pool.
10. Discuss retention of conditional zoning restriction for buffering.
11. Discuss Bryant Road improvements.

2. 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: **Approval** for the reasons provided by staff.

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

1. The applicant has shown that there has been both a major change of an economic and physical nature in the athletic club market, which is focused on a small site, experience driven approach, and in the general area, caused by the shift in the

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2. retail market. The modification of the conditional zoning restrictions will allow the applicant to avoid inundation of the area with the big-box stores and provide an amenity to both the traveling public and the neighborhood. The inclusion of these facilities will allow for the growth of the site and provide an amenity to the area.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following modified use and buffering restrictions are recommended via conditional zoning:
 - a. The following uses are prohibited:
 - i. Pawn Shops.
 - ii. Athletic club facilities greater than 6,000 square feet.
 - iii. Mining of nonmetallic minerals.
 - iv. Gasoline pumps available to the public with or without an attendant on site.
 - v. Adult arcades, massage parlors, adult bookstores and adult video stores.
 - vi. Nightclubs.
 - vii. Establishments and lots for the display, rental, sale, service, repair, minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes or supplies for such items, except that there may be permitted an electric car dealership.
 - viii. Billiard or pool halls; dancing halls, skating rinks; miniature golf or putting courses and bowling alleys.
 - ix. Tattoo parlors.
 - x. Carnivals, special events, festivals and concerts.
 - xi. Commercial farm markets and market gardens.
 - xii. Self-service laundry.
 - b. The existing 10-foot tall fence behind the Harrods Village shops shall remain and the screening and buffering provisions for the rest of this subject property shall be as described and depicted on the preliminary development plan.
 - c. Free-standing signage shall be in accordance with Article 17 of the Zoning Ordinance and shall be limited to the signage shown on and approved by the Planning Commission on the final development plan.
 - d. Existing trees bordering the subject property shall be preserved except for deceased or dying trees and those trees which an adjoining owner agrees to be removed.
 - e. Building height on the site shall be restricted to one story, except for the hotel.
4. This recommendation is made subject to approval and certification of PLN-MJDP-21-00020: Hoover and Philpot Evangelistic Association Property (The Fountains at Palomar)(AMD), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

- b. PLN-MJDP-21-00020: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY (FOUNTAINS AT PALOMAR) - (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.

3. **WEK JR. INVESTMENTS, LLC ZONING MAP AMENDMENT & VALLEY PARK ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-21-00007: WEK JR. INVESTMENTS, LLC (8/1/21)*- a petition for a zone map amendment from a Townhouse Residential (R-1T) zone to a High Density Apartment (R-4) zone, for 0.46 net (1.39 gross) acres, for property located at 850 De Roode Street. Four dimensional variances and a parking variance have also been requested.

COMPREHENSIVE PLAN AND PROPOSED USE

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The applicant is seeking to rezone the subject property from the Townhouse Residential (R-1T) zone to the High Density Apartment (R-4) zone in an effort to construct multi-family residential development with sixteen (16) dwelling units on a property that is currently vacant.

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

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

1. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the 2nd Tier Urban Place Type, and the Medium-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.
 - b. A-DS7-2 Any non-residential or multi-family parking not buffered by a building should be screened from the streetscape view and adjacent properties.
 - c. A-DS8-1 At the individual street level, medium-density housing types should be interspersed with single-family detached units and should be context sensitive.
 - d. B-PR9-1 Minimize disturbances to environmentally sensitive areas by utilizing the existing topography to the greatest extent possible.
 - e. B-SU11-1 Green infrastructure should be implemented in new development. (E-GR3).
 - f. D-CO1-1 Rights-of-way and multi-modal facilities should be designed to reflect and promote the desired place-type.
 - g. D-CO2-1 Safe facilities for all users and modes of transportation should be provided.
 - h. A-EQ7-3 Community open spaces should be easily accessible and clearly delineated from private open spaces.
 - i. B-PR2-1 Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.
 - j. B-RE1-1 Developments should incorporate street trees to create a walkable streetscape.
- b. **VARIANCE REQUEST** – Four dimensional variances to reduce the required front yard setback minimum along De Roode Street from twenty (20) feet to ten (10) feet, along Valley Avenue from twenty (20) feet to ten (10) feet, and along High Street from twenty (20) feet to five (5) feet and a variance to reduce the minimum building setback from a floodplain from twenty-five (25) feet to nine (9) feet. A parking variance has also been requested to reduce the required parking from twenty-seven (27) parking spaces to twenty-four (24) parking spaces in the Planned Neighborhood Residential (R-3) zone.

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

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

1. The applicant should depict or describe how the proposed project will lessen the impact on surrounding properties and meet the intent of the setbacks while also providing the relief caused by the decrease of required off-street parking. For this reason the staff cannot support the requests at this time. The applicant must address the following in their justification:
 - a. How the unique characteristics of the site will lessen the impact of the height and mass of the proposed development or ways to lessen the impact of the height of the building on the surrounding properties.
 - b. How the multi-modal infrastructure will alleviate some of the need for off-street parking for the proposed development.
- c. **PLN-MJDP-21-00026: VALLEY PARK (8/1/21)*** - located at 850 DE ROODE ST., LEXINGTON, KY.
Project Contact: Barrett Partners, Inc.

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

1. Provided the Urban County Council rezones the property to **R-4**; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Provided the Planning Commission grants the requested frontage setback variance.
9. Provided the Planning Commission grants the requested parking variance.
10. Provided the Planning Commission grants the requested floodplain setback variance.
11. Discuss dumpster location.
12. Discuss Placebuilder criteria:
 - a. A-DS3-1 Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 - b. A-DS7-2 Any non-residential or multi-family parking not buffered by a building should be screened from the streetscape view and adjacent properties.
 - c. A-DS8-1 At the individual street level, medium-density housing types should be interspersed with single-family detached units and should be context sensitive.

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- d. B-PR9-1 Minimize disturbances to environmentally sensitive areas by utilizing the existing topography to the greatest extent possible.
- e. B-SU11-1 Green infrastructure should be implemented in new development. (E-GR3).
- f. D-CO1-1 Rights-of-way and multi-modal facilities should be designed to reflect and promote the desired place-type.
- g. D-CO2-1 Safe facilities for all users and modes of transportation should be provided.
- h. A-EQ7-3 Community open spaces should be easily accessible and clearly delineated from private open spaces.
- i. B-PR2-1 Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.
- j. B-RE1-1 Developments should incorporate street trees to create a walkable streetscape.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **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

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval of the Staff Revised Text**, for the following reason:

- 1. The proposed update to Article 6 and 21 of the Zoning Ordinance accomplishes the goals to modernize the Traffic Impact Study requirements, to increase both the predictability and flexibility in the process, and to remove standards and data references that are no longer applicable.
- 2. The proposed text amendment increases the focus on multi-modal opportunities - such as pedestrian, bicycle, and transit ridership - while still analyzing the necessary vehicular infrastructure needs for a complete, safe and efficient transportation system for all. This is consistent with and directly related to the following Goals, Objectives, and Policies of the adopted 2018 Comprehensive Plan:
 - a. Establish and promote road network connections in order to reduce police, EMS, and fire response times (Theme A, Goal #4.c).
 - b. Prioritize multimodal options that de-emphasize single occupancy vehicle dependence (Theme B, Goal #2.d).
 - c. Support the Complete Streets Concept, prioritizing a pedestrian first design that also accommodates the needs of bicycles, transit, and other vehicles (Theme D, Goal #1.a).
 - d. Develop a viable network of accessible transportation alternatives for residents and commuters, which may include the use of mass transit, bicycles, walkways, ride-sharing, greenways, and other strategies (Theme D, Goal #1.b).
 - e. Concentrate efforts to enhance mass transit along our corridors in order to facilitate better service for our growing population, as well as efficiencies in our transit system (Theme D, Goal #1.c).
 - f. Improve traffic operation strategies (Theme D, Goal #1.d).

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

- A. BOAR 2021-2: JESSICA AND GARY HOUCK** – An appeal to the Planning Commission of the Board of Architectural Review (BOAR) decision to disapprove the Certificate of Appropriateness with respect to replacing the windows on the front and one rear of a house using aluminum with glass between the grids of the property located at 255 Delmar Avenue, in the Bell Court Historic District.

The staff will report at the meeting.

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

A. Long Range Planning Activity Report

Imagine Lexington

During the month of May, 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.” May’s discussion topic was titled “April Showers Bring May... Discussions of Stormwater” and took place on May 5, 2021. For this panel, Long-Range, Senior Planner, Lauren Well. Weaver, GISP, served as the moderator. Panelists included planners and water quality professionals from working in Lexington.

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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 May.

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 works include: notification expansion; open space (Article 20); Multi-Family Design Standards (multiple locations); parking (Article 16 and other locations); complete streets (multiple locations); agritourism (multiple locations); and intent statement revisions for multiple articles.

In mid-May, Long-Range Planning staff launched the “Let's Rethink Parking in Lexington, KY” Story Map, which is an interactive exhibit intended to help guide interested members of the public through the foundation, motivation, and framework for the Division's proposal for parking reform – which has been titled “Rethink Parking.” At the conclusion of the exhibit, staff offered a “Rethink Parking” feedback survey to allow members of the public to provide more information about their values, experiences, and preferences when it comes to parking in Lexington. The survey was closed on May 31st and received 64 responses. The Lexington Community Parking Map survey, which allows users to pinpoint and comment on a map parking lots of interest in Lexington, will remain open throughout the summer.

The “Rethink Parking” team also coordinated a series of focus group meetings with parking users and providers during the month of May. The “Rethink Parking” team received many comments and suggestions during the meetings. Next steps are to review comments and suggestions to see if they can be implemented in the text.

Senior Planner, Valerie Friedmann, who is the project lead on the Open Space ZOTA, presented the draft text to the Parks Advisory Board monthly meeting on May 26 and introduced the draft text to the Planning Commission on May 27 at their Work Session.

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 2021. After a review by the project team and Planning Staff, the full report was released to the public on April 22, 2021. The report was heard by the Planning Commission during a Public Hearing on May 20, 2021, where it was unanimously approved. 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.

Coordination with Outside Agencies

S. Castro attended UK College of Design Final Review Juror for 2nd year architecture studio on May 3.

Chris Woodall continued his participation on the Infill and Redevelopment Steering Committee, attending meetings on May 5.

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V. Friedmann participated in the Reimagining Civic Commons Virtual Studio Conference on May 5 & 6.

L. Weaver attended the Bicycle & Pedestrian Advisory Commission (BPAC) on May 7.

S. Castro attended An Equitable Transit-Oriented Development webinar on May 10.

L. Weaver met with GIS members on May 13 & 14.

Several members of the Long-Range Planning team attended the HR Training: Dealing with Uncomfortable Customers on May 14.

Chris Woodall was a panelist on the AARP KY: The ABC's of Accessory Dwelling Units 101 on webinar May 13.

V. Friedmann attended the Urban Forestry Initiative (UFI) Work Group meeting on May 20.

Several members 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 was one APA Audio Conference hosted during the month of May, whose titles/dates were:

- *Get Ready: 5 Trends That Will Change Your Community, and How to Adapt*, May 14, 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
- Attended 4 paving resurfacing coordination meetings with Streets and Roads
- Attended KYTC Statewide Planning meeting
- Attended Statewide MPO Planning coordination meeting
- Attended a Jessamine County Transportation Task Force meeting
- Attended Pedestrian Safety Committee in Traffic Engineering.
- Attended KYTC Preliminary Review Meeting for RD Corridor along KY 1966 in Woodford & Fayette County
- Attended BGADD Regional Transportation Committee meeting
- Attended FCPS coordination meeting, with LFUCG and D7 about roadway adequacy
- Attended JM Smucker coordination meeting with LFUCG and D7 about adequate infrastructure

1.2 Staff Development

- Attended "Nature's Call to Action Conference" hosted by FHWA and KYTC Planning. KY Transportation Secretary, Jim Gray, was the keynote speaker.
- Attended Webinar titled An Equitable Transit-Oriented Development Plan.
- Attended Webinar titled Transportation & Gentrification: Impacts on low income black households in Portland
- Attended Webinar titled 2021 FL Legislative wrap up
- Attended Webinar titled Rethinking Streets for Everyone

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.
- Reviewed the draft report on the Hamburg I-75 Crossing Feasibility Study.

- Contacted KYTC and Stantec to arrange a presentation regarding the Hamburg I-75 Crossing Feasibility Study for the June's CMAQ Committee meeting.
- Attended meetings for Curbside Management, specifically Pick-up and Drop-off locations that cause traffic congestion.

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.
- Prioritized projects that will be funded by the Covid funds authorized by the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 (CRRSAA).

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 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.
- 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. 24 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 15 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.
- Reviewed paving lists for inclusion and/or refreshing of on-road bicycle facilities during upcoming resurfacing projects.
- Presented to The Kentucky Transportation Safety Planning Workshop - KY Highlight: Hear how the Lexington Area MPO uses the Bike Pedestrian Advisory Committee to address safety.
- Meeting with local work group interested in starting a local bike share company.
- Interviewed with Stu Johnston WUKY radio about Lexington Bike Month.
- Consulted with the City of Bowlinggreen on writing a scooter ordinance and lessons learned from our regulatory approach.
- Coordinated and design striping plan for Alumni Drive from Chinooe to Tatescreek to enhance bicycle safety and include a buffered bike lane.
- Held internal meetings to discuss freight related data sources for freight plan update.

3.3 Transit Planning

- Viewed Lextran virtual board meeting.
- Coordinated with FTSB Director to oversee financial matters bi-weekly.
- Held virtual meeting with Lextran staff concerning transit aspects on submitted plans.
- Coordinated with Lextran on Safety Targets

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- Attended meetings with Via Creative group to plan for refurbishing of Bottlestop bus shelter on Versailles Rd. CM Reynolds allocated funding for the effort.
- Data share with Lextran on new route and stop info.

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 552 visits from 471 users (89% new users) and 946 page views in May.
- The MPO's Twitter site had 2,006 followers in May.
- The MPO's Facebook page had 3,561 followers in May; reached 676 users; and had 18 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.
- Held one Project Coordination Team meeting
- Presented to the Kentucky Transportation Safety Planning Workshop – How Lexington integrates safety into the project selection process

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 May, 2021 fourteen (14) new cases were initiated, with more than half of those being reports of illegal businesses operating in residential zones. Twenty-one (21) 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 twenty-six (26) properties with conditional uses during May. 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

Seven (7) appeals were filed for consideration by the BOA in May, 2021. Three (3) of the appeals were for variances. The Board approved one of the appeals and two (2) were postponed to the June 14, 2021 meeting. There were two (2) applications for administrative appeals. The Board approved one, and 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 May, a total of 88 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. However, Building Inspection has announced that in-person plan review will resume in July.

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During the month of May, no Zoning Compliance Permits were requested nor issued. Technical assistance was provided to customers and Building Inspection with regard to review of second kitchens within residences, interpretation of Article 15 yard requirements, accessory structures, setback questions, proposed uses within a zone, and review of plans for residential projects within ND-1 areas. A total of 11 zoning certification letters were requested and provided during May 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 9 of these application forms were reviewed and approved during the month. 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 JULY 2021**

Subdivision Committee, Thursday, 8:30 a.m., via teleconference	July 1, 2021
Zoning Committee, Thursday, 1:30 p.m., via teleconference	July 1, 2021
Subdivision Items Public Meeting , Thursday, 1:30 p.m., via teleconference	July 8, 2021
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building	July 15, 2021
Zoning Items Public Hearing , Thursday, 1:30 p.m., via teleconference	July 22, 2021
Technical Committee, Wednesday, 8:30 a.m., via teleconference	July 28, 2021
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building	July 29, 2021

X. **ADJOURNMENT**

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