

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

August 26, 2021

- 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 July 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, August 5, 2021, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Headley Bell, Anthony de Movellan, Jan Meyer, and Frank Penn. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Jim Duncan; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Samantha Castro; and Stephanie Cunningham; Captain Greg Lengal, Division of Fire and 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.

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, August 5, 2021, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Jan Meyer, Robin Michler, and Graham Pohl. Staff members in attendance were: Hal Baillie, Tom Martin, Sam Castro, and Debbie Woods; and Keith Horn, Department of Law. The Committee members reviewed applications and made recommendations as noted.

A. **ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS**

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

- B. **FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS** - Following abbreviated hearings, the remaining petitions will be considered.

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

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) (9/28/21)*- 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.

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) (9/28/21)* - 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.

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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. **CERVANTES & ASSOCIATES, LLC ZONING MAP AMENDMENT & WM. SHELLEY SUBDIVISION, UNIT 2 & HOLLOW CREEK SUBDIVISION UNIT 1 ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-21-00008: CERVANTES & ASSOCIATES, LLC (9/28/21)*- a petition for a zone map amendment from a Highway Service Business (B-3) zone to a Neighborhood Business (B-1) zone, for 1.5 net (1.66 gross) acre, for properties located at 505 and 519 W. New Circle.

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 the subject property from the Highway Service Business (B-3) zone to the Neighborhood Business (B-1) zone in an effort to convert a currently vacant retail establishment to a banquet facility.

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

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

1. The requested rezoning to Neighborhood Business (B-1) zone is not in agreement with the 2018 Comprehensive Plan for the following reasons:
 - a. The requested zoning is not a recommended zone within the Comprehensive Plan and the applicant has not provided sufficient information as to how the zone fits in the context of the area,
 - b. The requested rezoning is not in agreement with the Goals, Objectives, and Policies of the 2018 Comprehensive Plan,
 - c. The requested rezoning does is not in agreement with the Development Criteria of the 2018 Comprehensive Plan.
2. There have been no major unanticipated changes of an economic, social or physical nature in the area of the subject property since the adoption of the 2018 Comprehensive Plan.
3. The existing Highway Service Business (B-3) zone remains appropriate for the following reasons:
 - a. The location of the subject properties along West New Circle Road is more conducive to access from the traveling public and the subject properties are oriented to those facilities.
 - b. The existing zoning are compatible with adjacent land uses.
 - c. New uses that allow for the intensity and density intended for the properties context can be met within the current building.
- b. PLN-MJDP-21-00035: WM. SHELLEY SUBDIVISION, UNIT 2 & HOLLOW CREEK SUBDIVISION UNIT 1 (9/28/21)* - located at 505 & 519 WEST NEW CIRCLE ROAD, LEXINGTON, KY
Project Contact: Vision Engineering

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the required parking location and tree canopy.

1. Provided the Urban County Council rezones the property B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
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. Denote: No building permits shall be issued unless and until a final development plan is approved.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Denote property is located in the Royal Springs Aquifer Recharge Area.
10. Denote review by the Royal Springs Aquifer Committee.

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11. Denote B-1 zone setback per Article 8-16 of the Zoning Ordinance.
12. Denote FEMA floodplain map source.
13. Remove "easement" from 25' setback notation.
14. Denote vegetative buffer per the Engineering Manuals.
15. Dimension drive aisle parallel to existing building.
16. Clarify area of existing tree canopy.
17. Denote FAR, lot coverage, and height of building per Article 21 of the Zoning Ordinance.
18. Discuss zone-to-zone screening.
19. Discuss dumpster location in the floodplain.
20. Discuss off-site parking proposed and possible variance.
21. Discuss substantial improvements per Article 19 relative to proposed change in use.
22. Discuss Placebuilder criteria.

3. **BLUEGRASS CUSTARD, LLC ZONING MAP AMENDMENT & OLDHAM ADDITION (LOTS 1-3, 10-13 & 21-24) (ANDY'S FROZEN CUSTARD) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-21-00009: BLUEGRASS CUSTARD, LLC (9/28/21)*- a petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone, for 0.53 net (0.62 gross) acre, for property located at 355 American 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 applicant is seeking to rezone the subject property from a Single Family Residential (R-1D) zone to the Neighborhood Business (B-1) zone in an effort to modify a non-conforming parking lot and allow for a drive-through facility.

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 necessitates greater review regarding the agreement with the following Design Policy #7 of the Comprehensive Plan regarding parking areas.
2. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the Corridor Place Type, and the Medium-Density Non- Residential / Mixed Use Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. 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.
 - b. B-SU11-1 Green infrastructure should be implemented in new development. (E-GR3)
 - c. B-PR7-2 Trees should be incorporated into development plans, prioritize grouping of trees to increase survivability.
 - d. B-PR7-3 Developments should improve the tree canopy.
- b. VARIANCE REQUEST – One dimensional variance to reduce required property perimeter requirements from 15 feet to 0 feet for the portion of the property that surrounds the Columbia Gas property and eliminate the landscaping requirements. A second variance to reduce the required vehicular use area buffer from 3 feet to 0 feet and remove the required vehicular use area landscaping for the portion of the property that abuts 1214 South Broadway.

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

- c. PLN-MJDP-21-00038: OLDHAM ADDITION (LOTS 1-3, 10-13 & 21-24) (ANDY'S FROZEN CUSTARD) (9/28/21)* - located at 1200 SOUTH BROADWAY & 355 AMERICAN AVENUE, LEXINGTON, KY
Project Contact: CEDC

The Subdivision Committee Recommended: **Postponement**. There are questions regarding plan status and required Article 26 information.

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

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5. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
6. United States Postal Service Office's approval of kiosk locations or easement.
7. Delete all extraneous construction information.
8. Delete all title exception information.
9. Addition of purpose of amendment note (to rezone R-1D zone property to B-1 zone).
10. Correct setback references on 355 American Avenue to Article 15-2(a)(4) of the Zoning Ordinance.
11. Clarify required parking generator.
12. Revise Note #16 to state "Signage shall comply with Article 17 of the Zoning Ordinance."
13. Delete R-1D zone setbacks from Note #13.
14. Combine Notes #1, 2, 4 & 8 to one note to state "Sanitary sewers and stormwater management shall meet the requirements of the LFUCG Engineering Manuals."
15. Revise Note #9 to state that access is to the approval of the Division of Traffic Engineering.
16. Revise all references to the City of Lexington to L.F.U.C.G.
17. Correct plan title to match staff report.
18. Denote Board of Adjustment approval date and case number for drive-through facility.
19. Discuss tree inventory plan.
20. Discuss plan status.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA-21-00005: AMENDMENT TO ARTICLE 6 AND ARTICLE 7: NOTIFICATION FOR PUBLIC HEARINGS** – petition for a Zoning Ordinance text amendment to Article 6 and Article 7 of the Zoning Ordinance to include the notification of both owners and occupants of properties within the designated notification area for public hearings.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Copies are available from the staff.

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

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

1. The proposed text amendment was developed in response to a policy calling for a continued modernization of the Zoning Ordinance to proactively plan for the Lexington-Fayette County's future growth (Theme E, Accountability Policy #2) of the 2018 Comprehensive Plan.
2. The Public Engagement Toolkit, as an implementation item from the 2018 Comprehensive Plan: Imagine Lexington, calls on the Division of Planning to broaden notification to include all owners and occupants within the notification radius, thereby seeking to inform and include a larger portion of the Lexington community in the planning process (Theme F, Goal #1).

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

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

A. Long Range Planning Activity Report

Imagine Lexington

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

Uncommon Commons

LRP staff has continued work on the Uncommon Commons webinar series "Mornings with Planning." July's discussion topic, "Equity in Planning," focused on equity as a pillar to our community's growth strategy and approach to policy reform.

Staff continued work on the "Tech Support Videos" branch of the Uncommon Commons project. The first video will provide members of the public with an overview on how to use the Accela Citizen Portal. The video is currently under review with Planning Services.

Imagine Lexington Website & Social Media

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

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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 Mail Chimp, 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)

Over the past two years, the Planning staff has undertaken 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); curbside management; traffic impact study; floodplain; and intent statement revisions for multiple articles.

Senior Planner, Samantha Castro, who is the project lead on the Notification Expansion ZOTA, presented information about the ZOTA to the Planning Commission Zoning Committee.

Senior Planner, Valerie Friedmann, who is the project lead on the Open Space ZOTA, presented the draft text to: Infill and Redevelopment Steering Committee (July 7), Greenspace Commission (July 21), and Parks Advisory Board (July 28).

During the July 29 Planning Commission Work Session, Administrative Officer, Chris Taylor, presented an update on Planning staff's proposal for local parking reform. The presentation included an updated timeline and proposed revisions to the draft regulations.

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.

Development Handbook

Staff continued working on the Development Handbook during the month of July. A draft of the Handbook was presented to the Planning Commission during the July 29 work session. Staff has continued finalizing sections of the Handbook and is currently developing an outreach campaign to guide the release of the document to the public.

Sustainable Growth Study

Planning staff has continued to work with the Mayor's Sustainable Growth Task Force, attending meetings on July 14 and July 21. Administrative Specialist, Libbe Jefferson, completed summaries for these meetings. The Sustainable Growth Study is aimed at developing "an objective, transparent, and reliable framework to inform long-term land use decisions involving the Urban Service Boundary (USB) and its role in protecting the urban and rural balance that makes Lexington unique."

Coordination with Other Agencies

Long-Range Planning Manager, Chris Woodall, and Senior Planner, Valerie Friedmann, attended the Infill and Redevelopment Steering Committee Meeting on July 7, 2021.

Senior Planner, Samantha Castro, and Administrative Officer, Chris Taylor, led a presentation for Fayette Alliance's Grow Smart Academy on July 27. The topic was "Growing Our City." Senior Planner, Lauren Well. Weaver, also served as a panelist for a Grow Smart Academy workshop on "Community Engagement" that took place July 30.

S. Castro worked with the Metropolitan Planning Organization (MPO) on developing permanent and enhanced design solution for an area around Bryan and Loudon Avenues. Improvements proposed on the design will include enhanced bike/pedestrian and traffic safety features. It also includes neighborhood branding, community space, and public art.

S. Castro worked with the MPO to draft the Request for Proposal (RFP) for the Northeast New Circle Road Corridor Study. Senior Planner, L. Well. Weaver, and Planning Technician, Grace Coy, completed work on the American Planning Association – Kentucky Chapter 2020 Annual Report.

L. Well. Weaver and G. Coy attended the virtual ESRU User Conference from July 12-15.

Lexington's Data Hub

Planning Staff has been working with GIS to develop the Lexington's Data Hub, which provides open data, interactive mapping tools, and more to the public. L. Well. Weaver gave an overview presentation on the Data Hub to the Planning Commission during the July 29 work session.

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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:

- *Parks are an Essential Business* July 2, 2021
- *Urban Planning in a COVID-19 World: Part 2*, July 23, 2021
- *Increasing Affordable Housing Production by Modernizing State Laws and Prioritizing Funding in California*, July 30, 2021

B. Transportation Planning / MPO Activity Report August 2020

The MPO outlines an annual scope of work for transportation planning activities in the [Unified Planning Work Program](#) which contains the follow six work elements.

1.0 Transportation System Data & Monitoring

- Worked with Populus and Remix, a third party data-management company platform, to process and evaluate multiple shared mobility companies' data.
- Logged data for various bike counters on local trails.

2.0 Identify & Prioritize Projects

- Attended Congestion Management (CM) Bottleneck Study Steering Committee meetings and held several coordination meetings with the Study consultants.
- Reviewed CM bottleneck location data, project maps, project matrix/spreadsheets, and project alternatives to provide comments and suggestions.
- Reviewed Bottleneck Study progress report and processed invoice.
- Reviewed federal freight plan requirements, various MPO / State freight plans and requests for proposals for in anticipation of developing a freight plan for the Lexington area.
- Completed TIP Modification 6: KY 169 Low Cost Safety Improvements
- Coordinated with LFUCG on a RAISE grant for improvements along High Street in the vicinity of Manchester St, Oliver Lewis Way and the Town Branch Commons.

3.0 Program & Project Implementation

- Coordinated with LFUCG Traffic Engineers to present a project status update for the FY-2022 ITS-CMS projects at the CMAQ Committee meeting.
- Conducted multiple meetings with Shared Mobility providers.
- Evaluated Shared Mobility Vehicle permits for compliance with the ordinance, managed current licensees and associated data, and daily enforcement of the rebalancing requirement.
- Designed traffic calming roadway interventions for intersections and thru-ways.
- Reviewed paving lists for inclusion and/or refreshing of on-road bicycle facilities during upcoming resurfacing projects.
- Developed conceptual designs and cost estimates for intersection and road improvements around the North Limestone and Loudon Ave corridor.
- Drafted a RFP scope of work for the East Lexington Trail Connectivity & Traffic Safety Study.
- Attended Pedestrian Safety Work Group.
- Attended the University of Kentucky Bicycle Advisory Committee Meeting.
- Attended Lexington Corridors Commission meeting.
- Conducted a KYTC/MPO/LFUCG Project Coordination Team meeting to track the progress of projects in the TIP.
- Meeting with Via Creative to discuss bus stop ridership on Versailles Rd to program funds for a Via Creative shelter project.
- Coordinated with Populus and other pilot cities on curb management innovations to reduce congestion at the curb, in vehicular lanes and bike lanes and improve safety at the curb.
- Attended a coordination meeting with Lextran to review progress on the Comprehensive Operational Analysis (COA).

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4.0 Land Use & Transportation Impact

- Attended public meeting for the Jessamine Fayette Connectivity Study conducted by the KY Transportation Cabinet. Public comment is being accepted www.jesfaystudy.com
- Reviewed and submitted comments in Accela for bike/pedestrian circulation requirements associated with development plans.
- Corresponded on development plans approved by the Planning Commission for compliance with conditional signoff requirements.
- Responded to 26 inquiries with development groups to work through requirements for multi-modal compliance with the subdivision regulations.
- Held virtual meetings with Lextran staff concerning transit aspects on submitted plans.
- Attended one pre-application meetings to provide transportation planning input on future land-use applications.
- Attended regular LFUCG Subdivision and Zoning Committee meetings.
- Worked on the Street Continuity SRA, Parking ZOTA, Greenspace ZOTA, Complete Streets SRA and Curbside Management ZOTA.
- Presented the Street Continuity SRA to the LFUCG Council Planning & Public Safety Committee
- Worked with LFUCG Traffic Engineering on a Roadway Classification evaluation project.
- Coordinated with Long Range Planning to draft a RFP scope of work for the Northeast New Circle Road Land Use & Transportation Plan.
- Held one Imagine Nicholasville Road implementation team meeting.
- Coordinated with KYTC D7 Construction Manager to mitigate impacts of new development to the sidewalk improvement project on Armstrong Mill Rd.

5.0 Participation & Outreach

- Received a demo and quote from PublicInput.com regarding available software and capabilities.
- Attended Commission for People with Disabilities meeting
- Completed a promotional video for the Imagine Nicholasville Road project.
- Responded to approx. 45 various citizen/agency requests for information on bike and pedestrian issues.
- Worked on 2022 Bike Month events and 2021 fall bike events with EQPW education and event coordinator.
- Distributed Bike maps to various locations for distribution to the public.
- Handed out 100+ Safe Streets kits and tabled about multi-modal safety at WayPoint Community Resource Fair, 100+ interactions
- Hand out last of the Safe Streets kits (~ 75 kits) at Gainesway Adopt-a-Park event
- Worked on plan for community Glow Ride event in November
- Met with Lexington Police Officers in charge of Safety City to discuss partnering on multi-modal transportation safety curriculum.
- The MPO website had 594 visits from 455 users (88% new users) and 1,102 page views in July.
- The MPO's Twitter site is in the process of being re-verified with Twitter..
- The MPO's Facebook pages (LexAreaMPO & LexBikeWalk) had 4,338 followers in July. There were three posts in July with a reach of 1,212 and 58 engagements.
- The MPO recently launched an Instagram page adding 135 new followers in July. There were six posts in July with a reach of 585 and 55 engagements.

6.0 Program Administration

- Attended Webinar: Authentic Community Engagement - Best Practices for Equitable Work
- Attended AMPO Alternative Transportation Work Group Coffee chat
- Attended ESRI Users Conference virtually.
- Attended webinar: What We Have Learned about Smart Growth Principles.
- Attended the BGADD Regional Transportation Committee meeting
- Participated in the KYTC Statewide Planning meeting
- Participated in the MPO Statewide Planning meeting
- Participated in a MPO Council meeting.
- Attended Lextran board meeting.
- Attended FTSB board meeting as chairman & coordinated with FTSB Director to oversee financial matters.
- Packets and meeting minutes were prepared for the Bicycle & Pedestrian Advisory Committee and a Special Meeting of the Transportation Policy Committee on July 9.
- Continued annual FY 21 year-end financial coordination with LFUCG Grants.

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C. Zoning Compliance Planning Activity Report**Zoning Enforcement/Compliance**

During the month of July 2021, twenty-seven (27) new cases were initiated, with the majority of those being reports of illegal businesses operating in residential zones. Twelve (12) 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 eleven (11) properties with conditional uses during July. 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

Eight (8) appeals for variances were filed for consideration by the BOA in July 2021. The Board approved seven (7) of the appeals and one (1) was continued to the August 9, 2021 meeting.

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 certain residential applications, originating in Building Inspection during the month are forwarded to Zoning Compliance for review and approval. During July, a total of 35 commercial, paving, residential permits and applications for certificates of occupancy were reviewed in ACCELA by Zoning Compliance. Building Inspection has resumed scheduled weekly (in-person) plan review for commercial permit applications, as of July 13.

During the month of July, one Zoning Compliance Permit was requested and issued, which related to a child care center at an existing downtown church. Technical assistance was provided to citizen customers and to 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 16 zoning certification letters were requested and provided during July to various law offices and due diligence zoning research firms. State forms required for liquor licenses, auto dealerships, and salons are also reviewed and approved by Zoning Compliance, and 7 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 SEPTEMBER 2021

Subdivision Committee, Thursday, 8:30 a.m., via teleconference	September 2, 2021
Zoning Committee, Thursday, 1:30 p.m., via teleconference	September 2, 2021
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center	September 9, 2021
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building	September 16, 2021
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center	September 23, 2021
Technical Committee, Wednesday, 8:30 a.m., via teleconference	September 29, 2021
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building	September 30, 2021

X. ADJOURNMENT