

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

March 24, 2022

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 2021 Senate Bill 25, and in accordance with KRS 61.826.

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

<https://zoom.us/join>

Webinar ID: 853 6870 7990

Password: 196541

<https://us06web.zoom.us/j/85368707990?pwd=ZWNFYUMrZmZoUWFGNEtSNzVTOGxiUT09>

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. 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, or via live stream at the following link: http://lfucg.granicus.com/MediaPlayer.php?publish_id=12

II. APPROVAL OF MINUTES – The minutes of the January 27, 2022 and February 10, 2022, meetings 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, March 3, 2022, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Headley Bell, Anthony de Movellan, Janice Meyer, Frank Penn, and Judy Worth. 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, Autumn Goderwis, Tom Martin, Hal Baillie, Meghan Jennings, Cheryl Gallt, Samantha Castro, and Stephanie Cunningham; Captain Greg Lengal, Division of Fire and Emergency Services; Doug Burton, Division of Engineering; Jeff Neal, Division of Traffic Engineering; and Tracy Jones, Department of Law

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)

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- 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, March 3, 2022, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Larry Forester, Bruce Nicol, and Graham Pohl. Staff members in attendance were: Jim Duncan, Traci Wade, Hal Baillie, Tom Martin, Daniel Crum, Samantha Castro, and Tracy Jones, Department of Law. The Committee members reviewed applications and made recommendations as noted.

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

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

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

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

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

The procedure for these hearings is as follows:

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Hearing closed and Commission votes on zone change petition and related plan(s).

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

1. **TOWN BRANCH PARK, INC. & TOWN BRANCH PARK ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-22-00001: TOWN BRANCH PARK, INC.** – a petition for a zone map amendment from a Light Industrial (I-1) zone to a Lexington Center Business (B-2B) zone, for 9.23 net (12.73 gross) acres, from a Two-Family Residential (R-2) zone to a Lexington Center Business (B-2B) zone, for 0.00 net (0.08 gross) acres, and from a Light Industrial (I-1) zone to a Two-Family Residential (R-2) zone, for 0.00 net (0.13 gross) acres, for a portion of properties at 131 and 150 Tucker 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 the subject property to the Lexington Center Business (B-2B) zone in an effort to develop the Town Branch Park, with amenities to include a cafe, amphitheater, playground, bike/pedestrian facilities, and a dog park. The proposed park will work in tandem with the Town Branch Commons, and will serve as an import aspect of the transportation system.

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

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

1. A Lexington Center Business (B-2B) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning will protect the environment by reducing the carbon context of the area (Theme B, Goal #2) by replacing a large impervious parking lot with a park that will be primarily comprised of greenspace.
 - b. The proposed park will conserve, protect, and improve the area in an environmentally sustainable manner by preserving and enhancing the portion of Town Branch Creek located along the southwest boundary of the Park (Theme B, Goal #3).
 - c. The proposed rezoning will create jobs in the operation, maintenance, and management of the park, but will be a major asset in attracting tourists, promoting added conventions to the adjacent expanded Convention Center and enhancing the experience of the convention attendees (Theme C, Goal #1).
 - d. The proposed park will encourage and embrace activities, performances, festivals, and events of a recreational, educational, artistic, musical, theatrical and social nature for children and adults (Theme C, Goal #2).
 - e. The proposed rezoning of the property and the construction of the park will allow for the improvement of a desirable community by including facilities that are people first in design and provide a healthy and safe place for social interaction (Theme D, Goal #2). The facilities will include walking and bike trails; benches; a cafe restaurant for indoor and outdoor dining; open greenspace areas for picnics, play, gatherings; a children's play area with water and other active play features; a dog park; an entertainment stage and amphitheater accommodating up to 5,000 attendees for festivals and performances; and public restroom facilities.
 - f. The proposed development will protect and enhance the natural and cultural landscapes of Lexington by restoring a portion of the Town Branch Creek, while also enhancing the established built environment and bridging the gap in Lexington's trail system (Theme D, Goal #3).
2. A Lexington Center Business (B-2B) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed park will serve as an important connection point of the Town Branch Commons, and is integral to the implementation of the Town Branch Commons Master Plan (Placemaking Policy #1).
 - b. The proposed development would play an important role in the growth of Lexington's regional park system (Placemaking Policy #4).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location, as the development will provide an urban park that includes amenities, provides connectivity for bike and pedestrian mobility, and promotes the preservation and maintenance of natural features.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian, as development will provide pedestrian and bicycle access throughout the site and connecting into the established trail system.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will protect and increase tree canopy coverage, and protect the natural features, specifically the Town Branch Creek on the site.
4. Slight adjustments to the zoning categories within the right-of-way to the B-2B zone and the R-2 zone are nominal and do not have an impact on the subject property or the adjacent land uses. These changes are appropriate as they match the adjacent and surrounding zoning, whereas the current zoning is incongruent with the proposed land use.
5. This recommendation is made subject to approval and certification of PLN-MJDP-22-00007: Town Branch Park, 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-22-00007: TOWN BRANCH PARK (05/01/22)* - located at 131 AND 150 TUCKER ST., LEXINGTON, KY.
Project Contact: Carman

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

1. Provided the Urban County Council rezones the property B-2B/R-2; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Addition of bearings and distances on all property lines.
9. Show location of street cross-sections on plan face.
10. Addition of dimensions on pedestrian bridges.

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11. Dimension all buildings.
12. Denote 25' floodplain setback and vegetative buffer per Article 19 of the Zoning Ordinance.
13. Denote any proposed retaining walls and their height in feet.
14. Denote West Jefferson Street right-of-way to be closed at time of Final Development Plan.
15. Denote any environmental assessment and/or remediation plan to be submitted to the Divisions of Environmental Services and Planning at time of a Final Development Plan.
16. Discuss parking.
17. Discuss access to Main Street via West Jefferson Street.
18. Discuss Placebuilder criteria.

2. **HART FAMILY ENTERPRISES, LLC & GREENBRIER ESTATES GOLF COURSE ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-22-00002: HART FAMILY ENTERPRISES, LLC** – a petition for a zone map amendment from an Agricultural Rural (A-R) zone to an Expansion Area Residential 1 (EAR-1) zone, for 21.616 net (22.085 gross) acres, for a portion of property at 2179 Bahama 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 rezone the subject property to the Expansion Area Residential 1 (EAR-1) zone to allow for the operation of a 14,789 square-foot amenity space or "lifestyle center" as an accessory use to the existing Greenbrier Golf Course at this location. The lifestyle center will include additional amenities for the club members, including a health spa, exercise facilities, children's areas, and electronic golf simulations.

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

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

1. The requested Expansion Area Residential 1 (EAR-1) zone is in agreement with the 2018 Comprehensive Plan, the 1996 Expansion Area Master Plan (EAMP), and the 2003 Greenbrier Small Area Plan for the following reasons:
 - a. The proposed project is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - i. The proposed rezoning will respect the design features of areas surrounding development to ensure compatibility with the existing form (Theme A, Goal #2.b.). The proposed lifestyle center will be consistent with the design and scale of the existing golf course facilities at this location.
 - ii. The proposed development will improve an existing neighborhood amenity (Theme A, Goal 3) by expanding the services provided to its members, allowing for additional activities to take place during the off-season.
 - iii. The proposed development will preserve the character of the existing neighborhood (Theme A, Goal #3.a.). The Greenbrier Golf and Country Club has been an integral part of the character of this neighborhood since its inception in 1971, and applicant's proposal will help ensure the future success of this neighborhood feature.
 - iv. The proposed development will retain the site's open and green space (Theme A, Goal #2.c.), limiting new construction to previously developed areas of the site.
 - b. The EAMP recommends Expansion Area Residential 1 (EAR-1) future land use for the subject property. The applicant has requested the EAR-1 zoning for the subject property, and is in agreement with the Plan's recommendation.
 - c. The Greenbrier Small Area Plan seeks to ensure the vitality and growth of the existing golf course use. The proposed rezoning will allow the Greenbrier Golf Course to increase the size and utility of the on-site facilities to ensure that the use can meet the community demand and continue to be an amenity for the neighborhood.
2. This recommendation is made subject to approval and certification of PLN-MJDP-22-00005: Greenbrier Estates Golf Course, Unit 2J, 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-22-00005: GREENBRIER ESTATES GOLF COURSE, UNIT 2-J (05/01/22)* - located at 2179 BAHAMA RD., LEXINGTON, KY.
Project Contact: Carman

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

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1. Provided the Urban County Council rezones the property EAR-1; 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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Depict property boundaries with solid dark line.
9. Addition of record plat designation D-332.
10. Clarify area of amendment on vicinity map.
11. Dimension existing and proposed driveways, walkways, parking spaces, and drive aisles.
12. Depict location of access point for construction vehicles.
13. Denote: Landscape and vehicular use areas will be screened as per Article 18 of the Zoning Ordinance.
14. Dimension all buildings and pools.
15. Denote height of buildings in feet.
16. Addition of proposed and existing easements.
17. Label canopy height dimension.
18. Addition of building line setback.
19. Orient vicinity map to match plan layout.
20. Delete Note #9.
21. Denote property is located in a Neighborhood Design Character (ND-1) overlay zone.
22. Discuss plan type preliminary vs. amended final development plan.
23. Discuss Placebuilder criteria.

3. **PROPCO NORTH BROADWAY, LEXINGTON, KY, LLC & HOSPITALITY MOTOR INNS ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-22-00003: PROPCO NORTH BROADWAY, LEXINGTON, KY, LLC** – a petition for a zone map amendment from an Interchange Service Business (B-5P) zone to a Planned Neighborhood Residential (R-3) zone, for 6.022 net (15.204 gross) acres, for a portion of property at 2143 North Broadway. A conditional use for an assisted living facility has also been requested with this zone change.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The petitioner proposes the rezoning of a portion of the subject property to the Planned Neighborhood Residential (R-3) zone to allow for the adaptive reuse of the established hotel as an assisted living facility. The proposed facility will retain the indoor pool, while enhancing outdoor recreation space and eliminate impervious area. The proposed development seeks to include 139 one-bedroom dwelling units at a residential density of approximately 20 dwelling units per net acre.

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

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

1. A Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project will encourage the expansion of housing choices (Theme A, Goal #1) by converting the existing hotel into an assisted living facility that will accommodate the demand for housing in Lexington responsibly, prioritizing higher-density residential and a mixture of housing types (Theme A, Goal #1.b and 1.c and Theme A, Goal #2.a and #2.c).
 - b. The proposed rezoning will support infill and redevelopment (Theme A, Goal #2), through the reuse of a property that will provide for well-designed neighborhoods (Theme A, Goal #3).
 - c. The proposed rezoning minimizes the disruption of the natural features on the property, reduces impervious surfaces, and increases tree canopy coverage (Theme A, Goal #3.c). Numerous parking spaces are proposed to be converted to vegetated open space.
 - d. The proposed project will incorporate greenspace and open space into the development project (Theme A, Goal #2.c), while promoting positive and safe social interactions with the surrounding neighborhood. These interactions

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- will be achieved by providing pedestrian facilities through the site and connecting neighborhood for pedestrians and other modes of transportation and the removal of the current fence line along Judy Lane (Theme A, Goal #3.b).
- e. The proposed rezoning will also allow for the creation of jobs and prosperity (Theme C, Goal #2), as an assisted living facility will generate more jobs than the current hotel.
2. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location, as the development will re-utilize an older hotel property for a residential use, while providing amenities, increasing internal connectivity, and promoting the preservation and maintenance of natural features.
 - b. The proposed rezoning includes safe facilities for the potential users of the site by prioritizing the inclusion of safe pedestrian facilities and connecting the neighboring local street system. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will increase tree canopy coverage, decrease impervious surfaces, and increase the vegetative coverage on the site.
 3. This recommendation is made subject to approval and certification of PLN-MJDP-22-00010: Hospitality Motor Inns, Inc. (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. **CONDITIONAL USE REQUEST** - The applicant is requesting to utilize of the property as an assisted living facility within the Planned Neighborhood Residential (R-3) zone.

The Planning Commission shall have the power to hear and decide applications for conditional use permits to allow the proper integration into the planning area of uses which are specifically named in this Zoning Ordinance, which may be suitable only in specific locations in the zone only if certain conditions are met and which would not have an adverse influence on existing or future development of the subject property or its surrounding neighborhood.

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

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

1. The proposed assisted living facility of greater than eight individuals will provide a needed facility in the area and should not adversely affect the subject or adjoining/nearby properties.

This recommendation of Approval is made subject to the following conditions:

- a. Provided the Urban County Council approves the requested zone change to the R-3 zone, otherwise the requested conditional use shall be null and void.
 - b. The development shall be constructed in accordance with the approved Final Development Plan, or as amended by the Planning Commission.
 - c. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
 - d. Action of the Planning Commission shall be noted on the Development Plan for the subject property.
- c. PLN-MJDP-22-00010: HOSPITALITY MOTOR INNS, INC. (AMD) - located at 2143 NORTH BROADWAY, LEXINGTON, KY.
Project Contact: Earthcycle Design LLC

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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Provided the Planning Commission approves a conditional use permit for an assisted living facility.
8. Discuss Placebuilder criteria.
 - a. D-CO2-1 Safe facilities for all users and modes of transportation should be provided.
 - b. D-CO2-2 Development should create and/or expand a safe, connected multi-modal transportation network that satisfies all users' needs, including those with disabilities.

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

- A. **CANCELLATION OF UPCOMING MEETING** – Staff will request that the Planning Commission consider cancelling their March 31, 2022, work session, as there are no items to be reviewed at that time.

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VII. STAFF ITEMS – The staff will report at the meeting.**A. LONG RANGE PLANNING ACTIVITY REPORT**Imagine Lexington

During the months of January and February, Long-Range Planning staff continued to move forward with a number of implementation items related to the 2018 Comprehensive Plan.

Staff continued discussion on the upcoming update to *Imagine Lexington* which will be finalized in 2023. Initial discussions focused on the public outreach efforts that will be done in support of providing input to the planning process, specifically “On the Table,” which will be done in collaboration with local non-profit Civic Lex. Staff is also working with Commerce Lexington on an input opportunity for the business community and will be offering a series of “Community Organizational Input Meetings” in March.

In partnership with Lex TV, Staff is also developing a video for a public audience that explains the purpose of *Imagine Lexington* and the importance of public input during the long-range planning process. The video will feature interviews with a variety of community members in Lexington who provide their perspective on topics and experiences related to the five themes within *Imagine Lexington* – Neighborhoods, Environment, Jobs & Prosperity, Community, and Balance.

Mornings with Planning

LRP staff has continued work on webinar series “Mornings with Planning.” After taking a break in January, Staff returned to Morning’s with Planning with a special extended offering – the Louisville and Lexington ADU Conference – in early February. See more about the conference under “Louisville and Lexington ADU Conference.”

Imagine Lexington Website & Social Media

Staff continued with maintenance and updates to imaginelexington.com in January and February.

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*.

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)

As part of the implementation of the 2018 Comprehensive Plan, the Planning staff has undertaken a division-wide effort to draft and initiate a series of text amendments.

Text amendments that are currently in various stages of the process include: Two-Family Residential (R-2); open space (Article 20); Multi-Family Design Standards (multiple locations); parking (Article 16 and other locations); complete streets (multiple locations); agritourism (multiple locations); home occupations; curbside management; traffic impact study; floodplain; and intent statement revisions for multiple articles.

On Feb. 15, 2022, Senior Planner Sam Castro presented on the Notification Expansion ZOTA before the Planning and Public Safety Committee. It was determined that Planning would perform a one-year, self-performed test run to determine the efficacy of this new procedure. The ZOTA was referred to the Council docket with that resolution attached. Council gave First Reading on Feb. 17. On March 3, Council gave Second Reading, and the resolution was passed. The pilot program is currently underway.

The Street Patterns and Continuity SRA received its First Reading by Urban County Council on Jan. 27, 2022. It was given Second Reading and approved on Feb. 10, 2022. The changes will not take effect until Feb. 1, 2023.

Senior Planner Valerie Friedmann presented updates to the Open Space ZOTA to the Greenspace Commission on Feb. 16, 2021.

Accessory Dwelling Units

Since the ordinance was passed in late October, Staff has met with about 10 applicants for the required pre-application and feasibility meetings for planned Accessory Dwelling Units.

Louisville and Lexington ADU Conference

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Long-Range Planning Staff, in collaboration with Louisville Metro Planning and Design Services, organized speakers for a special conference that took place on Feb. 1 and Feb. 2, 2022. This well-attended conference was directed primarily to an audience of builders, lenders, appraisers, and real estate agents who might be interested in learning about Accessory Dwelling Units. The keynote was given by architect, planner, and author Daniel Parolek. Recordings of the conference sessions are now available online.

Northeast New Circle Road Corridor Study

This corridor study will be the second to emerge from *Imagine Lexington*, with the first being the *Imagine Nicholasville Road* corridor study finalized in 2021. This study will focus on the signalized portion of New Circle road that spans from Richmond Road to Winchester Road. Challenges along this corridor include: lack of safety, heavy congestion, and disconnected land uses. In January, Senior Planner Sam Castro conducted the initial team and project team kick-off meetings for the study. She also presented information about Imagine New Circle Road at the Planning Commission Work Session on Jan. 20.

On the Table

Throughout the months of January and February, multiple Long-Range Planning Staff members participated in various On the Table subcommittees and advisory groups. In January and February, Manager Chris Woodall and Senior Planners Sam Castro and Valerie Friedmann participated in On the Table Advisory Group, Marketing Work Group, and Data Work Group which will guide the planning, data collection and advertising for the event to take place from April 10-16. Staff is also meeting with the key event organizers, Civic Lex, to craft marketing and messaging strategies to promote and implement the event.

Coordination with Other Agencies

In January and February, Senior Planner Sam Castro participated in the APA-KY Diversity Equity and Inclusion Committee. Senior Planner Sam Castro participated in the Quarterly Courthouse Area Design Review Board meeting on Feb. 16, 2022.

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.

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 eight APA Audio Conferences hosted during the months of January and February, whose titles/dates were:

- *The Struggle for Equality: Overcoming a Segregated Past*, Jan. 21, 2022
- *Responding to Climate Change*, Feb. 4, 2022
- *Climate Science and Planning*, Feb. 18, 2022
- *Climate Science and Planning – Intermediate Roundtable*, Feb. 25, 2022

B. ZONING COMPLIANCE PLANNING ACTIVITY REPORT

Zoning Enforcement/Compliance

During the months of January and February, 2022, twenty-six (26) new cases were initiated, with the majority of those being reports of businesses operating in residential areas. Twenty-six (26) complaints were resolved also, meaning that necessary actions were taken by the property owner or occupant to correct a zoning compliance problem.

Annual inspections were completed on twenty-nine (29) properties with conditional uses during January and February. 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

Four (4) applications were on the agenda for consideration by the Board of Adjustment in January of 2022. One (1) of the applications for a variance was continued from the December 2021 meeting. The variance was approved in January. An application for a conditional use was approved, and also an administrative appeal. A second administrative appeal was denied by the Board.

In February, there were three (3) conditional use applications on the agenda and all three (3) were approved by the Board.

C. TRANSPORTATION PLANNING / MPO ACTIVITY REPORT

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. Progress over the last month is reported by work element.

Transportation System Data & Monitoring

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- 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.
- Compiled 2021 annual data for Bike counters at various trail locations for year over year comparison.
- Reviewed regional freight study data requirements and sources and collected relevant freight study data.
- Worked with Bluegrass Area Development District and Kentucky Transportation Cabinet staff to obtain regional freight study data.
- Conducted work-group staff meetings to review the freight study data, such as Average Daily Trucks on the major freight routes in the Lexington MPO region.
- Finalized a Request for Proposal for a Transportation Analytics Platform.
- Worked on a bike/pedestrian data collection and evaluation plan.
- Continued update of GIS layers for traffic counts, truck volumes, bridge condition, traffic crashes and severity.
- Presented and received TPC approval in support of the KYTC Safety Targets for 2022 (Resolution 2022-4).

2.0 Identify & Prioritize Projects

Collected data and held a project kick off meeting for the East Lexington Trail Connectivity and Traffic Safety Study.

3.0 Program & Project Implementation

- Conducted multiple meetings with Shared Mobility providers.
- Evaluated Shared Mobility Vehicle permits for compliance with the ordinance, managed current licensees and associated data, and completed daily enforcement activities regarding the rebalancing requirement.
- Evaluated Congestion Management Bottleneck Study recommended projects and prepared them to present at the Congestion Management Air Quality (CMAQ) committee meeting.
- Reviewed paving lists for bicycle facility improvement opportunities during upcoming resurfacing projects.
- Attended 3 weekly paving coordination meetings.
- 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.
- Conducted meetings with Council members and began work on and on a local complete streets policy for the Urban County Council.
- Worked on bike lane and traffic calming design on Cindy Blair Way and Cornwall Dr.
- The Blue Grass Community Action Partnership (BGCAP) presented plans for transit service expansions in the MPO region at the February TTCC meeting.
- Consulted with Lextran on 3 bus stop sites for consideration of shelter installation.
- Met with KYTC and City of Wilmore to outline steps to initiate the Wilmore Trail Feasibility Study.
- Presented and received TPC approval for an increase in SLX Funds in the Amount of \$3,432,000 for Various Phases of North Limestone Improvements (Resolution 2022-5).
- Processed TIP Mod #13: Jessamine County CRRSAA Projects
- Processed TIP Mod #14: HSIP Projects: US 25 @ Citation; US 27 @ Haggard Ln
- Attended meeting regarding the Citation Blvd extension project.
- Met with Town Branch Commons construction crew for bicycle and pedestrian counter installation.
- Attended kick-off meeting for the Community Health Improvement Project through the Lexington Health Department.

4.0 Land Use & Transportation Impact

- 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 various inquiries with development groups to work through requirements for multi-modal compliance with the subdivision regulations.
- Attended three LFUCG pre-application meetings to provide transportation planning input on future land-use applications.
- Attended regular LFUCG Subdivision and Zoning Committee meetings.
- Continued review of Traffic Impact Study for 4085 Harrodsburg Road.
- Attended LFUCG Board of Adjustment new case review meeting.
- Participated in monthly ZOTA work group meeting.
- Continued work on the Parking ZOTA, Greenspace ZOTA and Complete Streets SRA.

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- Collected data and held a project kick off meeting for the Northeast New Circle Road Corridor Plan.

5.0 Participation & Outreach

- Began work on a presentation regarding the Congestion Management Bottleneck Study for the Southern District of the Institute of Transportation Engineers conference.
- Continued work on planning Bike Month events.
- Continued coordinated with KSU on the high school Summer Transportation Institute.
- Continued work on preparing Safe Streets outreach and materials.
- Aired “Envirominute” public service announcement on Complete Streets on local radio stations.
- Continued work to develop public outreach materials for the KYTC Richmond Road safety improvement project.
- Continued work on 2022 Bike Map for May release.
- Continued work for Bike Month activities including an open streets event, Bike to Work week and day events, and Smart Cycling Vehicular Cycling Training sessions.
- Moved forward in process of purchasing bikes for youth through Paula Nye grant.
- Coordinated with Transylvania Health and Exercise Science students to hold mini focus groups with William Wells Brown Students; focus group discussions centered on walking, biking, scooting, etc. on the Legacy Trail and Town Branch Trail.
- Met with Commerce Lexington to reschedule business / industry discussion regarding Mercer and Greendale Roads.
- On social media:
 - Promoted BPAC monthly meeting.
 - Provided updates for Legacy Trail project.
 - Promoted LexTran COA public meetings.
 - Provided updates on road projects and traffic safety improvements.
 - The MPO website had 375 users (93.3% new users) and 796 page views in February.
 - The MPO’s Twitter site had 2,023 followers (1 fewer followers); 3 tweets; 1,849 impressions; 254 profile visits; and had 6 engagements in February.
 - The LexAreaMPO Facebook page had 3,588 followers (50 new followers); 6 posts; reached 1,553 users; and had 40 engagements in February.
 - The LexBikeWalk Facebook page had 4,446 followers (64 new followers); 6 posts; reached 2,491 users; and had 14 engagements in February.
 - The LexBikeWalk Instagram page had 287 followers (8 new followers); 1 posts; reached 124 users; and had 8 engagements in February.

6.0 Program Administration

- Attended Lextran board meeting.
- Coordinated with FTSB Director to oversee financial matters.
- Packets and meeting minutes were prepared for the Bicycle and Pedestrian Advisory Committee (BPAC), Transportation Policy Committee (TPC), Congestion Management Air Quality (CMAQ) Committee, and Transportation Technical Coordinating Committee (TTCC).
- Attended Commission for People with Disabilities meeting.
- Attended Corridors Commission meeting.
- Filled the Administrative Specialist position.
- Prepared the draft Unified Planning Work Program for FY23.
- Initiated LFUCG Council approval for local grant match and MPO federal funding grant applications for FY 23.
- Attended Webinar: From Complete Streets to Complete Networks: A Data-Driven, Performance-Based, Multimodal Planning Tool
- Attended Webinar: From Complete Streets to Complete Networks
- Attended Webinar: National Models and Methods for Achieving Equitable Development
- Attended Mornings with Planning – ADU webinar
- Participated in FHWA Workshop regarding Advancing Transportation Performance Management & Decision Making

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.

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IX. MEETING DATES FOR MARCH AND APRIL 2022

Work Session, Thursday, 1:30 p.m.	March 31, 2022
Subdivision Committee, Thursday, 8:30 a.m., via teleconference.....	April 7, 2022
Zoning Committee, Thursday, 1:30 p.m., via teleconference.....	April 7, 2022
Subdivision Items Public Hearing , Thursday, 1:30 p.m., via teleconference.....	April 14, 2022
Work Session, Thursday, 1:30 p.m., via teleconference	April 21, 2022
Technical Committee, Wednesday, 8:30 a.m., via teleconference.....	April 27, 2022
Zoning Items Public Hearing , Thursday, 1:30 p.m., via teleconference	April 28, 2022

X. ADJOURNMENT

TLW/HB/DL

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