

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

April 28, 2022

- 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 March 24, 2022 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, April 7, 2022, at 1:30 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)
- 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, April 7, 2022, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Zach Davis, Robin Michler, Graham Pohl, and Larry Forester. 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. MILLENIUM REALTY, LLC ZONING MAP AMENDMENT & CHARLES A. & DARLENE MARTHA PROPERTY ZONING DEVELOPMENT PLAN

- a. **PLN-MAR-22-00004: MILLENIUM REALTY, LLC** – a petition for a zone map amendment from a Highway Service Business (B-3) zone to a Light Industrial (I-1) zone, for 7.997 net (8.187 gross) acres, and from a Planned Shopping Center (B-6P) zone to a Light Industrial (I-1) zone, for 0.00 net (0.65 gross) acres, for property located at 2417 Georgetown 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.

This petitioner is proposing the Light Industrial (I-1) zone to attract and support future light industrial uses. The applicant has indicated that the submitted preliminary development plan is speculative, and will be altered with a Final Development Plan for the end user of the site. The preliminary development plan for this request details a 98,900 square-foot industrial facility, with accompanying parking and loading areas, an access drive to help facilitate future connectivity to Innovation Drive to the west, and landscaping. As the applicant has indicated that the proposed preliminary plan is subject to change, it is essential that the Final Development Plan comply with all applicable Placebuilder criteria in order to ensure the appropriateness and compatibility of the development.

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

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

1. The requested Light Industrial (I-1) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed development will activate a large tract of undeveloped land within the Urban Service Area (Theme E, Goal #1.d) and expand industrial land in Lexington.
 - b. The proposed rezoning will help with the creation of a variety of jobs (Theme C, Goal #1.a) by opening the subject property up to future light industrial uses employers.
2. The requested Light Industrial (I-1) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed development meets Livability Policy #9, as the request seeks to promote economic development through the preservation of strategically and appropriately located industrial and production zoned land.
 - b. The proposed development meets Diversity Policy #2, as the request seeks to encourage a diverse economic base through the wider array of employment opportunities, which may be provided by the I-1 zoning
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.

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- a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as the request creates an appropriately sized industrial development that will allow for the zoning flexibility to generate a wider range of jobs.
- b. These proposed rezoning addresses the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan, as the proposal will include safe facilities for the potential users of the site and will include designated pedestrian facilities.
- c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it calls for preservation of existing vegetation and significant trees, maintains existing drainage patterns, and limits development to cleared portions of the site.
- 4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are recommended via conditional zoning:
 - a. Prohibited Uses:
 - i. Self-storage warehousing
 - ii. Outdoor storage
 - iii. Billboards
 - iv. All above ground and underground storage tanks.
 - v. On-site disposal of any hazardous waste materials.
 - vi. Mining of non-metallic minerals and/or radium extraction.
 - b. All establishments and facilities that store, or transport hazardous materials shall be designed to provide spill containment facilities and shall have emergency response plans approved by the appropriate Hazmat regulator (DEEM, Fire Department, or EPA, as necessary).
These restrictions are appropriate and necessary for the following reasons:
 - 1. These restrictions support both the applicant's and the 2018 Comprehensive Plan's goals of enhancing the economic development of the area through the addition of a large number of well-paying light industrial jobs.
 - 2. The Planning Commission has adopted a Wellhead Protection Plan for the Royal Spring Aquifer, which sets forth a plan to ensure a continual source of potable groundwater from Royal Spring for Georgetown and Scott County, and to preserve the integrity of surface waters. This plan has been adopted by both the Planning Commissions of Fayette and Scott Counties, and has most recently been approved by the Kentucky Division of Water on 8/28/03.
 - 3. The proposed restrictions within the Wellhead Protection Area will better protect the surface and groundwater in the area by prohibiting some uses and requiring "best management practices" for other uses that could potentially be harmful to the wellhead, thus ensuring greater compliance with the Royal Spring Wellhead Protection Plan.
- 5. This recommendation is made subject to approval and certification of PLN-MJDP-22-00012: Charles A & Darlene Martha Property, 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-22-00012: CHARLES A. & DARLENE MARTHA PROPERTY** (06/05/22)* - located at 2417 GEORGETOWN RD, LEXINGTON, KY.
Project Contact: Thoroughbred Engineering

Note: The purpose of this plan is to depict reuse of the subject property with a 98,900 square foot warehouse and associated off-street parking, in support of the requested zone change from a Highway Service Business (B-3) zone to a Light Industrial (I-1) zone.

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

- 1. Provided the Urban County Council rezones the property I-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. Correct Note #3.
- 8. Delete Tree Preservation Plan information intended for Final Development Plan.
- 9. Delete Note #8.

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10. Addition of existing and proposed easements.
11. Clarify Note #11.
12. Discuss connection to Curtsinger Property to the northwest of the subject property.
13. Discuss proposed access along Georgetown Road.
14. Discuss Placebuilder criteria:
 - a. D-CO1-1: Rights-of-way and multi-modal facilities should be designed to reflect and promote the desired Place type.
 - b. D-CO2-1: Safe facilities for all users and modes of transportation should be provided.

2. COWGILL DEVELOPMENT, LLC ZONING MAP AMENDMENT & MARGARET W. CAMIC PROPERTY (W.E. SAVAGE PROPERTY) ZONING PRELIMINARY PLAN SUBDIVISION PLAN

- a. **PLN-MAR-22-00005: COWGILL DEVELOPMENT, LLC** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 14.773 net (15.519 gross) acres, for property located at 4630 Old Schoolhouse Lane.

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 the subject property to the Planned Neighborhood Residential (R-3) zone to allow for the construction of single family dwelling units and associated infrastructure. The applicant is seeking to develop a total of eighty-eight (88) single family lots, at a residential density of approximately 5.9 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 rezoning will allow for the development of an vacant and underutilized property located within the Urban Service Area for a residential use (Theme E, Goal #1.d and #1.e).
 - b. The proposed rezoning will support infill and redevelopment (Theme A, Goal #2), by establishing a single family residential area within context of the surrounding development and tying into the established roadway and trail networks (Theme A, Goal#2.b; Theme D, Goal#1.a).
 - c. The proposed development will respect the design features of the area, while providing varied housing choices with the proposed lot layout, which differs slightly from the general area, but retains a similar lot size (Theme A, Goal #1.c; Theme A, Goal #3.a).
 - d. The proposed development will connect with the greenway and nearby park system to provide a safe and well-designed pedestrian and bike system (Theme A, Goal #3.b) and will not impact the floodplain area (Theme B, Goal #3.b).
 - e. The proposed rezoning will uphold the Urban Service Area preservation strategy by providing an appropriate and sustainable development of a long-underutilized parcel (Theme E, Goal #1.b).
2. A Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed project will connect to the future trail network through a dedicated 15-foot easement, integrating pedestrian and bicycle access to established open space amenities within close proximity for residents (Design Policy #9 and #10).
 - b. The proposed project will provide a connected street system that will enhance emergency service accessibility while creating inviting streetscapes (Design Policy #2).
 - c. The proposed rezoning is sensitive to the surrounding context of the adjacent neighborhoods, as it is proposing a similar built form as the adjacent developments (Design 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 additional single-family residential dwelling units in a manner that is safe and pedestrian oriented.

- b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity, as the development will connect with the established roadway and future trail network.
- c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will respect the environmentally sensitive area, and will provide street tree canopy coverage.
- 4. This recommendation is made subject to approval and certification of PLN-MJSUB-22-00001: Margaret W. Camic Property (W.E. Savage Property), 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-MJSUB-22-00001: MARGARET W. CAMIC PROPERTY (W. E. SAVAGE PROPERTY)** (06/05/22)* - located at 4630 OLD SCHOOLHOUSE LANE, LEXINGTON, KY.
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict development of the subject property with 88 single family residential lots, in support of the requested zone change from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone.

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

1. Provided the Urban County Council rezones the property to the R-3 zone; 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 street cross-sections and access.
4. Landscape Examiner's approval of landscaping.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan and required street tree information.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
9. Greenspace Planner's approval of the treatment of greenways and greenspace.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Resolve street cross-sections and location of street trees.
12. Discuss Placebuilder criteria.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA-22-00001: AMENDMENT TO ARTICLE 17: SIGNAGE REGULATIONS TO ALLOW A DIGITAL MARQUEE (ELECTRONIC MESSAGE DISPLAY)** – petition for a Zoning Ordinance text amendment to Article 17: Signage Regulations to allow digital (electronic message display) marquee signs in the Lexington Center Business (B-2B) Zone.

INITIATED BY: Big Picture Ventures, LLC

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Approval of the staff alternative text**, for the following reasons:

1. The proposed staff alternative text amendment allows for the expansion of the use of electronic message display systems within the Lexington Center Business (B-2B) zone to allow an increase in signage opportunity, while also complementing the surrounding land use and can help promote the surrounding attractions.
 2. The proposed staff alternative text amendment provides greater limitations that prevent the creation of influences adverse or would negatively impact the overall health, safety, and welfare of the Lexington community and visitors to the Urban County.
2. **PLN-ZOTA-22-00003: AMENDMENT TO ARTICLES 1, 8, AND 23 TO UPDATE REGULATIONS FOR FAMILY CHILD CARE HOMES** – petition for a Zoning Ordinance text amendment to Article 1, 8 and 23 to update the regulations related to family child care in a residential zone. Current terms and their definitions must be updated to meet adopted changes to KRS 100.

INITIATED BY: Urban County Planning Commission

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PROPOSED TEXT: Copies are available from the staff.

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

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

1. The proposed text amendment supports and implements the 2018 Comprehensive Plan, in the following ways:
 - a. The amendment responds to the implementation item calling for an increase in flexibility on types of home occupations allowed (Theme C, Policy #6).
 - b. The proposed changes will maximize context-sensitive employment opportunities within the opportunity zone tracts, providing equitable community development and prioritizing local residents for advancement opportunities (Theme C, Diversity Policy #5).
 - c. The amendment will encourage a diverse economic base to provide a variety of job opportunities, allowing upward mobility for lower income residents of Fayette County (Theme C, Policy #2).
 - d. The amendment will strengthen efforts to develop a variety of job opportunities that lead to prosperity for all (Theme C, Goal #1.a).
2. The amendment will modernize the Zoning Ordinance, reconciling its requirements with relevant state laws.
3. **PLN-ZOTA-22-00004: AMENDMENT TO PROFESSIONAL OFFICE (P-1) ZONE TO MODIFY RESTRICTIONS ON BEAUTY SHOPS AND BARBER SHOPS** – petition for a Zoning Ordinance text amendment to remove the current limitations (number of cosmetologists and square footage) on Beauty Shops and Barber Shops in the Professional Office (P-1) zone (Article 8-15).

INITIATED BY: Courtney and Rodney Carpenter

PROPOSED TEXT: Copies are available from the staff.

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

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

1. The proposed text amendment to remove restrictions for beauty shops and barber shops in the Professional Office (P-1) zone will increase the opportunity to utilize land inside the Urban Service Area for professional services that are necessary for the community. Allowing beauty shops and barber shops to expand may help to reduce vacant office space within the community, as recommended by Theme C: Jobs and Prosperity, Prosperity Policy #9 of the 2018 Comprehensive Plan.
4. **PLN-ZOTA-22-00005: AMENDMENT TO LIGHT INDUSTRIAL (I-1) ZONE TO ALLOW CRAFT DISTILLERIES** – petition for a Zoning Ordinance text amendment to add Craft Distilleries as a principal permitted use in the Light Industrial (I-1) zone (Article 8-22). Craft Distilleries are further regulated by the Commonwealth of Kentucky as Class B Distilleries in KRS 243.

INITIATED BY: Turner Property 4, LLC

PROPOSED TEXT: Copies are available from the staff.

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

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

1. Providing for craft distilleries in the I-1 zone, and by reference the I-2 zones, will permit additional opportunities to utilize land for production in support of the local economy.
2. The proposed text amendment will allow for stepdown from the most intense distillation of alcohol, and is consistent with other similar uses currently allowed in the Light Industrial (I-1) zone.
3. The inclusion of the craft distillery use in the Zoning Ordinance is in agreement with the 2018 Comprehensive Plan for the following reasons:
 - a. Craft distilleries are a growing industry that will support and showcase local assets to further the creation of jobs (Theme C, Goal #1)
 - b. The establishment of craft distilleries can attract the world's finest jobs, encourage an entrepreneurial spirit and enhance our ability to recruit & retain a talented, creative workforce by establishing opportunities that embrace diversity with inclusion in our community (Theme C, Goal #2).

5. **PLN-ZOTA-22-00006: AMENDMENT TO ARTICLE 22, APPENDIX C TO CREATE THE PLANNED UNIT DEVELOPMENT 3 (PUD-3) ZONE** – petition for a Zoning Ordinance text amendment to create a new Planned Unit Development 3 (PUD-3) zone (Article 22) to allow a mixed-use development that would permit a blend of residential, commercial, entertainment, and industrial uses.

INITIATED BY: Turner Property 4, LLC

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Postponement**.

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

1. The proposed text amendment does not yet fully meet the intent and requirements established by Article 22 of the Zoning Ordinance regarding the creation of a Planned Unit Development (PUD). The site criteria, design standards, and proposed uses necessitate greater review.
2. The proposed text amendment does not provide a planning process that is conforming with Article 21 of the Zoning Ordinance.

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 March, 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. Continued 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 hosted several “Community Organizational Input Meetings” throughout the month of March.

In partnership with Lex TV, Staff developed a video for the public audience that explains the purpose of *Imagine Lexington* and the importance of public input during the long-range planning process. The video features 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 continued the Uncommon Commons webinar series “Mornings with Planning.” March’s topic was titled “Directors Roundtable” and took place on March 2, 2022. Three of the panelists for this discussion were planning experts from across the nation, with representatives from the cities of Greensboro, NC, Knoxville, TN and Louisville, KY. Planning Director Jim Duncan participated as a panelist for that discussion as well, to provide a Lexington perspective.

Imagine Lexington Website & Social Media

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

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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); agritourist (multiple locations); home occupations; curbside management; traffic impact study; floodplain; and intent statement revisions for multiple articles.

Accessory Dwelling Units

Since the ordinance was passed in late October, Staff has met with about 12 applicants for the required pre-application and feasibility meetings for planned Accessory Dwelling Units.

Imagine New Circle Road

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 March, Senior Planner Sam Castro conducted an engagement strategy meeting, met with the consulting team and met with the PVA to discuss data for the study.

Planning Commission Work Session

March's Planning Commission work session took place on March 17, 2022 where planning staff presented various data and information gathered by staff in reference to the upcoming Comprehensive Plan. The structure was set up similar to an open house where commission members could walk around at each station to gather and converse the information presented. There were four stations: National Trends, Current Trends, Diversity & Equity and Transportation. After commission members had time to view the boards, a discussion took place at the end where staff could answer any questions the commission may have. Administrative Office Autumn Goderwis presented an update on the In-Home Childcare ZOTA. The March 31 work session was canceled.

On the Table

Throughout the month of March, multiple Long-Range Planning Staff members participated in various On the Table subcommittees and advisory groups. In March, 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 March, Senior Planner Sam Castro participated in the APA-KY Diversity Equity and Inclusion Committee.

On March 1, Senior Planners Sam Castro and Valerie Friedmann presented an overview of their work as Senior Planners to the University of Tennessee School of Landscape Architecture Professional Practice class via Zoom.

On March 2, Senior Planner Valerie Friedmann presented an overview of her work as a Senior Planner to an Environmental Science class at Centre College in Danville, KY

On March 8, Senior Planner Sam Castro attended the Emerge Conference and moderated a session titled "Won't You Be My Neighbor" with other planning professionals

On March 8, Long-Range Planning manager Chris Woodall attended the Reimagining Home meeting

On March 11, Senior Planner Valerie Friedmann participated in the University of Kentucky Landscape Architecture Program mid-term design studio reviews

On March 15, Senior Planner Valerie Friedmann participated in the Reimagining Civic Commons (RCC) Place Driving Equity and Prosperity working group

From March 31-April 1 attended the Kentucky American Society of Landscape Architects (KY ASLA) Annual Conference in Lexington and presented a one-hour session titled *Greenspace in the Bluegrass: Planning for Connectivity in our Unique Landscape*

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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.

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 month of March, whose titles/dates were:

- *City Planning to Reduce GHG Emissions and Enhance Resilience*, Mar. 9, 2022
- *Digital Planning in a Digital World*, Mar. 25

B. ZONING COMPLIANCE PLANNING ACTIVITY REPORTZoning Enforcement/Compliance

In March, 2022, twenty-four (24) new cases were initiated, with the majority of those being reports of businesses operating in residential areas. Thirty-one (31) 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 eighteen (18) properties with conditional uses during March. 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

Three (3) applications were considered by the Board of Adjustment in March of 2022. One (1) of the applications was a request for a variance to increase the allowable height of a fence in the front yard from 4' to 5'. This request was denied by the Board. The other two applications were for conditional uses; one request to establish a family childcare for up to 12 children in a Single Family Residential zone, and the other for a conditional use to establish a rehabilitation home within 500' of a residential zone. There was considerable opposition to both requests from neighbors. The Board voted to approve both conditional uses.

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 following six work elements. Progress over the last month is reported by work element.

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.
- Continued to review and collect relevant regional freight study data, such as average daily truck traffic and commercial vehicle involved crashes per million vehicle miles of travel.
- Worked with Bluegrass Area Development District and Kentucky Transportation Cabinet staff to obtain regional freight study data.
- Advertised 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.
- Verified road classes on three new streets with GIS section

2.0 Identify & Prioritize Projects

- Began preparing public outreach materials for the East Lexington Trail Connectivity and Traffic Safety Study.
- Attended KYTC Statewide Interstate and Parkways Plan meeting and provided input on the plan scoring tool.

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.

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- Reviewed paving lists for bicycle facility improvement opportunities during upcoming resurfacing projects.
- Attended 4 weekly paving coordination meetings.
- Continued work on 2022 bicycle map
- Conducted meetings with Council members and continued work on and on a local complete streets policy for the Urban County Council.
- Consulted with Lextran on 3 bus stop sites for consideration of shelter installation.
- Processed TIP Mod #15: Mt Tabor Multimodal Improvements & North Limestone Improvements
- Processed TIP Mod #16: Lextran: FTA - Grant for Buses and Bus Facilities
- Continued work on a MPO-Level Complete Streets Policy
- Conducted an MPO/KYTC/LFUCG Project Coordination Team meeting to track the progress of projects in the Transportation Improvement Program.

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 two LFUCG pre-application meetings to provide transportation planning input on future land-use applications.
- Attended regular LFUCG Subdivision and Zoning Committee meetings.
- 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.
- Began preparing public outreach materials for the Northeast New Circle Road Corridor Plan.
- Prepared transportation Comprehensive Plan data & trends materials and presented these during the March LFUCG Planning Commission Work Session.

5.0 Participation & Outreach

- Continued work to develop public outreach materials for the KYTC Richmond Road safety improvement project and promoted KYTC's web-based public engagement platform for the project.
- Continued work on 2022 Bike Map for May release.
- Continued work for Bike Month activities including "Streetfest" (an open streets event), Bike-to-Work week and day events, and Smart Cycling/Vehicular Cycling training
- Moved forward in process to purchase bikes for youth through Paula Nye grant
- On social media:
 - Promoted BPAC monthly meeting
 - Shared scooter usage stats
 - Shared Legacy Trail usage stats
 - Provided updates for Legacy Trail project
 - Promoted LexTran COA public meetings
 - Promoted KYTC's web-based public engagement platform for the Richmond Rd HSIP safety improvement project
 - Provided updates on road projects and traffic safety improvements
- The MPO website had 471 users (94.3% new users) and 911 page views in March.
- The LexBikeWalk Facebook page had 4,563 followers (117 new followers); 8 posts; reached 6,349 users; and had 121 engagements in March.
 - The LexBikeWalk Instagram page had 307 followers (20 new followers); 7 posts; reached 1,047 users; and had 155 engagements in March.
- Attended Lextran COA public input meeting at Village Branch Library 3-10-22
- Attended Lextran COA public input meeting on Facebook Live 3-9-22

6.0 Program Administration

- Attended Lextran board meeting.
- Conducted 4 MPO Staff Meetings.
- Coordinated with FTSB Director to oversee financial matters.

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- Packets and meeting minutes were prepared for the Bicycle and Pedestrian Advisory Committee (BPAC).
- Prepared Job Position Questionnaires for all MPO staff.
- Attended Commission for People with Disabilities meeting.
- Attended Pedestrian Safety Workgroup meeting
- Attended two TPM & Decision-Making Round Table meetings hosted by KYTC & FHWA.
- Attended KY Electric Vehicle Infrastructure Deployment Plan Stakeholder meeting
- Attended Corridors Commission meeting.
- Attended Bluegrass ADD Regional Transportation Committee meeting.
- Attended Association of MPOs Emerging Technology Work Group Leadership Meeting
- Attended the following Webinars / Workshops:
 - LFUCH Diversity & Inclusion Workshop
 - FHWA Complete Streets Primer Workshop
 - LFUCG Grants 101
- 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.

IX. MEETING DATES FOR MAY 2022

Subdivision Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	May 5, 2022
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	May 5, 2022
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center.....	May 12, 2022
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	May 19, 2022
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building.....	May 25, 2022
Zoning Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center	May 26, 2022

X. ADJOURNMENT

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TLW/HB/DL

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