

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION AND ZONING ITEMS PUBLIC HEARING

January 26, 2023

- 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 December 15, 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, January 5, 2023 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Judy Worth, Anthony de Movellan, Janice Meyer, and Headley Bell. Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Autumn Goderwis, Tom Martin, Cheryl Gallt, Hal Baillie, Daniel Crum, Paula Schumacher, Greg Lengal, Division of Fire and Emergency Services; Stephen Parker, Division of Traffic Engineering; Tracy Jones and Brittany Smith, Department of Law; and Doug Burton, Division of Engineering. 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.

1. Development Plans

- a. **PLN-MJDP-22-00062: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY (THE FOUNTAINS AT PALOMAR)(AMD)(1/1/2023)*** - located at 3801 HARRODSBURG ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the building, parking, and circulation on Lots 1, 4, 6, & 8.

The Subdivision Committee Recommended: **Postponement.**

Should this plan be approved, the following conditions should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote time of proposed turn lane construction on Harrodsburg Road.
14. Discuss enhanced vehicular use area (VUA) screening along Man O' War Boulevard.
15. Discuss proposed loading dock and compactor at rear of proposed building on Lot 8, and impact on existing access easement and traffic movement through the site.

- V. **ZONING ITEMS** - The Zoning Committee met on December 1, 2022, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Bruce Nicol, Zach Davis, Larry Forester, Graham Pohl, and Robin Michler. Staff members present were; Traci Wade, Autumn Goderwis, Hal Baillie, Tom Martin, Daniel Crum, Sam Castro, Meghan Jennings and Bill Sheehy; as well as Tracy Jones and Brittany Smith, Department of Law; and Doug Burton, Division of Engineering.

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)

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- 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. DUTCH BROS, LLC ZONING MAP AMENDMENT AND WILLARD DAVIS SUBDIVISION (DUTCH BROS – SOUTH LIMESTONE) ZONING DEVELOPMENT PLAN

- a. **PLN-MAR-22-00015: DUTCH BROS, LLC** (1/26/2023)* – a petition for a zone map amendment from a Planned Neighborhood (R-3) zone to a Neighborhood Business (B-1) zone, for 0.2916 net (0.3516 gross) acres, for property located at 507 S Limestone (a portion of).

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 construct a two-lane drive-through facility to support a proposed coffee shop use at this location. As proposed, the coffee shop use will have two access points on Colfax Street, with the existing access point along South Limestone being closed. Speakers and order points for the drive-through facility will be provided near the middle of the site.

The coffee shop will be a single story, 950 square-foot building that will be oriented towards South Limestone, with a pick up window located to the rear. While the building will have a walk up window to serve pedestrians along the South Limestone frontage, dine-in service will not be provided.

The Zoning Committee Recommended: No Recommendation.

The Staff Recommends: Disapproval, for the following reasons:

1. The requested rezoning to Neighborhood Business (B-1) is not in agreement with the 2018 Comprehensive Plan for the following reasons:
 - a. The requested rezoning is not in agreement with the Goals, Objectives, and Policies of the 2018 Comprehensive Plan.
 1. The proposed development does not seek to construct at a density or intensity that might be reflective of a major corridor in Lexington, and is out of context with the surrounding area (Theme A, Goal #2.b).
 2. The low density and single-user vehicle focus detract from the effectiveness of mass transit in this area (Theme D, Goal #1.c).
 3. The design of the site may reduce the effectiveness of the overall transportation system by introducing additional vehicular conflicts on Colfax Street and South Limestone (Theme D, Goal #1).
 4. The application encourages the use of single-occupancy vehicles and will increase greenhouse gas emissions at this location (Theme B, Goal #2.d).
 - b. The proposed development is not in agreement with 2021 Imagine Nicholasville Road plan.
 1. The proposal does not increase the intensity of land uses along the corridor (Goal #1).
 2. The scale of the proposed development does is not in accordance with the height design requirements for the Urban Center Typology.
 - c. The proposed development does not meet the intent of the Medium Density Non-Residential /Mixed Use Development Type as established on page 272 of the Comprehensive Plan.
 - d. The requested rezoning is not in agreement with the Development Criteria of the 2018 Comprehensive Plan. The following Development Criteria are not being met with the proposed rezoning.

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1. A-DS4-2: New construction should be at an appropriate scale to respect the context of neighboring structures; however, along major corridors, it should set the future context in accordance with other Imagine Lexington corridor policies and Placebuilder priorities.
2. A-DS7-3: Development should create context-sensitive transitions between intense corridor development and existing neighborhoods.
3. C-L17-1: Developments should create mixed-use neighborhoods with safe access to community facilities, greenspace, employment, businesses, shopping, and entertainment.
4. DPL7-1: Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.
5. C-LI6-1: Developments should incorporate multi-family housing and walkable commercial uses into development along arterials/corridors.
6. A-EQ3-2: Development on corridors should be transit-oriented (dense & intense, internally walkable, connected to adjacent neighborhoods, providing transit infrastructure & facilities)
7. D-CO2-1: Safe facilities for all users and modes of transportation should be provided.
8. 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.
9. B-SU11-1: Green infrastructure should be implemented in new development.
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 applicant has not provided evidence as to why the current zoning is inappropriate and the proposed zoning is appropriate for this location.

- b. **PLN-MJDP-22-00057: WILLARD DAVIS SUBDIVISION (DUTCH BROS – SOUTH LIMESTONE)** (1/26/2023)*
- located at 127 COLFAX STREET and 507 SOUTH LIMESTONE
Council District: 3
Project Contact: CMW, INC.

Note: The purpose of this plan is to depict the size and location of the proposed restaurant with associated drive-through, parking, and circulation, in support of the requested zone change from Planned Neighborhood Residential (R-3) zone to Neighborhood Business (B-1) zone.

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

1. Provided the Urban County Council approves the zone change to 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, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Addressing office's approval of addresses.
6. Greenspace planner's approval of the treatment of greenways and greenspace.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Depict property perimeter screening between B-1 and R-1E zones.
9. Correct zoning labels for adjacent properties.
10. Denote canopy along South Limestone as part of the structure (solid line).
11. Discuss Placebuilder criteria.

2. **REALTY UNLIMITED BLUE GRASS, LLC ZONING MAP AMENDMENT & HIGBEE MILL COURT, LOT 11 DEVELOPMENT PLAN**

- a. **PLN-MAR-22-00016: REALTY UNLIMITED BLUE GRASS, LLC** (1/26/2023)* – a petition for a zone map amendment from a Single-Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone, for 0.520 net (0.836 gross) acres, for property located at 940 Higbee Mill Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner proposes the rezoning of the subject properties to the Townhouse Residential (R-1T) zone to allow the infill of the subject property with single family residential. The applicant is seeking to construct seven (7) single family attached dwelling units at a density of 13.5 dwelling unit per net acre.

The Zoning Committee Recommended: **No Recommendation.**

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

1. The applicant should review potential connections to the established pedestrian facilities (Theme A, Design Policy #5) and the need for street trees along the frontage of the subject property (Theme B, Restoration Policy #1).
2. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the Enhanced Neighborhood Place-Type, and the Low Density Residential Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS5-3: Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - b. A-DS7-1: Parking should be oriented to the interior or rear of the property for non-residential or multi-family developments.
 - c. B-SU11-1: Green infrastructure should be implemented in new development. (E-GR3)
 - d. C-PS10-3: Over-parking of new developments should be avoided. (B-SU5)
 - e. D-PL7-1 Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.
 - f. A-DS5-2: Roadways should provide a vertical edge, such as trees and buildings.
 - g. B-RE1-1: Developments should incorporate street trees to create a walkable streetscape.

- b. PLN-MJDP-22-00059: HIGBEE MILL COURT, LOT 11** (1/26/2023)* – located at 940 HIGBEE MILL ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Matt Miniard/Palmer Engineering

Note: The purpose of this plan is to depict 7 townhomes, in support of the requested zone change from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding compliance with Article 21 and Article 26, as well as general vehicular parking, landscaping and circulation as it relates to the right-of-way.

Should this plan be approved, the following requirements should be considered:

1. Provided the Urban County Council approves the zone change to R-1T; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Division.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Correct site statistics.
10. Correct plan title to match staff report title.
11. Denote no access to Man O' War Boulevard and depict yard setback for a through lot per Article 15-2(a)(4).
12. Correct side yards per Articles 8-10 and 15-3 of the Zoning Ordinance.
13. Addition of bearings and distances along the property frontage of Higbee Mill Road.
14. Denote final record plat information.
15. Label topographic contour lines.
16. Denote proposed access point for construction vehicles.
17. Addition of cross-section location on plan face.
18. Denote proposed height of townhouses.

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19. Correct drainage easement of 3' on each side lot line.
20. Denote: No grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan. Such plan must be submitted in accordance with Chapter 16 of the Code of Ordinances.
21. Discuss 30' platted building line for the existing zone.
22. Discuss parking requirements.
23. Discuss 50% pavement limit in front yards for residential zones.
24. Discuss improvements to Higbee Mill Road, including an appropriate termination.
25. Discuss pedestrian access easement parallel to Man O' War Boulevard.
26. Discuss compliance with Article 26 of the Zoning Ordinance (tree inventory map).
27. Discuss vehicular use area landscaping per Article 18.
28. Discuss Placebuilder criteria.

3. CALLER PROPERTIES, LLC ZONING MAP AMENDMENT & FOX PROPERTY, LOT 4 ZONING DEVELOPMENT PLAN

- a. **PLN-MAR-22-00022: CALLER PROPERTIES, LLC (AMD) (1/29/2023)*** – a petition for a zone map amendment from a Neighborhood Business (B-1) zone with conditional zoning restrictions, to a Neighborhood Business (B-1) zone with modified conditional zoning restrictions, for 0.92 net (1.15 gross) acres, for property located at 2400 Versailles Road. A variance to increase the front yard setback from twenty feet (20') to forty (40') is also requested in association with the application.

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner proposes to modify the conditional zoning restrictions to allow for the construction of a coffee shop that is purely focused on the traveling public. The applicant is proposing a small structure with a double drive-through facility and a bypass lane.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. Evidence related to the impact of traffic along Versailles Road shows that the proposed use will not negatively impact the health, safety, or welfare of those utilizing the roadway.
2. The proposed ingress and egress point is designed to limit dangerous left turn movements out of the subject property.
3. The inclusion of large buffers and new technologies reduces the impact that drive-through facilities have on the adjacent residential land uses.
4. The adoption of the 2018 Comprehensive Plan provides for greater guidance for development to appropriately transition from more intense land uses to less intense land uses.
5. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions shall apply to the subject property:
 - a. Prohibited Uses:
 1. The sale or provision of wine, beer or alcoholic beverages, other than by the drink.
 2. Live entertainment and/or dancing.
 3. Cocktail lounges, brew-pubs and nightclubs.
 4. Automobile service stations.
 5. Arcades, including pinball and electronic games.
 6. Sale of firearms other than by federally licensed manufacturers, importers or dealers.
 7. Car washing establishments.
 8. Pool tables within an establishment, even as an accessory use.

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9. Automobile and vehicle refueling stations.
- b. Other Use Restrictions:
 1. A landscape buffer of at least twenty-five (25) feet in width shall be provided along the southern property boundary, with plantings as specified by Article 18-3(a)(1)2 of the Zoning Ordinance, including the retention of any tree that is at least 4" in diameter at breast height (DBH) in size. Any tree 4" DBH or larger may only be removed if diseased or dying, and only with the written permission of the Urban Forester.
 2. Outdoor lighting shall be shielded and directed away from any adjacent residential zone. Lighting attached to a pole or any structure shall be a maximum of twenty (20) feet in height.
 3. Any free-standing sign erected shall be a maximum of ten (10) feet in height.

These use and buffering restrictions are appropriate and necessary to ensure greater compliance with the 2013 Comprehensive Plan, and to provide protection to the adjacent residential land uses.

6. This recommendation is made subject to approval and certification of PLN-MJDP-22-00072: Fox 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. **VARIANCE** – a variance of the required front yard setback from twenty feet (20') to forty feet (40').

The Zoning Committee Recommended: **Postponement**.

The Staff Recommends: **Postponement** of the requested variance for the following reason:

1. To work with the applicant on a potential lesser variance and gain insight into operational concerns.

- c. **PLN-MJDP-22-00072: FOX PROPERTY** (1/29/2023)* - located at 2400 VERSAILLES ROAD, LEXINGTON, KY

Council District: 11

Project Contact: Barrett Partners Inc.

Note: The purpose of this plan is to depict redevelopment of the property and remove a conditional zoning restriction in the Neighborhood Business (B-1) zone.

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

1. Provided the Urban County Council approves the removal of conditional zoning restriction(s) in the B-1 zone, otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Provided the Planning Commission grants the requested front yard setback variance.
9. Resolve improvements to Versailles Road.
10. Denote: Kentucky Department of Transportation's approval of access on Versailles Road
11. Remove digital reference on menu board.
12. Discuss Placebuilder criteria.

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

4. **IVCP ATHENS SOUTH LLC ZONING MAP AMENDMENT & BOONESBORO MANOR (INTERSTATE PARK) ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-22-00023: IVCP ATHENS SOUTH LLC** – a petition for a zone map amendment from an Interchange Service Business (B-5P) zone, to a Highway Service Business (B-3) zone, for 30.24 net (37.36 gross) acres, for property located at 5380 and 5354 (a portion of) Athens-Boonesboro Road. In association with the application, the petitioner is seeking a conditional use permit to allow for the construction of a soccer stadium.

COMPREHENSIVE PLAN AND PROPOSED USE

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The applicant is seeking to rezone the subject property to the Highway Service Business (B-3) zone to allow for the construction of a 6,500 seat soccer stadium, training facility, and a medical treatment facility. To allow for the construction of the stadium, the applicant is also requesting a conditional use permit. The proposed development would be accessed from Doe Run Trail and a proposed access point a 1,000 feet west of the current access point.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. A restricted Highway Service Business (B-3) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives, and Policies, for the following reasons:
 - a. The proposed development supports infill opportunities (Theme A, Goal #2) by developing in an area that is meant for commercial or industrial development with a commercial development focused on economic development.
 - b. The proposed development will create jobs and prosperity by showcasing local assets, which will be specifically focused on the promotion and enhancement of sports tourism, entertainment and other quality of life opportunities that attract young, and culturally diverse professionals and a work force of all ages and talents (Theme C, Goal #1 and #2).
 - c. The proposed development will enhance Lexington's ability to host regional athletic tournaments through the inclusion of the soccer stadium and training facility (Theme C, Livability Policy #3 of the Comprehensive Plan).
2. The justification and corollary development plan are in agreement with the 2017 Rural Land Management Plan, for the following reasons:
 - a. The proposed rezoning will allow for greater utilization of property within the Blue Sky Rural Activity Center that support highway and interstate service commerce, while also allowing for greater flexibility for job production, which would target the production of employment at higher wages.
 - b. The proposed development is situated along the portion of the property that is most heavily impacted by light, air and sound impacts that are caused by Interstate 75 and is adequately buffered from the westernmost Agricultural Rural (A-R) zoning that abuts 5354 Athens Boonesboro Road.
 - c. The proposed development does not negatively impact the viewshed along Athens Boonesboro Road as the area is buffered by topographic variations and the established development along the roadway.
3. **Under the provisions of Article 6-7 of the Zoning Ordinance,** the following use restrictions are recommended via conditional zoning:
 - a. The following uses shall be prohibited:
 - i. Establishments and lots for the display, rental, sale, service, and minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
 - ii. Minor or major automobile and truck repair.
 - iii. Pawnshops.

- iv. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
- v. Retail sale of automotive parts with storage and distribution of inventory to other local establishments under the same ownership.

The restrictions are necessary and appropriate in order to restrict those land uses that could have a negative impact on the surrounding agricultural zones and Athens Boonesboro Road, a major gateway into the Lexington Fayette Urban County. These restrictions will protect the aesthetic character of the Athens Boonesboro Road gateway, as recommended by the 2017 Rural Land Management Plan (RLMP).

- 4. This recommendation is made subject to approval and certification of PLN-MJDP-22-00073: Boonesboro Manor (Interstate Park Property)(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** – In association with the zone change request for the property, the applicant is seeking a Conditional Use Permit within the Highway Service Business (B-3) zone to operate a stadium on property located at 5380 Athens Boonesboro Road and associated parking which extends into 5354 Athens Boonesboro Road.

The Zoning Committee Recommended: **Approval.**

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

- 1. Granting the requested conditional use permit should not adversely affect the subject property or surrounding properties since noise and lighting issues will be addressed to the extent possible, in order to minimize any negative effect they may have on surrounding property owners; access will be available and adequate to allow traffic to flow into and out of/away from the stadium without causing a significant negative impact on peak hour levels of service; and the location is to inaccessible arterial roadway; and illuminated signage will be screened from the public right-of-way.
- 2. Adequate public facilities will be available in the area to support the proposed stadium.
- 3. Parking will be provided in accordance with the submitted Parking Demand Mitigation Study, including shared parking with the adjacent proposed uses and should be adequate to serve the stadium use.

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

- a. Provided the Urban County Council approves the requested zone change to the B-3 zone, otherwise the requested conditional use shall be null and void.
- b. Any outdoor theater screen or illuminated scoreboard shall be screened from view so that it cannot be seen from Athens Boonesboro Road.
- c. There shall be no fireworks utilized on the site.
- d. The development shall be constructed in accordance with the approved Final Development Plan, or as amended by the Planning Commission.
- e. All necessary permits and approvals shall be obtained from the KY Transportation Cabinet, and Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
- f. Action of the Planning Commission shall be noted on the Development Plan for the subject property.
- g. The conditional use shall be operated in accordance with the submitted justification statement.
- h. Any outdoor lighting shall be directed downward and toward the interior of the site in order to minimize any light overflow onto adjoining or nearby properties.
- i. Hours of events held at the stadium shall be limited to no earlier than 7:00 a.m. and no later than 11:00 p.m.
- j. Timing of access and roadway improvements shall be determined at the time of the Final Development Plan, prior to the establishment of the conditional use.

- c. **PLN-MJDP-22-00073: BOONESBORO MANOR (INTERSTATE PARK) (AMD)** (1/29/2023)* - located at 5380 ATHENS-BOONSBORO ROAD, LEXINGTON, KY
Council District: 12
Project Contact: CMW, Inc.

Note: The purpose of this amendment is to depict the size and location of the proposed stadium and training facility, in support of the requested zone change from Interchange Service Business (B-5P) zone to Highway Service Business (B-3) zone.

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

1. Provided the Urban County Council approves the zone change to B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Department of Highway's approval of proposed access to Athens Boonesboro Road (KY 418).
9. Provided the Planning Commission approves the conditional use permit for a stadium.
10. Provided the Planning Commission accepts the Parking Demand Mitigation Study.
11. Resolve parking locational and connection standards.
12. Resolve stormwater management.
13. Resolve access to Athens Boonesboro Road at Doe Run Trail.
14. Resolve design and timing of new proposed access to Athens Boonesboro Road.
15. Resolve sanitary sewer connection and pump station upgrades.
16. Resolve bicycle/pedestrian infrastructure at roadway intersections and bicycle parking.
17. Discuss Placebuilder criteria.

5. **COWGILL DEVELOPMENT, LLC ZONING MAP AMENDMENT & CANDIA CORPORATION (LEGION DRIVE APARTMENTS) ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-22-00025: COWGILL DEVELOPMENT, LLC** (2/26/2023)* – a petition for a zone map amendment from a Neighborhood Business (B-1) zone, to a High Rise Apartment (R-5) zone, for 2.29 net (2.52 gross) acres, for property located at 340 Legion Drive.

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 High Rise Apartment (R-5) zone to allow for the construction of a three-story, multi-family residential structure and associated parking. The proposed structure is proposed to contain a total of 109 dwelling units, for a total density of approximately 48 dwelling units per net acre.

The Zoning Committee Recommended: **Approval**.

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

1. The requested High Rise Apartment (R-5) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives and Policies, for the following reasons:
 - a. The proposed development will accommodate the growing demand for housing in Lexington by seeking a high density residential building in a way that is respectful of the existing neighborhood's character and intensity (Theme A, Goal #1.b; Theme A, Goal #2.b).

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

- b. The proposed development will provide a well-designed neighborhood (Theme A, Goal #3) by designing the property to fit in the existing neighborhood and including activated entrances that improve pedestrian accessibility and neighborhood interaction in a safe and attractive manner (Theme A, Goal #3.a & b).
 - c. The proposed development will work to achieve an effective and comprehensive transportation system (Theme D, Goal #1) by making the property accessible to pedestrians, public transit, and commuters (Theme D, Goal 1.a & b).
 - 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. The site has been designed to emphasize connections to the existing development, minimize the visual impact of the provided parking areas, and reinforce the streetscape at along Legion Drive. This request is also in agreement with the Multi-family Design Standards, as it provides a pedestrian-oriented design and complements the established residential development, while increasing intensity as Legion Drive extends towards the South Broadway corridor.
 - b. The proposed rezoning includes safe facilities for the potential users, through the integration of the site with the established pedestrian facilities along the property's frontages. The applicant also proposes providing parking behind and to the side of the church and multi-family dwelling units and limits the amount of vehicular access points. The parking provided across Kentucky Avenue will be enhanced to limit the impact of the lot on the adjacent right-of-way. 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 and reduce the impact of the built environment and impervious surfaces by providing green infrastructure and integrating new stormwater facilities.
 - 3. This recommendation is made subject to approval and certification of PLN-MJDP-22-00077: Candia Corp (Legion Drive Apartments), 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-22-00077: CANDIA CORPORATION (LEGION DRIVE APARTMENTS)** (2/26/23)* - located at 340 LEGION DRIVE & 1250 SOUTH BROADWAY, LEXINGTON, KY
Council District: 10
Project Contact: Carman
- Note:** The purpose of this amendment is to depict proposed development for of a 3-story multi-family residential building with 109 dwelling units and parking, in support of the requested zone change from a Neighborhood Business (B-1) zone to a High Rise Apartment (R-5) zone.

The Staff Recommends: Approval, subject to the following revised conditions:

- 1. Provided the Urban County Council approves the zone change to R-5; otherwise, any Commission action of approval is null and void.
- 2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
- 3. Urban County Traffic Engineer's approval of street cross-sections and access.
- 4. Urban Forester's approval of tree preservation plan.
- 5. Greenspace planner's approval of the treatment of greenways and greenspace.
- 6. Department of Environmental Quality's approval if environmentally sensitive areas.
- 7. Addition of record plat information.
- 8. Addition of adjacent property information.
- 9. Addition of topography information.
- 10. Denote location and size of existing trees.
- 11. Denote 1250 South Broadway is not part of this amendment.
- 12. Discuss compliance with the Multi-Family Design standards.
- 13. Discuss Placebuilder criteria.

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

6. LEXINGTON HABITAT FOR HUMANITY INC ZONING MAP AMENDMENT & LANCASTER & KEISER PROPERTY OF BELT LAND CO. ZONING DEVELOPMENT PLAN

- a. **PLN-MAR-22-00026: LEXINGTON HABITAT FOR HUMANITY INC** – a petition for a zone map amendment from a Neighborhood Business (B-1) zone, to a Planned Neighborhood Residential (R-3) zone, for 0.10 net (0.12 gross) acres, for property located at 712 Lancaster Avenue.

COMPREHENSIVE PLAN AND PROPOSED USE

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This petitioner is proposing the Planned Neighborhood Residential (R-3) zone in order to construct a single-family residence in connection with the Habitat for Humanity non-profit organization. The proposal includes a 1,750 square-foot single-family residential dwelling, with a 286 square-foot attached garage and driveway access on to Lancaster Avenue.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The requested High Rise Apartment (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives and Policies, for the following reasons:
 - a. The request will activate an underutilized parcel within the Infill and Redevelopment Area in order to develop additional affordable housing (Theme A, Goal #2).
 - b. The request will strengthen opportunities for housing affordability by introducing additional affordable housing stock into the East End Community Development Corporation neighborhood (Theme A, Goal #1.d).
 - c. By matching the existing setbacks and established pattern of single-family residential land use, the proposal respects the design and context of the surrounding area (Theme A, Goal #2.b).
2. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed development meets Equity Policies #1 and #2 by increasing the supply of affordable housing within the community.
 - b. The proposed single-family residential development meets Design Policy #4 by providing development that matches the surrounding single-family residential context of this portion of Lancaster Avenue.
 - c. The proposed change to the Planned Neighborhood Residential (R-3) zone allows for the potential of higher density residential redevelopment of the parcel in the future, which meets Density Policy #2.
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 it will intensify an underutilized property in a manner that utilizes the existing topography, at a pedestrian friendly scale.
 - b. These proposed rezoning addresses the Transportation and Pedestrian Connectivity development criteria, as the proposed development maintains the existing pedestrian infrastructure and connectivity present on-site.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape and has no impact on environmentally sensitive areas.
4. This recommendation is made subject to approval and certification of **PLN-MJDP-22-00081 LANCASTER & KEISER PROPERTY OF BELT LAND CO** 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-22-00081: LANCASTER & KEISER PROPERTY OF BELT LAND CO.** (2/26/23)* - located at 712 LANCASTER AVENUE, LEXINGTON, KY
Council District: 1
Project Contact: Habitat for Humanity

Note: The purpose of this plan is to depict a single family home, in support of the requested zone change from a Neighborhood Business (B-1) zone to a Planned Neighborhood Residential (R-3) zone.

The Subdivision Committee Recommended: Postponement. There are questions about compliance with Article 21 of the Zoning Ordinance

Should this plan be approved, the following conditions should be considered:

1. Provided the Urban County Council approves the zone change to R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Division.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Addition of all required information per Article 21 of the Zoning Ordinance.
10. Discuss Placebuilder criteria.

7. **LIBERTY PARK DEVELOPMENT LLC ZONING MAP AMENDMENT & ROSE H. BRIGDEN & MARK MCCLURE PROPERTY, TRACT A ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-22-00027: LIBERTY PARK DEVELOPMENT LLC** (2/26/2023)* – a petition for a zone map amendment from a Single Family Residential (R-1D) zone, to a Planned Neighborhood Residential (R-3) zone, for 0.97 net (1.15 gross) acres, for property located at 2819 Liberty Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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This petitioner is proposing the Planned Neighborhood Residential (R-3) zone in order to construct an attached single family development. As proposed, the development consists of thirteen 1,500 square-foot townhouse units, featuring attached 240 square-foot garages. Supplemental parking areas for the townhouses are being provided in front of the structures, along Liberty Road. A central connection to Liberty Trail is proposed to the rear.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Postponement, for the following reasons:

1. The zone change application should describe in greater detail how they meet the Goals, Objectives and Policies, specifically those regarding the orientation of the structures, parking, and the proposed improvements to multi-modal connectivity.
2. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the Enhanced Neighborhood Place-Type, and the Low Density Residential Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS5-3 Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - b. A-DS5-2 Roadways should provide a vertical edge, such as trees and buildings.

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

c. 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.

- b. **VARIANCE** - As part of their application, the petitioner is also seeking a dimensional variance, requesting relief from the required rear setback from the adjoining Agricultural Urban (A-U) zone, as regulated in Article Fifteen of the LFUCG Zoning Ordinance.

The Zoning Committee Recommended: **Approval**.

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

1. Approval of the variance should not adversely affect the public health, safety, or welfare, nor should it create a hazard or nuisance to the public. The adjoining property to the rear is being utilized for a trail, not an agricultural use, and will benefit from the increased surveillance provided by the planned townhomes.
2. The lot's unique shape is a special circumstance that limits where development can occur on the site, and disproportionately increases the impact of the increased rear setback.
3. The increased setbacks required by the Ordinance unreasonably restrict the applicant's use of this property by significantly reducing the site's buildable area.
4. The circumstances of this variance are not a result of actions taken by the applicant subsequent to the adoption of the Zoning Ordinance.

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

- a. Provided the Planning Commission and Urban County Council approve the requested zone change to the R-3 zone, otherwise the requested variances 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-22-00080: ROSE H. BRIGDEN & MARK MCCLURE PROPERTY, TRACT A** (2/26/23)* - located at 2819 LIBERTY ROAD, LEXINGTON, KY
Council District: 6
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict a townhome development in support of the requested zone change from Single-Family Residential (R-1C) zone to Planned Neighborhood Residential (R-3) zone.

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

1. Provided the Urban County Council approves the zone change to R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Correct landscape buffer notations to building line on plan face and note #15.
9. Delete parking requirements from site statistics.
10. Dimension sidewalks.
11. Addition of access easement cross-section.
12. Denote existing and proposed easements.
13. Provided the Planning Commission makes a finding on the access easement.
14. Discuss compliance with parking requirements of Article 16 of the Zoning Ordinance.
15. Discuss Placebuilder criteria.

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

8. AU ASSOCIATES, INC ZONING MAP AMENDMENT & NDC PROPERTY, UNIT 1A, LOT 11, UNIT 3 (WELLINGTON PARK) (AMD) ZONING DEVELOPMENT PLAN

- a. **PLN-MAR-22-00028: AU ASSOCIATES, INC** (2/26/2023)* – a petition for a zone map amendment from a Professional Office (P-1) zone, to a Planned Neighborhood Residential (R-3) zone, for 2.00 net (2.50 gross) acres, for property located at 410 Sporting Court (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner proposes the rezoning of a portion of the subject property to the Planned Neighborhood Residential (R-3) zone to allow for the construction of a three-story, affordable multi-family residential structure focused on serving Lexington's aging population. The proposed structure is planned to contain a total of 30 dwelling units, for a total density of 15 dwelling units per net acre.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives and Policies, for the following reasons:
 - a. The proposed project will encourage expanded housing choices (Theme A, Goal #1), by offering additional housing options along the Reynolds Road corridor that are convenient to the various commercial opportunities, public parks, and social services in the area.
 - b. The proposed development will infill a current vacant portion of property and accommodate the growing demand for housing in Lexington by seeking a higher density residential building (Theme A, Goal #1.b; Theme A, Goal #2).
 - c. The proposed development will provide a well-designed neighborhood (Theme A, Goal #3) by focusing on a pedestrian first design and including activated entrances that improve pedestrian accessibility (Theme A, Goal #3.a & b).
 - d. The proposed development will meet the goals of providing safe and affordable housing options to meet the need of all peoples within Lexington (Theme A, Goal #1.c; Goal #2.d; and Equity Policy #2; Theme D, Support Policy #9).
 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. The site has been designed to emphasize connections to the existing development, minimize the visual impact of the provided parking areas, and reinforce the streetscape at along the proposed access easement. The proposed development will also directly tie into the adjacent Wellington Park. This request is also in agreement with the Multi-family Design Standards, as it provides a residential development with a pedestrian oriented design into an area that is primarily commercial in character.
 - b. The proposed rezoning meets the Transportation and Pedestrian Connectivity development criteria, as the proposal will activate the frontage of the proposed development and creates pedestrian connections throughout the site that allows for safe connections to the established pedestrian systems and transit stops.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will increase tree canopy coverage through additional VUA screening, landscaping islands, and the requirements of the R-3 zone.
 3. This recommendation is made subject to approval and certification of **PLN-MJDP-22-00082: NDC Property Unit 1A, Lot 11, Unit 3 (Wellington Park)(AMD)**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. **PLN-MJDP-22-00082: NDC PROPERTY, UNIT 1A, LOT 11, UNIT 3 (WELLINGTON PARK)** (2/26/23)* - located at 410 SPORTING COURT, LEXINGTON, KY
Council District: 9
Project Contact: Prime Engineering

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

Note: The purpose of this plan is to depict a multi-family residential building with 30 dwelling units, in support of the requested zone change from a Professional Office (P-1) zone to a Planned Neighborhood Residential (R-3) zone.

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

1. Provided the Urban County Council approves the zone change to R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. United States Postal Service Office's approval of kiosk locations or easement.
7. Delete note #14.
8. Clearly denote lot coverage and floor area ratio per Article 21 of the Zoning Ordinance.
9. Delete setback and side yard reference, and label as landscape buffer.
10. Clarify proposed access easement and improve legibility of proposed/approved roadway.
11. Align proposed access with approved access easement at southwest corner of site.
12. Denote: Compliance with multi-family design standards shall be determined at time of the Final Development Plan.
13. Denote the transition/extension of the proposed access easement to Sporting Court should be determined at the time of the Final Development Plan.
14. Discuss Placebuilder criteria.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA-22-00019: AMENDMENT TO ARTICLE 8-2(D): ATHLETIC FIELDS AND STRUCTURES** – a petition for a Zoning Ordinance text amendment to allow athletic fields with lighting and loud speakers in the Agricultural Buffer (A-B) zone as a conditional use and to increase the allowable structure size from 10,000 sq ft to two percent of the lot.

INITIATED BY: SAYRE SCHOOL

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval of the staff alternative.**

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

1. The proposed amendment is reflective of the intent of the Agricultural Buffer (A-B) zone and allows for greater conformity with the allowable conditional uses within the Agricultural Rural (A-R) zone. Conditional uses near Blue Sky would have less impact because of development in existence along the Interstate interchange.
2. This text amendment is very limited in scope, and will not threaten the agricultural economy in the Rural Services Area.
3. The proposed amendment promotes the retention of larger lots within the Agricultural Buffer (A-B) zone, which would allow for an easier transition back to a traditional agricultural land used should a conditional use no longer be active.

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

- A. PUBLIC HEARING ON GOALS AND OBJECTIVES OF COMPREHENSIVE PLAN** – The staff will request the Planning Commission take action to formally amend the 2023 Meeting & Filing Schedule to add a public hearing on Thursday, February 16, 2023, beginning at 1:30 p.m., to consider adopting the Goals and Objectives of the Comprehensive Plan - *Imagine Lexington 2045*.

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

December 2022

Planning Commission Work Session

There was no scheduled work session in December.

Goal 4 Work Group

The Goal 4 Report was presented by Council staff to the Planning Commission on December 8, 2022 and public comment was heard on the topic.

Accessory Dwelling Units

Staff had two new ADU pre-apps in December

Imagine Lexington

Staff continued to implement items of the 2018 Comprehensive Plan and updated the Imagine Lexington Website to reflect these implementations.

Long-Range staff continued work on Imagine Lexington 2045 Goals & Objectives and began initial preparation for the elements and implementation phase.

Social Media

Staff continued to maintain the Imagine Lexington Facebook, Twitter, and Instagram social media accounts.

ZONING COMPLIANCE PLANNING ACTIVITY REPORT**Board of Adjustment**

Six (6) applications were on the agenda for consideration by the Board of Adjustment at their regular meeting on January 9, 2023. Five (5) of the applications were requests for variances. Four (4) of those requests were approved by the Board and the other one (1) was disapproved. One (1) of the applications was a request for a conditional use permit for a home-based beauty salon, which was approved by the Board.

The Board also held their yearly election of officers for. Those officers will remain the same as the previous year: Raquel Carter, Chair; Chad Needham, Vice-chair; Harry Clarke, Secretary.

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT**1.0 Transportation System Data & Monitoring**

- Began to collect system data and conducting data analysis tasks for the 2050 Metropolitan Transportation Plan (MTP).
- Continued to review and collect relevant regional freight study data.
- Several staff continued StreetLight tutorials for the transportation insight data platform.
- Met with Traffic Engineering staff to prepare StreetLight Insight traffic data analytics and demos for the CMAQ committee meeting of December.
- Continued update of GIS layers for traffic counts, truck volumes, bridge condition, traffic crashes and severity.
- Continued work constructing and formatting GIS Story Map for the MPO website to show transportation projects.
- Analyzed KYTC and MPO area pavement and travel time reliability data and presented recommended targets to the TTCC.
- Compiled count data for bicycle and pedestrian use on shared use paths in Lexington.

2.0 Identify & Prioritize Projects

- Reviewed draft report for the East Lex Trail Connectivity & Safety Study.
- Drafted an MOA for local funds for the Virginia / Red Mile / Forbes Rd Trail Safety Study.
- Attended meeting on Resiliency planning and its role in developing the Metropolitan Transportation Plan

3.0 Program & Project Implementation

- 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.
- Continued work on a MPO-Level Complete Streets Policy including a presentation a revised draft to the TTCC.
- Received LFUCG Council approval of the Lexington Complete Streets Policy. Conducted two internal meetings to begin formulating a work plan and next steps to begin implementing the policy.
- Addressed 2 bus shelter inquiries, including field visits.
- Continued work on multimodal transportation corridor conceptual projects and traffic calming standards at intersections.
- Prepared and submitted 2022 Annual Federal Obligations report summarizing all projects for which federal funds were authorized during the prior fiscal year.

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 inquiries and conducted meetings with development groups to work through requirements for multi-modal compliance with the subdivision regulations.
- Attended seven 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.
- Held transit focused stakeholder meeting for the Imagine New Circle Plan.
- Held joint pre-proposal webinar with KYTC and Lextran for consultants interested in submitting proposals for the Nicholasville Road Transportation & Transit Feasibility Study.
- Held internal Imagine Nicholasville Road Implementation Team meeting.

5.0 Participation & Outreach

- Continued discussions with and received quote from behavior-change platform Love to Ride for increasing bicycle/scooter ridership in upcoming fiscal year
- Continued work on the Lexington Bicycle Map
- Continued work to update the MPO's Participation Plan
- Started coordinating with EQPW PIE team for social media outreach in the new calendar year.
- Social media:
 - Promoted monthly BPAC meeting
 - Cross-posted Lextran's Southern Lights holiday service
 - Announced LFUCG adoption of Complete Streets policy
 - Promoted Green Check program (cross-posted from Liv Green Lex)
 - Started staff spotlight series: profiling certified League Cycling Instructors on LFUCG staff
 - Promoted Lextran's inclement weather safety tips
 - Posted resources for safe cycling in winter weather
 - Shared traffic updates (e.g., Clays Mill Road opening)
 - Cross-posted LexPark's "Food for Fines" program
 - Shared Lexington KY Emergency Management tips for safe driving
- MPO Facebook has 3,631 followers (+2 followers from Nov's 3,629); 5 posts; reached 302 users; and had 12 engagements in December.
- MPO Twitter has 2,006 followers, reached 726; had 4 tweets with 15 engagements; and 183 profile visits in December.
- LexBikeWalk Facebook page had 4,628 followers (+1 followers); 7 posts; reached 2,731 users; and had 101 engagements in December.
- LexBikeWalk Instagram page had 541 followers (+19 followers); 4 posts; reached 1,133 users; and had 127 engagements in December.

6.0 Program Administration

- Prepared meeting packet and minutes for the Bicycle Pedestrian Advisory Committee (BPAC), Congestion Management Air Quality (CMAQ) Committee, and Transportation Technical Coordinating Committee (TTCC).

- Developed MPO Budget Expense Request Form and Instructions of Utilizing the Request Form
- Viewed Lextran board meeting.
- Conducted weekly MPO Staff Meetings.
- Attended Commission for People with Disabilities meeting.
- Coordinated with FTSB Director to oversee financial matters.
- Attended Corridors Commission meeting.
- Attended AMPO Leadership Forum
- Attended Jessamine County Transportation Task Force meeting.
- Attended KYTC Electric Vehicle Infrastructure Planning meeting.
- Prepared and submitted MPO Title VI Plan documentation to KYTC Office of Transportation Delivery.
- Initiated LFUCG Council approval of FTA contract Amendment #1
- Attended the following Webinars / Workshops / Conferences:
 - Climate Mitigation and Adaptation Primer for Planners APA Webcast

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 FEBRUARY 2023

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	February 2, 2023
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	February 2, 2023
Subdivision Items Public Hearing, Thursday, 1:30 p.m. in Council Chambers, 2nd Floor, Gov't Center.....	February 9, 2023
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	February 16, 2023
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building.....	February 22, 2023
Zoning Items Public Hearing, Thursday, 1:30 p.m, in Council Chambers, 2nd Floor, Gov't Center	February 23, 2023

X. ADJOURNMENT