

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

October 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 August 24, 2023 meetings will be considered by the Planning Commission at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, October 5, 2023 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Judy Worth, Janice Meyer, and Mike Owens. Other Committee members present were Vaughan Adkins, Division of Engineering; and Steven Parker, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Tom Martin, Daniel Crum, Cheryl Gallt, Autumn Goderwis, Paula Schumacher, Greg Lengal, Division of Fire and Emergency Services; and Chris Dent; Division of Water Quality. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria: (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
(2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
(3) no discussion of the item is desired by the Commission, and
(4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
(5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

- V. **ZONING ITEMS** - The Zoning Committee met on October 5, 2023, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Larry Forester, Robin

Michler, Zach Davis, William Wilson, Graham Pohl, and Bruce Nicol. Staff members present were; Traci Wade, Chris Taylor, Autumn Goderwis, Tom Martin, Bill Sheehy; as well as Brittany Smith, Department of Law.

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. 214 WALLER AVENUE, LLC ZONING MAP AMENDMENT AND OT & ELIZABETH ROBINSON DEVELOPMENT PLAN

- a. **PLN-MAR-23-00009: 214 WALLER AVENUE, LLC** (11/5/2023)* – a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Lexington Center Business (B-2B) zone, for 0.1138 net (0.1868 gross) acres for property located at 416 & 418 W. Maxwell Street.

COMPREHENSIVE PLAN AND PROPOSED USE

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

The petitioner is proposing to modify an existing 3,874 square-foot structure to establish four dwelling units, for a density of 29.9 units per acre. The applicant is proposing an access drive from W. Maxwell Street leading to an unloading area behind the building, with no on-site parking proposed.

The Zoning Committee Recommended: **Postponement**.

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

1. The applicant should provide further justification for the appropriateness of the Low-Density Residential Development Type within the proposed Downtown Place-Type.
2. The applicant should address the following Goals and Objectives of the Comprehensive Plan:
 - a. Accommodate demand for housing in Lexington responsibly, prioritizing higher-density and a mixture of housing types (Theme A, Objective #1.b).
 - b. Respect the context and design features of the areas surrounding development projects and develop design standards that ensure compatibility with the existing urban form (Theme A, Objective #2.b).

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- c. Implement the Complete Streets policy, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit, and other vehicles (Theme D, Objective #1.a).
- 3. The applicant should provide information on how the request is in agreement with the Policies of the Comprehensive Plan.
- 4. The zone change application for the subject properties, as proposed, does not completely address the development criteria for a zone change within the Downtown Place Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS3-1: Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 - b. A-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.
 - c. A-DS5-3: Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - d. A-DS5-4: Development should provide a pedestrian-oriented and activated ground level.
 - e. 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.
 - f. A-EQ3-2: Development on corridors should be transit oriented (dense and intense, internally walkable, connected to adjacent neighborhoods, providing transit infrastructure & facilities).

b. PLN-MJDP-23-00045: OT & ELIZABETH ROBINSON PROPERTY (11/5/2023)* - located at 416 & 418 W. MAXWELL STREET, LEXINGTON, KY

Council District: 3

Project Contact: Vision Engineering

Note: The purpose of this plan is to depict residential development, in support of the requested zone change from a Wholesale and Warehouse Business (B-4) zone to a Lexington Center Business (B-2B) zone.

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

1. Provided the Urban County Council approves the zone change to B-2B; 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. Denote proposed pedestrian access to units 3 and 4.
7. Delete "office units" in site statistics.
8. Denote sanitary sewer service to proposed units shall be determined at time of final development plan.
9. Discuss need for proposed driveway width at rear of property.

2. CLEAR OPTIKS, LLC ZONING MAP AMENDMENT AND FIRST SECURITY NATIONAL BANK (AMD) DEVELOPMENT PLAN

- a. **PLN-MAR-23-00011: CLEAR OPTIKS, LLC** (10/26/23)* – a petition for a zone map amendment from a Professional Office (P-1) zone to Neighborhood Business (B-1), for 0.6130 net (1.04 gross) acres, for property located at 1617 Clays Mill Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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The applicant is seeking to utilize the existing 2,322 square-foot vacant bank structure on the property as a restaurant/ coffee shop. The applicant proposes to continue to utilize the existing accessory drive-through facilities present on the site in order to serve the proposed use. The change in use will be accompanied by a

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minor change in the parking lot configuration to support a 16-seat outdoor dining area and a total of 18 parking spaces.

The Zoning Committee Recommended: **Approval**.

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

1. The requested Neighborhood Business (B-1) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning addresses the goal of growing successful neighborhoods by supporting infill and redevelopment throughout the Urban Service Area (Theme A, Goal #2.b), while also re-activating a site on one of Lexington's most significant corridors (Theme E, Goal #1.d).
 - b. The proposed project includes a neighborhood-oriented restaurant use that features extensive connections to several pedestrian networks and neighborhoods (Theme A, Goal #3.b)
 - c. By utilizing an already developed site, the proposed development minimizes the disruption of natural features of the site (Theme E, Goal #3.c)
 - d. At the proposed scale, the development provides an accessible, neighborhood level commercial area (Theme A, Design Policy #12).
 - e. The request introduces a neighborhood restaurant use into an area that lacks walkable dining options (Theme A, Density Policy #3).
 - f. The request will maintain the existing sidewalk networks and provide bicycle facilities on-site in order to promote connectivity (Theme B, Sustainability Policy #2).
 2. The justification and corollary development plan are in agreement with the development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as the use remains at an appropriate scale for the low density residential and commercial development in this area, provides for a neighborhood scale restaurant use that is not present in the vicinity, and utilizes outdoor dining areas to activate the frontage for pedestrians.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity as it maintains an extensive pedestrian network that served the previous bank use, and provides for direct and accessible linkages to transit along a major corridor.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape, and limits the impacts on the surrounding environment.
 3. This recommendation is made subject to approval and certification of PLN-MJDP-23-00049: FIRST SECURITY NATIONAL BANK (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-23-00043: FIRST SECURITY NATIONAL BANK (AMD) (10/26/2023)* - located at 1617 CLAYS MILL ROAD, LEXINGTON, KY

Council District: 10

Project Contact: Barrett Partners, Inc

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

Note: The purpose of this development plan is to convert a bank to a restaurant, in support of the requested zone change from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone.

The Staff Recommends: **Approval**, subject to the following revised 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.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscaping buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.

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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 area for bicycle parking.
14. Discuss Placebuilder criteria.

3. **LEXINGTON HABITAT FOR HUMANITY ZONING MAP AMENDMENT AND DELONG ADDITION LOTS 17, 18, AND 19 DEVELOPMENT PLAN**

- a. **PLN- MAR-23-00014: LEXINGTON HABITAT FOR HUMANITY** (12/4/2023)* – a petition for a zone map amendment from Neighborhood Business (B-1) zone to a Planned Neighborhood Residential (R-3) zone, for 0.56 net (0.79 gross) acres for properties located at 220, 224, 226, 228 E. Seventh Street and 628 Maple Street.

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner is proposing the Planned Neighborhood Residential (R-3) zone in order to construct seven attached townhomes in connection with the Habitat for Humanity non-profit organization. The proposed dwelling units will be two-story units, with a total residential density of 12.5 units per acre. Each unit will have an individual rear driveways that will connect to Foster Alley to the rear.

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 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - g. The proposal will expanding housing choices (Theme A, Goal #1) and will allow for a greater mixture of housing types by introducing new single-family attached residential units (Theme A, Objective #1.b).
 - h. The request will activate an underutilized parcel within the Infill and Redevelopment Area in order to develop additional housing (Theme A, Goal #2).
 - i. The proposal encourages safe interactions within the neighborhood by reinforcing the streetscape to create a more inviting and walkable pedestrian environment (Theme A, Goal #3).
 - j. The request will strengthen opportunities for housing affordability by introducing additional affordable housing stock into the area (Theme A, Objective #5.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 proposal's new single-family attached development product is in keeping with the scale and intensity of development in the surrounding area (Theme A, Design Policy #4).
 - b. The proposed development will increase the supply of affordable housing within the neighborhood (Theme A, Equity Policies #1 and #2).
 - c. The request will reinforce the Maple Avenue and E. Seventh Street streetscapes, resulting in a more walkable block (Theme A, Design Policy #5).
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 as the request intensifies a series of underutilized parcels within the Infill and Redevelopment area, creates a safer pedestrian environment by removing parking areas along Maple Avenue, activates both road frontages, and locates parking to the rear of the development.

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- 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, will increase the overall tree canopy, and has no impact on environmentally sensitive areas.
4. This recommendation is made subject to approval and certification of PLN-MJSUB-23-00005 DELONG ADDITION, LOTS 17, 18, and 19 (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-MJSUB-23-00005: DELONG ADDITION, LOTS 17, 18, and 19(AMD) (12/4/2023)* - located at 220-228 E. SEVENTH STREET & 628 MAPLE AVENUE, LEXINGTON, KY

Council District: 1

Project Contact: Prime AE

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

Note: The purpose of this plan is to depict re-subdividing the property 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 : **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, storm and sanitary sewers.
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 protection area(s) and required street tree information.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Discuss Placebuilder criteria.

4. MEADOW OAKS FARM, LLC ZONING MAP AMENDMENT AND MEADOW OAKS UNIT 2 (ASHFORD OAKS) DEVELOPMENT PLAN

- a. **PLN-MAR-23-00015: MEADOW OAKS FARM, LLC** (12/4/23)* – a petition for a zone map amendment from an Expansion Area Residential 2 (EAR-2) zone to a Community Center (CC) zone, for 5.64 net and gross acres, for property located at 3320 Feliciana Lane (a portion of) and 6800 Man O War Boulevard (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner is proposing a six-story, 75-foot tall structure that would contain a lower parking structure, common area courtyards, and associated residential amenities (gym, meeting space, etc.). The proposal would include a total of 250 residential units, with a total bedroom count of 700, and a residential density of 116.65 units per acre. The petitioner proposes a total of 175 on-site parking spaces for the development, with an additional 75 spaces available to rent off-site. The request also calls for maintaining the existing two-story

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residential structure at 245 Stone Avenue. The petitioner has indicated that this development will be geared toward student housing for those attending the University of Kentucky, but will not be limited to that population.

The Zoning Committee Recommended: **Postponement**.

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

1. The applicant should provide a justification for the appropriateness of the chosen Community Center (CC) zone within the chosen Place-Type and Development Type.
2. The applicant should provide further information on how the proposal is in line with the policies of the 2018 Comprehensive Plan.
3. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the New Complete Neighborhood Place Type, and the Medium Density Non-Residential/Mixed Use Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS7-1 Parking should be oriented to the rear of the property for non-residential or multi-family residential development.
 - b. A-DS5-3 Building Orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - 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.
 - d. D-PL2-1 Developments should aim to provide a neighborhood-serving use that does not already exist in the vicinity, or that fills a specific need.

b. PLN- MJDP-23-00056: MEADOW OAKS, UNIT 2 (ASHFORD OAKS) (AMD) (12/4/23)* - located at 3320 FELICIANA WAY and 6810 MAN O' WAR BOULEVARD, LEXINGTON, KY

Council District: 12

Project Contact: EA Partners

Note: The purpose of this plan is to depict development of a hotel, mixed-use dwelling units, and open space in support of the requested zone change from an Expansion Area Residential 2 (EAR-2) zone to a Community Center (CC) zone.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding landscape buffers and compliance with CC zone requirements.

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

1. Provided the Urban County Council approves the zone change to CC; 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. Denote building coverage and Floor Area Ratio per Article 21 requirements.
10. Dimension pool and hardscape area.
11. Denote no direct access to Man O War Boulevard.
12. Denote final record plat information.
13. Discuss parking access relative to Man O War Boulevard.
14. Discuss proposed zone-to-zone landscape buffer.
15. Discuss number of residential units proposed in hotel structures per CC zone special provisions.
16. Discuss Placebuilder criteria.

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5. RED DRAW DEVELOPMENT, LLC ZONING MAP AMENDMENT AND PLEASANT RIDGE SUBDIVISION DEVELOPMENT PLAN

- a. **PLN- MAR-23-00017: RED DRAW DEVELOPMENT, LLC** (12/5/23)* – a petition for a zone map amendment from a Single Family Residential (R-1B) zone and Planned Neighborhood Residential (R-3) zone, to a Medium Density Residential (R-4) zone, for 2.668 net (3.103 gross) acres for property located at 2156, 2176, 2184 Liberty Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner is proposing a multi-family residential development consisting of seven three-story apartment buildings, with a club house, pool, and associated parking areas. The applicant is proposing a total of 168 units, for a total residential density of 22.3 units per net acre.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Postponement, for the following reasons:

1. The applicant should provide information relating to their public outreach efforts.
2. The application should provide information on compliance with the following Policies of the 2018 Comprehensive Plan.
 - a. Multi-family residential development must comply with the Multi-Family Design Standards (Theme A, Design Policy #3).
 - b. Design car parking areas so as not to be the primary visual component of the neighborhood (Theme A, Design Policy #7)
3. The zone change application for the subject properties, as proposed, does not completely address the development criteria for zone change within the Enhanced Neighborhood Place Type, and the Medium Density Residential Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS3-1: Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 - b. A-DS7-1: Parking should be oriented to the interior or rear of the property for nonresidential or multi-family developments.

- b. **PLN-MJDP-23-00063: PLEASANT RIDGE SUBDIVISION** (12/5/2023)* - located at 2156, 2176, & 2184 LIBERTY ROAD, LEXINGTON, KY

Council District: 6

Project Contact: Vision Engineering

Note: The purpose of this plan is to depict multi-family residential complex with 168 dwelling units, in support of the requested zone change from a Single Family Residential (R-1B) zone and a Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone.

The Subdivision Committee Recommended: Postponement. The tree inventory map (TIM) was not submitted in accordance with Article 26.

1. Provided the Urban County Council approves the zone change to R-4; 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.

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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. Discuss tree inventory information required by Article 26 of the Zoning Ordinance.
8. Discuss Placebuilder criteria.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA-23-00006: AMENDMENT TO ARTICLES 1, 3, 8, 9, 12, AND 17 TO IMPLEMENT THE COMPREHENSIVE PLAN** (3/5/2024)* – a text amendment to the Zoning Ordinance to modernize the R-2, R-4, and R-5 zones and provide clear delineation between the B-1 and B-3 zones. The text also proposes density bonuses for affordable housing, creates a new Corridor Node (CN) zone for compact and walkable development, and updates related definitions.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION
 PROPOSED TEXT: Copies are available from the staff.
Staff will report at the meeting.

2. **PLN-ZOTA-23-00007: AMENDMENT TO ARTICLE 1, 3, AND 8 FOR SECOND KITCHENS, ACCESSORY LIVING QUARTERS, AND ACCESSORY DWELLING UNITS** (3/5/2024)* – a text amendment to update Articles 1, 3, and 8 of the LFUCG Zoning Ordinance to update the definitions and restrictions regarding second kitchens, accessory living quarters, and accessory dwelling units (ADUs).

INITIATED BY: URBAN COUNTY PLANNING COMMISSION
 PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval.**

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

1. The proposed text amendment is in agreement with the *Imagine Lexington 2045 Goals and Objectives*, Theme A, Goal 1, Objective b to accommodate the demand for housing in Lexington responsibly, prioritizing higher-density, and a mixture of housing types. Accessory dwelling units provide opportunities for gentle density in established neighborhoods.
2. The proposed text amendment is in agreement with the *Imagine Lexington 2045 Goals and Objectives*, Theme A, Goal 1, Objective c to plan for safe, affordable, and accessible housing to meet the needs of Lexington's aging population and residents with disabilities. Accessory dwelling units and accessory living quarters will support needs for affordable and accessible housing types that accommodate aging in place.
3. The proposed text amendment is in agreement with the *Imagine Lexington 2045 Goals and Objectives*, Theme A, Goal 2 to Support Infill and Redevelopment throughout the Urban Service Area as a strategic component of growth. Accessory dwelling units can provide an infill opportunity available throughout the Urban Service Area, offering equitable access to the entire community.
4. The proposed text amendment is in agreement with *Imagine Lexington 2045 Goals and Objectives*, Theme A, Goal 3, Objective a, to enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County. Making Accessory Dwelling Units a more feasible option will provide greater flexibility to all residents to create and utilize additional dwellings of a modest and compatible scale within a neighborhood context.

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

- A. Urban Growth Management**– The Planning Commission will consider the Urban Growth Management proposal to identify land outside the Urban Service Area in response to Council's direction through the 2023 Goals and Objectives to provide additional land for housing and jobs.

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

LONG RANGE PLANNING ACTIVITY REPORT

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September 2023

Planning Commission Work Session

The Planning Commission held a work session on September 21, 2023 where they discussed the annual update for Municipal Storm Sewer System (MS4), the Imagine Lexington 2045 Public Input Report, an update on the Urban Growth Management Advisory Committee, and the Planning Commission Meeting and Filing Draft Schedule for 2024.

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

Thirteen (13) applications were on the agenda for consideration by the Board of Adjustment at their regular meeting on September 11, 2023. Four (4) of those applications were requests for variances. Three (3) of those requests were approved by the Board and the other one (1) was disapproved. Eight (8) of the applications were requests for conditional use permits. Four (4) of those requests were approved, three (3) were disapproved, and one (1) was postponed. One (1) application was an administrative appeal to change one non-conforming use (retail) to another non-conforming use (office), which was approved by the Board.

The Board also recognized new and newly appointed members of the Board; Robert Sturdivant and Branden Gross.

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT

1.0 Transportation System Data & Monitoring

- Continued to collect system data and conducting data analysis tasks for the 2050 Metropolitan Transportation Plan (MTP 2050).
- Updated transportation-related GIS layers.
- Continued work on constructing and formatting GIS Story Map with Experience Builder for the MPO website to show transportation projects.

2.0 Identify & Prioritize Projects

- Continued work on the MTP 2050 update including release of a public survey and drafting goals & objectives that were presented to the Transportation Policy Committee at their September meeting,

3.0 Program & Project Implementation

- Held several internal meetings with LFUCG Mayor's Office to coordinate work on the Complete Streets Action Plan. Developed and released a public input survey to inform the Action Plan. Circulated a draft to all Division Directors and incorporated their feedback.
- Presented Imagine New Circle Road study recommendations to the TPC.
- 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.
- Reviewed 2023 repaving list for possible bike lane striping improvements as a part of routine maintenance.
- Attended 4-paving coordination meetings as an advisor for ADA sidewalk ramps and bike facilities design modifications.
- Advised Leadership Lexington Class on their Access to Play Project for the Lexington Trail Network.

- Attended a coordination meeting for a discretionary grant application that LFUCG is submitting to the FHWA Reconnecting Communities Program for the LFUCG - Unifying US 60 project. Attended debrief with FHWA on the unsuccessful RAISE grant application for the same project.
- Continued coordination with UK Occupational Vision Impaired program to do a field exercise for designers to improve crossings for the visually impaired at non-signal controlled intersections such as roundabouts and diverging diamond intersections.
- Processed the following TIP Modifications:
 - #37 - Wilson Downing Intersection Improvements
 - #38 - Rosemont Garden Sidewalks (Change Order), New Circle Rd - Leestown to Georgetown
- Held a Project Coordination Team meeting to track the status of projects in the TIP.
- Installed commissioned art in bus shelter on Third and Elm Tree Ln for Corridors Commission.

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 2 LFUCG pre-application meetings to provide transportation planning input on future land-use applications.
- Attended regular LFUCG Subdivision and Zoning Committee meetings.
- Attended regular Zoning Staff Review meeting.
- Attended LFUCG Board of Adjustment new case review meeting.
- Attended ZOTA coordination meeting.
- Held one project team meetings for the Nicholasville Rd Transportation Feasibility Study, Traffic and Transit Analysis. Worked on Travel Demand Model updates for various scenarios for further study analysis.

5.0 Participation & Outreach

- Continued initial public outreach campaign for MTP 2050 update
 - Distributed digital survey through website, social media, e-newsletters, email lists, partners
 - Tabled at Senior Center "I Know Expo" event
 - Survey materials shared by Wilmore BPAC at Wilmore Arts & Craft Festival
- Promoted Cycle September activities like Nature Hop 2023's Nature Ride
- Promoted Complete Streets public survey
- Continued planning for Glow Ride in early Nov
- Continued coordination with EQPW PIE team for social media outreach:
 - Promoted monthly BPAC meeting
 - Shared Complete Streets public survey
 - Promoted TPC meeting
 - Shared Town Branch Commons Trail award win
 - Cross-posted KYTC District 7 project/construction updates
 - Shared general info and behavior change posts on @LBW Instagram
- MPO website had 512 users, with 94% being new users, and 561 site visits in September
- MPO Facebook has 3,703 followers (+7 followers); 11 posts; reached 1,067 users; and had 26 engagements in September
- LexBikeWalk Facebook page had 4,695 followers; 4 posts; reached 1,382 users; and had 107 engagements in September
- LexBikeWalk Instagram page had 734 followers (+26 followers); 8 posts; reached 484 users; and had 86 engagements in September

6.0 Program Administration

- Prepared meeting packets and minutes for the Bicycle Pedestrian Advisory Committee (BPAC) and Transportation Policy Committee (TPC).
- Attended Lextran board meeting
- Coordinated with FTSB Director to oversee financial matters
- Attended Wilmore Bicycle and Pedestrian Advisory Committee meeting
- Attended LFUCG Pedestrian Safety Work Group meeting
- Attended Access Lexington meeting
- Attended Jessamine County Transportation Task Force meeting
- Submitted the MPO's Annual Performance and Expenditure Report for fiscal year 2023
- Received and reviewed the MPO's Certification Review Report
- Conducted weekly MPO Staff meetings
- Attended Bluegrass ADD Regional Transportation Committee meeting
- Attended the following Webinars / Workshops / Conferences:

- Inclusive Transportation – Rethinking Transportation Planning and Engineering
- Ohio/Kentucky/Indiana (OKI) Freight Conference
- EPA Programs, Tools, and Resources used for Evaluation and Quantification of Greenhouse Gas (GHG) Reduction Measures webinar
- Association of MPOs annual conference

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 November 2023

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	November 2, 2023
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	November 2, 2023
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov’t Center.....	November 9, 2023
Zoning Items Public Hearing , Thursday, 1:30 p.m, in Council Chambers, 2nd Floor, Gov’t Center.....	November 16, 2023
Technical Committee, Wednesday, 8:30 a.m., in Council Chambers	November 29, 2023
Work Session, Thursday, 1:30 p.m., in Council Chambers, 2 nd Floor, Gov’t Center	November 30, 2023
Comprehensive Plan Public Hearing, Thursday, 1:30 PM, in Council Chambers, 2nd Floor, Gov’t Center...	November 30,2023

X. ADJOURNMENT

TW/DC/RS-10/18/23

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