

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

February 22, 2024

- 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** – None 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, February 1, 2024 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Bruce Nicol, Mike Owens, and Judy Worth. Other 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, Daniel Crum, Cheryl Gallt, James Mills, Paula Schumacher, Greg Lengal and Embry Beaty; Division of Fire and Emergency Services, Brittany Smith and Tracy Jones; Department of Law. The Committee made recommendations on plans as noted.

General Notes

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

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

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

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

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

The procedure for these hearings is as follows:

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

1. Development Plans

- a. PLN-MJDP-23-00076: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON (AMD) (2/8/24)* - located at 4085 HARRODSBURG ROAD, LEXINGTON, KY

Council District: 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict retail buildings and development of 14 townhomes and 7 single family detached residential lots.

Note: The Planning Commission postponed this item at the December 14, 2023 and January 11, 2024 meetings.

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

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. Label the HOA lots.
14. Addition of vegetated and usable open space in site statistics.
15. Provided the Planning Commission makes a finding for the use of access easement.
16. Discuss compliance with Articles 16, 18 & 20 of the Zoning Ordinance.
17. Discuss changes to parking and open space from previous plan.

V. ZONING ITEMS – The Zoning Committee met on February 1, 2024, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Larry Forester, Zach Davis, William Wilson, Graham Pohl, Robin Michler, and Johnathon Davis. Staff members present were Traci Wade, Autumn Goderwis, Tom Martin, Daniel Crum, James Mills, and Bill Sheehy; as well as Tracy Jones, 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. UCD MIDLAND, LLC ZONING MAP AMENDMENT AND ARTHUR E ABSHIRE PROPERTY (LEXINGTON CUT STONE & MARBLE TILE CO) DEVELOPMENT PLAN

- a. **PLN- MAR-23-00022: UCD MIDLAND, LLC** – a petition for a zone map amendment from a Light Industrial (I-1) zone to a Downtown Frame Business (B-2A) zone, for 0.82 gross and 1.15 net acres for property located at 610 Winchester Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 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 the Downtown Frame Business (B-2A) zone in order to expand a planned mixed- use residential and commercial development onto 610 Winchester Road. The applicant's overall proposal includes the construction of two five-story multi-family residential structures. This request will increase the total number of units in the development from 182 to 266 dwelling units, for a residential density of 70 units per acre. The applicant proposes approximately 2,000 square feet of commercial space, located on the first floor. The associated parking will be located on the first floor of the structures, with surface parking along the rear of the property. The applicant is proposing an activated corner that will incorporate a future shared use trail improvement called the Liberty Trail.

The Zoning Committee Recommended: **Approval.**

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

1. The requested Downtown Frame Business (B-2A) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project will encourage expanded housing choices (Theme A, Goal #1), prioritizing higher density housing by adding 80 additional residential dwelling units (Theme A, Goal #1.a).
 - b. The proposed rezoning supports infill and redevelopment by infilling an industrial area that is now more appropriate for residential or mixed-use projects (Theme A, Goal #2.a; Theme E, Goals #1.c, 1.d).
 - c. The proposed project will prioritize multi-modal options to de-emphasize single occupancy vehicle dependence (Theme B, Goal #2.d), and support the Complete Streets concept, prioritizing a pedestrian first design that also accommodates the needs of bicycle, mass transit, and other vehicles (Theme D, Goal 1.a).
2. The requested Downtown Frame Business (B-2A) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed rezoning creates a people first design by providing expanded multi-modal connections and infrastructure (Theme A, Design Policy #1).
 - b. The proposal is in conformance with the Multi-Family Design Standards (Theme A, Design Policy #3).
 - c. The proposal activates the on-site structured parking using landscaping and wall openings, and locates the remaining lots to the rear of the property, where it is screened from view (Theme A, Design Policy #7).
 - d. The proposal concentrating higher density development along higher capacity roadways (Theme A, Density Policy #1).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the recommendations for Land Use, as the applicant's proposal creates new walkable neighborhood serving commercial opportunities (A-DN3-1), increases density (A- DN2-1; D-CO3-1), and provides for a mixing of uses (C-LI4-1).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides increased access to planned multi-modal trail systems, incorporates direct pedestrian linkages to the nearby transit stop (A-DS1-2), provides safe multi-modal connections to the surrounding development (A-DS4-1), and creates a walkable street with the use of trees and structures to incorporate vertical elements (A-DS5-2).

- c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as it will significantly increase the amount of green open space, and reduce the overall amount of impervious surface on-site (B-SU4-1). Additionally, the proposed development will add canopy coverage along the Midland Avenue and Winchester Road frontages (B-RE1-1).
- d. The request meets the requirements for Site Design, Staff finds that this request meets the requirements for Site Design, as the proposed development reinforces the streetscape along two arterial roadways(A-DS5-4), provides for additional interior programmable open space for the development (A-DS9-1; D-PL10-1) and provides for significant multi-modal improvements along Winchester Road (C-LI8-1).
- e. The request meets the criteria for Building Form, as the proposal is in agreement with the Multi- Family Design Standards (A-DS3-1), is at an appropriate scale for development along a major corridor (A-DS4-2), and uses a trail, open space, landscaping and articulation in order to activate the road frontage (A-DS5-3).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00005 Arthur E Abshire Property (Lexington Cut Stone & Marble Tile Co)(UCD Midland) 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-24-00005: ARTHUR E. ABSHIRE PROPERTY (LEXINGTON CUT STONE & MARBLE TILE CO.) (AMD) (4/1/24)* - located at 610 WINCHESTER ROAD, LEXINGTON, KY

Council District: 3

Project Contact: Prime AE

Note: The purpose of this plan is to depict the development of the site for multi-family units, in support of the requested zone change from a Light Industrial (I-1) zone to a Downtown Frame Business (B-2A) zone.

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

1. Provided the Urban County Council approves the zone change to B-2A; 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: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Dimension buildings A & B.
9. Dimension drive aisles in parking garages and surface lot.
10. Identify use of area between Building B and surface parking.
11. Dimension proposed dog run.
12. Delete required parking information.
13. Delete required additional front yard information.
14. Correct zone information in site statistics and denote existing zoning on plan face.
15. Provide documentation regarding proposed ground floor activation for parking per Article 16-11.
16. Denote location of bicycle parking.
17. Discuss compliance with Articles 16-6 and 16-11 the B-2A zone.
18. Discuss Placebuilder criteria.

2. PIZZA PIOS, LLC ZONING MAP AMENDMENT AND WARFIELD BELL SUBDIVISION (FOR FOX SAKE PROPERTY)DEVELOPMENT PLAN

- a. **PLN-MAR-24-00001: PIZZA PIOS, LLC** – a petition for a zone map amendment from a Light Industrial (I-1) zone to a Neighborhood Business (B-1) zone, for 0.0573 gross and 0.1265 net acres for property located at 469 and 471 Jefferson Street.

COMPREHENSIVE PLAN AND PROPOSED USE

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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 utilize the existing 800 square-foot structure at 471 Jefferson Street for a restaurant use. The applicant is proposing to remove existing on-site parking areas on 469 Jefferson Street for use as outdoor seating and patio space, and are proposing to provide additional landscape perimeter plantings.

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 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed use will provide for a neighborhood scale use that will encourage social interaction and provide a neighborhood focal point. (Theme A, Goal #3.b; Theme A, Goal #3.d).
 - b. The incorporation of outdoor patio space creates a more activated and engaging site for pedestrians (Theme D, Goal #2.a).
 - c. The request improves safety by removing on-site vehicular use area and emphasizing their multi-modal connections (Theme D, Goal #1.d).
 2. The requested Neighborhood Business (B-1) is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal adaptively reuses an existing structure to provide a use that is more appropriate for the surrounding residential context (Theme A, Design Policy #4).
 - b. At the proposed scale, the development provides an accessible, neighborhood level commercial area (Theme A, Design Policy #12).
 - c. The request introduces a neighborhood restaurant use into an area that lacks walkable dining options (Theme A, Density Policy #3).
 - d. The request reduces the amount of impervious surface on-site, and eliminates on-site vehicular use areas (Theme B, Sustainability Policy #4).
 3. The request is in agreement with the Development Criteria of the 2045 Comprehensive Plan, for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use as the request provides for low intensity neighborhood scale commercial activity that is well connected to the surrounding residential areas (E-GR9-2). The proposed restaurant use will be a community oriented place and service. In addition, the re-use is a pedestrian oriented commercial opportunity near several neighborhoods (A-DN3-1; E-ST8-2)
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability, as it retains the existing sidewalk network that serves the site (A-DS4-1), provides for access to the Legacy Trail network, creates a walkable street edge (A-DS5-2), and provides for a pedestrian connection to the transit stop at 4th Street (A-DS1-2).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency as the rezoning reduces the current amount of impervious surface and vehicular use area on site (B-SU4-1), and works to increase the tree canopy (B-REI-1).
 - d. The proposal meets the criteria for Site Design, as the request activates the road frontage by providing outdoor patio areas (A-DS5-4), avoids overparking (C-PS10-2), retains the existing public art mural on the structure (D-PL10-1), and provides connections to the surrounding residential uses (C-LI8-1).
 - e. The proposal meets the criteria for Building Form by adaptively re-utilizing the existing structure into a more compatible neighborhood-oriented use (E-GR4-1), and creating a pedestrian friendly atmosphere through the inclusion of the outdoor patio space (A-DS5-3).
 4. This recommendation is made subject to approval and certification of PLN-MJDP-23-00082 Warfield Bell Subdivision (For Fox Sake Property), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. PLN-MJDP-23-00082: WARFIELD BELL SUBDIVISION (FOR FOX SAKE PROPERTY) (4/1/24)* - located at 469 & 471 JEFFERSON STREET, LEXINGTON, KY**

Council District: 1

Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to use the existing building as a restaurant and add a patio, in support of the requested zone change from a Light Industrial (I-1) zone to a 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.
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. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
10. Revise name to match staff report.
11. Denote final record plat information.
12. Discuss Placebuilder criteria.

3. ANTHONY HUMPHRESS ZONING MAP AMENDMENT AND KIDWELL & OTIS PROPERTY (GOLF VIEW ESTATES) DEVELOPMENT PLAN

- a. PLN-MAR-24-00002: ANTHONY HUMPHRESS** – a petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone, for 0.458 gross and 0.600 net acres for property located at 800 and 802 Golfview Drive. The applicant is also requesting a variance to reduce the setback from the floodplain from 25 to 5 feet.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 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 the Townhouse Residential (R-1T) zone in order to construct a 10-unit attached townhome development, for a density of 21.83 units per acre. These structures are proposed to be three stories tall, with second and third floor rear decks. The applicant is proposing to create a rear parking area within the existing floodplain, with access from both Golfview Drive and Garrison Avenue.

The Zoning Committee Recommended: **Postponement**.

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

1. The Townhouse Residential (R-1T) zone is not a recommended zone for the applicant's choice in Place- Type and Development Type. The applicant should provide a justification for the choice in zone.
2. The applicant should provide further information on how the following Goals, Objectives, and Policies of the 2045 Comprehensive Plan are being met with this request:
 - a. Minimize disruption of natural features when building new communities (Theme A, Goal #3.c)
 - b. Identify and assess potential climate change impacts, including but not limited to, temperature, precipitation, extreme weather, agriculture, and human health (Theme B, Goal #2.b).
 - c. Provide development that is sensitive to the surrounding context (Theme A, Design Policy #4)
 - d. Conserve and protect environmentally sensitive areas, including sensitive natural habitats, greenways, and water bodies (Theme B, Protection Policy #2).
 - e. Reduce and mitigate negative environmental impacts of impervious surfaces and vehicular use areas (Theme B, Sustainability Policy #4).
3. The applicant should provide further information on how the following Development Criteria of the 2045 Comprehensive Plan are being met with this request:
 - a. B-PR2-1: Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.
 - b. B-PR9-1: Minimize grading and topsoil disturbance by utilizing the existing topography to the greatest extent possible and preserving key natural features.
 - c. B-RE5-1: Dividing floodplains into privately owned parcels with flood insurance should be avoided.

- d. B-SU4-1: Development should minimize or mitigate impervious surfaces.
- e. B-RE5-3: Floodplains should be incorporated into accessible greenspace, and additional protection should be provided to areas around them.

- b. **VARIANCE** – The applicant is also requesting a variance to reduce the setback from the floodplain from 25 to 5 feet.

The Zoning Committee Recommended: **Postponement.**

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

1. The applicant should provide further information on the necessity of the requested variance, and the feasibility of adapting the design or size of the development in order to request a lesser variance, or no variance at all.

- c. **PLN-MJDP-23-00003: KIDWELL & OTIS PROPERTY (GOLF VIEW ESTATES) (4/1/24)*** - located at 802 & 804 GOLFWAY DRIVE, LEXINGTON, KY

Council District: 11

Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a townhome development of 10 units, 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: **Approval**, subject to the following conditions:

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. Addition of proposed and Clarify purpose of existing 6' easement along western property line.
8. Provided the Planning Commission grants the requested variance to the floodplain setback.
9. Discuss location of dumpster in FEMA floodplain.
10. Discuss Placebuilder criteria.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA-23-00004: AMENDMENT TO ARTICLE 8-1, OUTDOOR RECREATION IN THE AGRICULTURAL RURAL(A-R) ZONE**– a text amendment to the Zoning Ordinance to amend Article 8 to remove baseball diamond from an accessory use to a conditional use.

INITIATED BY: Dr. Thomas Larkin

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **No Action**

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

1. Accessory baseball diamond uses in the A-R zone were examined during the Recreation and Tourism ZOTA in 2014, and at that time, were found to be appropriate to operate in the agricultural areas without any additional conditions. No information has been presented that there has been any substantial change that impacts the appropriateness of this accessory use in this zone, or that the applicant's issue is more widespread.
2. The proposal creates inconsistency between baseball uses and other similar outdoor non-commercial recreational uses.
3. The proposal creates inconsistency between the Agricultural Rural (A-R) zone and other agricultural zones.

4. The proposal would unreasonably restrict individuals wishing to utilize their property for recreational use.

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

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

LONG RANGE PLANNING ACTIVITY REPORT

January 2024

Planning Commission Work Session

The Planning Commission held a work session on January 18, 2024, where they discussed the Landscaping and Tree Protection Zoning Ordinance Text Amendment, received an update on the Urban Growth Master Plan, and discussed the Parliamentary Procedure Review.

Imagine Lexington

Staff continued to implement items of the 2045 Comprehensive Plan and updated the Imagine Lexington Website to reflect these implementations.

Long range staff and the consultants for the Urban Growth Master Plan continued to work with members of the community, private organizations, and other Divisions of the Urban County Government to gather information and input that will provide the foundation for the existing conditions.

Social Media

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

ZONING COMPLIANCE PLANNING ACTIVITY REPORT

Board of Adjustment

There were ten applications on the agenda for consideration by the Board of Adjustment at their meeting on January 8, 2024. Three of those applications were requests for variances. One of the requests was postponed to the February 12, 2024 meeting, one request was disapproved and the third request was approved by the Board.

Seven applications before the Board were requests were for conditional uses; four of which were requests for short term rentals. One of those applications for a short term rental was withdrawn by the applicant prior to the meeting. The other three requests for short term rentals were granted. The last three conditional use requests were to establish drive-through facilities; one for a restaurant, another for a retail use and the third for a bank. The application for drive-through facilities at a bank was postponed to the February 12, 2024 meeting and the other two requests were approved by the Board.

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT

1.0 Transportation System Data & Monitoring

- Conducted data analysis tasks for the 2050 Metropolitan Transportation Plan (MTP 2050) and developed maps for the MTP.
- Updated transportation-related GIS layers.
- Continued to work on constructing and formatting GIS Story Map with Experience Builder for the MPO website to show transportation projects.
- Continued collecting trip data on shared use paths.
- Coordinated with KYTC to draft a scope of work to update the LAMPO Transportation Model.
- Continued to monitor the progress for the KYTC to establish the declining CO₂ targets and report the targets per Greenhouse Gas (GHG) Emissions Performance Measure Final Rule.

2.0 Identify & Prioritize Projects

- Met with Lextran concerning MTP2050 future transit projects for plan prioritization.
- Continued to develop the MTP 2050 Plan including scoring projects and estimating funding levels for projects in future years.
- Drafted MTP 2050 content that included Congestion Bottlenecks, Freight Logistics, Intelligent Transportation System (ITS) networks, and Transportation Systems Management & Operations (TSMOs).
- Attended weekly staff meetings regarding LFUCG's Climate Pollution Reduction Plan. Identified transportation-related projects to submit the Climate Pollution Reduction Implementation Grant. Began work on a public outreach plan to seek input on the Implementation Grant.

3.0 Program & Project Implementation

- Presented the Complete Streets Action Plan at the LFUCG Council Work session.
- Issued a Request for Proposal for the Complete Street Design Manual project.
- 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.
- Coordinated a meeting with KYTC District 7, LFUCG Planning, Engineering and Traffic Engineering to discuss conceptual alternatives for the New Circle Rd (Trade Center to Woodhill) project.
- Continued work on the Love to Ride bicycle riding, safety, encouragement, and data collection platform. Executed the professional services agreement.
- Continued work on the Campus to Commons trail corridor study.
- Began work with EQPW greenway management team on the Greenways Management Plan
- Reviewed repaving projects for possible bike lane striping improvements as a part of routine maintenance.
- Met with KYTC District 7 and Central Office regarding the Safe Streets for All discretionary grant.
- Held a Project Coordination Team meeting to track the status of projects in the TIP.
- Continued work on Legacy Business Park on the wayfinding and signage design phase.
- Attended Via Creative meeting with Integrity Architecture to discuss plans for bus shelter on Main St.
- Processed the following TIP Modifications:
 - #42 – Alumni Drive SUP & Armstrong Mill Bike/Ped Improvements
 - #43 – Citation Trail – Section 2

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 two 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.
- Attended 2 Paris Pike Corridor Commission meetings.
- Began work with Drive Thru ZOTA team
- Held three project team meetings for the Nicholasville Rd Transportation Feasibility Study, Traffic and Transit Analysis. Completed Travel Demand Model updates for various scenarios for further study analysis.

5.0 Participation & Outreach

- Continued coordination with EQPW PIE team for social media outreach:
 - Promoted monthly BPAC meeting
 - Promoted TPC meeting
 - Shared KYTC D7 project updates
 - Shared LFUCG traffic engineering/engineering project updates
 - Shared best practices for traveling in cold and rainy weather
- Continued planning for 2024 outreach coordination with DES PIE team
- Started planning outreach for MTP draft public review and Campus to Commons Trail Study (both happening in Mar)
- Finalized the Love to Ride contract and began related work.
- Presented at KYSITE conference about Campus to Commons trail study
- Attended LFUCG website redesign initial stakeholder meeting
- MPO website had 435 users and 1,118 views in January
- MPO Facebook had 3,701 followers (+53 more than in Dec), 8 posts, 1924 impressions, 10 engagements in January
- LexBikeWalk Facebook page had 4,766 followers (+36 more than Dec), 6 posts, 1995 impressions, 23 engagements in January
- LexBikeWalk Instagram page had 785 followers (+7 more than in Dec), 1,168 impressions, 115 engagements in January

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 KPTA board meeting via Teams App.
- Attended Access Lexington meeting
- Attended KYTC Statewide Planning meeting
- Attended MPO Statewide meeting
- Attended Kentucky MPO Council meeting
- Attended KY Statewide Interagency Coordination Meeting
- Conducted weekly MPO Staff meetings
- Prepared FY25 budget details and grant match request.
- Submitted Title VI Plan updates to the KYTC Office of Transportation Delivery
- Attended Corridors Commission Special Meeting Jan. 24thAttended the following Webinars / Workshops / Conferences:
 - The High Cost of Free Parking – 10 Parking Reforms for Healthier Cities and a Cooler Planet
 - Planning and Zoning for Battery Energy Storage Systems (BESS) webcast
 - Introductory Webinar for FY23 SS4A Grant Recipients

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 2024

Subdivision Committee, Thursday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building..... March 7, 2024
Zoning Committee, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building..... March 7, 2024
Subdivision Items Public Hearing, Thursday, 1:30 p.m. in Council Chambers, 2nd Floor, Gov't Center **March 14, 2024**
Work Session, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building..... March 21, 2024
Technical Committee, Wednesday, 8:30 a.m., in Council Chambers March 27, 2024
Zoning Items Public Hearing, Thursday, 1:30 p.m. in Council Chambers, 2nd Floor, Gov't Center **March 28, 2024**

TW/TM/DC/RS-2/16/24

