

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

March 28, 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** – The minutes of the February 22, 2024 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, March 7, 2024 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Bruce Nicol, Janice Meyer, 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, Tom Martin, Daniel Crum, Cheryl Galt, James Mills, Boyd Sewe, Paula Schumacher, Greg Lengal and Embry Beaty; Division of Fire and Emergency Services, 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.

- V. **ZONING ITEMS** – The Zoning Committee met on March 7, 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, 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. 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 GOLFFVIEW 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.

2. WILLIAM E MCALPIN ZONING MAP AMENDMENT AND ALEXANDRIA STORAGE DEVELOPMENT PLAN

- a. **PLN-MAR-24-00003: WILLIAM E MCALPIN** – a petition for a zone map amendment from a Agricultural Rural (A-R) zone to a Light Industrial (I-1) zone, for 0.481 net (1.675 gross) acres for property located at 1120 Alexandria Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner proposes to construct a 6,300 square-foot warehouse to store his personal vehicles and equipment. In addition, the applicant is proposing to provide five parking spaces adjoining the structure.

The Zoning Committee Recommended: **Approval.**

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

1. The current Agricultural Rural (A-R) zone is inappropriate for the following reasons:
 - a. At less than half of an acre in size, the subject property is too small to farm effectively, and is out of character with the standard 40-acre minimum lot size required in the Agricultural Rural (A-R) zone.
 - b. The parcel is physically separated from other nearby agricultural uses by existing roadways, and is located within the Urban Services Area.
 - c. The intensity of Alexandria Drive and New Circle Road, and the lack of existing connections in the vicinity makes the subject property ill-suited for single-family residential development.
2. The proposed Light Industrial (I-1) zone is appropriate, for the following reasons:
 - a. The subject property adjoins an industrial park with existing Light Industrial (I-1) zoning.
 - b. The Light Industrial zone will allow for a low-traffic personal warehouse use on a parcel that due to its size and location is ill-suited for residential, agricultural, or commercial development.
 - c. The proposed use will act as a transition to the more intense industrial uses on Enterprise Court, and will not negatively impact nearby properties outside of the Urban Services Area.
3. This recommendation of approval is made subject to the following conditional zoning restriction:
 - a. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use shall be prohibited:
 1. Advertising signs as defined in Article 17-3(b)(l) of the Zoning Ordinance

This restriction is necessary and appropriate due to the close proximity of residential uses to the southeast, and to prevent potential distractions near at the W. New Circle Road overpass.

4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00007 ALEXANDRIA STORAGE 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-24-00007: ALEXANDRIA STORAGE (5/5/24)* - located at 1120 ALEXANDRIA DRIVE, LEXINGTON, KY.

Council District: 11

Project Contact: Eagle Engineering

Note: The purpose of this plan is to depict development of a warehouse and associated parking lot on the site, in support of the requested zone change from an Agricultural Rural (A-R) zone to a Light Industrial (I-1) zone.

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

1. Provided the Urban County Council approves the zone change to I-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. 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 Commission.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Denote lot coverage and Floor Area Ratio per Article 21 requirements.
10. Denote building height in feet in site statistics.
11. Discuss stormwater detention quality requirements.
12. Discuss access easement from Enterprise Court.
13. Discuss Placebuilder criteria.

3. RED DRAW DEVELOPMENT, LLC ZONING MAP AMENDMENT AND PLEASANT RIDGE SUBDIVISION, LOT 127 DEVELOPMENT PLAN

- a. PLN-MAR-24-00004: RED DRAW DEVELOPMENT, LLC— a petition for a zone map amendment from Single Family Residential (R-1B) to Medium Density Residential (R-4) zone, for 2.462 net and gross acres for property located at 766 Paradise Lane.

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner is proposing to expand a proposed multi-family residential development. The applicant is proposing to increase the total number of dwelling units from 168 to 216, and increase the number of three-story multi-family residential buildings from seven (7) to nine (9). The residential density of the site is proposed to slightly decrease, from 22.3 units per acre to 21.6 units per acre. The applicant is also proposing to increase the overall number of parking spaces in the development from 203 spaces to 333 spaces.

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 applicant should provide information on compliance with the following Policies of the 2045 Comprehensive Plan.
 - a. Ensure proper road connections are in place to enhance service times and access to public safety, waste management, and delivery services for all residences (Theme A, Design Policy #2)
 - b. Multi-family residential development must comply with the Multi-Family Design Standards (Theme A, Design Policy #3).
 3. The zone change application should remove references to the 2018 Comprehensive Plan.
 4. The zone change application for the subject properties does not address the correct criteria for zone change within the Enhanced Neighborhood Place Type, and the Medium Density Residential Development Type within the 2045 Comprehensive Plan.
 5. The applicant should provide information relating to the increase in the parking rate relative to their previous development plan at this location.
- b. **PLN-MJDP-24-00008: PLEASANT RIDGE SUBDIVISION, LOT 127** (5/5/24)* - located at 2156, 2176, 2184 LIBERTY ROAD, & 766 PARADISE LANE, LEXINGTON, KY.

Council District: 7

Project Contact: Vision Engineering

Note: The purpose of this plan is to depict apartments, parking, & community open space in support of the requested zone change from a Single Family Residential (R-1B) zone to a Medium Density Residential (R-4) zone.

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

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.
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. Depict all boundary lines with bearings and distance.
8. Denote: This property to be consolidated prior to certification of the final development plan.
9. Complete vicinity map including property to be rezoned.
10. Addition of sanitary sewer easement, Book 3627, Page 675, with LFUCG.
11. Discuss terminus for Paradise Lane and pedestrian connection.
12. Discuss Placebuilder criteria.

4. JENNY TALBOTT DEVELOPMENT, LLC ZONING MAP AMENDMENT AND EAST HILLS SUBDIVISION UNIT 5-D (AMD) DEVELOPMENT PLAN

- a. **PLN-MAR-24-00005: JENNY TALBOTT** – a petition for a zone map amendment from a Professional Office (P-1) to Planned Neighborhood Residential (R-3) zone for 0.404 net (0.522 gross) acres for property located at 592 Eureka Springs Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner is proposing the Planned Neighborhood Residential (R-3) zone in order to adapt an existing two story professional office structure into a total of eight (8) multi-family residential units, for a residential density of 17.24 units per acre. The applicant is proposing the residential use be served by seven (7) parking spaces, located along the eastern property line. The applicant is proposing to locate a patio area to the rear of the structure, as well as removing existing paved vehicular use area in order to establish a picnic area.

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:
 - a. The proposal will expand housing choices (Theme A, Goal #1) and will allow for a greater mixture of housing types by introducing new single-family attached residential units within the immediate area (Theme A, Objective #1.b) .
 - b. The request will more effectively use an underutilized parcel within the urban service area (Theme E, Goal #1.e).
 - c. By reusing an existing structure, the request ensures that the development will remain at a compatible scale with the surrounding neighborhood (Theme A, Goal #2.b).
2. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal creates a people first design by providing bicycle facilities, maintaining the existing pedestrian networks, and providing close connections to transit (Theme A, Design Policy #1).
 - b. The proposal is in agreement with the applicable Multi-family Design Standards, emphasizing the continuation of the structure's current design and scale, the continuation of the existing pedestrian network, as well as the increase in open space (Theme A, Design Policy #2).
 - c. The proposal provides additional variety to the housing stock in this area (Theme A, Design Policy #8).
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 criteria for Land Use, as the request increases the residential density on-site (A-DN-2-1), and introduces an appropriately scaled multi-family residential use into an area characterized by single-family detached and duplex uses (E-GR9-3).
 - 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), and provides for a pedestrian connection to the transit stop at Yellowstone Parkway (A-DS1-2).
 - c. These proposed rezoning addresses the Environmental Sustainability and Resiliency development criteria, as the site does not impact any environmentally sensitive areas (B-PR2-1), reduces the amount of vehicular use area on-site (B-SU4-1), and increases the tree canopy present (B-PR7-1; B-RE1-1).
 - d. The proposal addresses the criteria for Site Design, as the request avoids overparking (C-PS10-2), creates a programmed picnic area in the open space (D-PL4-1), and provides sidewalk connections to the surrounding neighborhood (C-LI8-1).
 - e. The proposed rezoning meets the criteria for Building Form by adaptively re-utilizing the existing structure into a more dense residential use (E-GR4-1) and by meeting the applicable Multi-family Design Standards (A-DS3-1).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00012 East Hills Subdivision Unit 5-D (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-24-00012: EAST HILLS SUBDIVISION, UNIT 5-D (AMD)** (5/5/24)* - located at 592 EUREKA SPRINGS DRIVE, LEXINGTON, KY.

Council District: 5

Project Contact: Thoroughbred Engineering

Note: The purpose of this plan is to depict the expansion of an existing structure on the site, 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 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. Revise plan title to match staff report.
8. Revise plan type from major to preliminary.
9. Dimension existing building.
10. Dimension parking lot, spaces, and access.
11. Dimension future patio and sidewalk.
12. Remove copyright in information in title block.
13. Delete 5' setback.
14. Clarify Kentucky Utility easement boundary.
15. Delete Notes #10, 11, 12, & 13.
16. Denote Floor Area Ratio (FAR) per Article 21 requirements.
17. Provide exhibit demonstrating compliance with open space requirements of Article 20 of the Zoning Ordinance.
18. Discuss compliance with zone-to-zone buffer requirements of Article 18 of the Zoning Ordinance.
19. 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.
2. **PLN-ZOTA-24-00001: AMENDMENT TO ARTICLE 8-16, TRUCK RENTAL IN THE B-1 ZONE** – a text amendment to the Zoning Ordinance to allow truck and trailer rental and leasing businesses as principal uses in the B-1 zone.

INITIATED BY: U-Haul Company of Louisville, Kentucky
PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Disapproval.**

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

1. The applicant has not provided any information that demonstrates that the proposed use is appropriate as a principal use in a neighborhood context.
2. The request does not meet the intent of the Neighborhood Business (B-1) zone.
3. The proposal is not supported by the Goals, Objectives, Policies, or Placebuilder Element of the 2045 Comprehensive Plan.
4. The proposal creates inconsistency within the Zoning Ordinance by making an arbitrary distinction between the proposed use and similar vehicular or equipment rental uses that would remain prohibited in the B-1 zone.

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

- a. **PFR-2024-1: FAYETTE COUNTY PUBLIC SCHOOLS – HARRISON ELEMENTARY** – a Public Facility Review regarding the construction of a new addition to Harrison Elementary School, on property located at 161 Bruce Street.

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 February 29, 2024, where they received an update on the Urban Growth Master Plan, discussed the Landscaping and Tree Protection Zoning Ordinance Text Amendment, and they discussed the Multi-family Design Standards Zoning Ordinance Text Amendment.

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 eight applications on the agenda for consideration by the Board of Adjustment at their meeting on February 12, 2024. Two of those applications were requests for variances. One of the requests was withdrawn by the applicant prior to the meeting. The other application was a request for six individual variances, and five of those variances were approved; the sixth request was disapproved by the Board.

Six applications before the Board were requests for conditional uses; five of which were requests for short term rentals. Three of those applications for short term rentals were approved and two were disapproved by the Board. The sixth request was for a conditional use to establish drive-through facilities accessory to a bank. That application was withdrawn by the applicant prior to the meeting.

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.
- Presented staff recommendations to the CMAQ, TTCC and TPC for regional 2024 safety targets based on an analysis of the number of highway fatalities, serious injuries, non-motorized fatalities & serious injuries, and the fatalities & serious injuries per 100 million vehicle miles traveled.
- Received TPC approval (Resolution 2024-1) to adopt CY 2024 Regional Highway Safety Targets.
- Received TPC approval (Resolution 2024-2) for MPO to support Lextran Transit Asset Condition Targets of CY 2024.
- On February 7, EPA strengthened the annual primary (health-based) NAAQS standard for fine particulate matter (PM_{2.5}) from 12.0 µg/m³ to 9.0 µg/m³. On February 14, EPA updates its Equity Action Plan. MPO staff began evaluating regional compliance with the new standard.

2.0 Identify & Prioritize Projects

- Continued to develop the MTP 2050 Plan including scoring projects and estimating funding levels for projects in future years.
- Presented a draft of the 2050 MTP to the Transportation Policy Committee.
- Presented work-in-progress updates of the draft 2050 MTP at the BPAC, CMAQ and TTCC committee meetings.
- Attended weekly staff meetings regarding LFUCG's Climate Pollution Reduction Plan. Assisted with public outreach efforts to seek input on the draft Primary Climate Action Plan (PCAP) and proposed Implementation Grant.
- MPO staff met with representatives of the KY Energy & Environment Cabinet and the Louisville and Cincinnati/Northern Kentucky MPOs to explore possible future hydrogen fuel concepts.

3.0 Program & Project Implementation

- Presented the Complete Streets Action Plan at the LFUCG Council Work session.
- Selected a consultant and began scope negotiations on the Complete Street Design Manual project.
- Delivered a presentation to the CMAQ committee meeting regarding a Preliminary Climate Pollution Reduction Plan for the 6-County Lexington Metropolitan Statistical Area and adopted a recommendation to the TPC to support for an implementation grant application to the US EPA.
- Discussed at the CMAQ committee meeting regarding final revisions to the US EPA emission standards for Particulate Matter less than 2.5 microns (PM_{2.5}) and implications to future transportation planning activities for the Lexington Area MPO region.
- Discussed at the CMAQ committee meeting regarding Greenhouse Gas (GHG) Emissions Performance Measure Final Rule.
- Presented an update on a transportation study titled Campus to Commons Connectivity Safety Study (aka: Virginia / Red Mile / Forbes Study).
- Discussed conceptual Parkers Mill Rd improvements being considered for the Metropolitan Transportation Plan with LFUCG Councilmembers James Brown and Whitney Baxter.
- 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 with KYTC District 7 and Central Office to seek and receive approval to begin design work for the New Circle Rd project funded through the Safe Streets for All grant. Held grant kick-off meeting with FHWA.
- Continued work on the Campus to Commons trail corridor study.
- Continued 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.
- Attended Via Creative meetings to program innovative bus shelter on Main St by Chase Bldg.
- 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

- Developed and released an RFP to solicit consultants for development of an LFUCG Complete Street Design Manual.
- MPO staff reviewed submissions for the Complete Street Design Manual RFP, made a selection recommendation and began negotiations.

- 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.
- Held a steering committee meeting for the Nicholasville Rd Transportation Feasibility Study, Traffic and Transit Analysis. Worked through Travel Demand Model updates for 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:
 - Legacy Trail underpass project
 - Bridge repair in Jessamine County
 - Promoted Regional Sustainability Plan meeting
 - Shared Regional Sustainability Plan presentation/survey post-meeting
 - Shared LFUCG traffic engineering/engineering project updates
- Continued planning outreach for MTP draft public review and Campus to Commons Trail Study (both happening in Mar)
- Began promoting Love to Ride and other related work
- Started planning a Hot Chocolate Ride for Earth Hour
- Continued planning for upcoming Bike Month
- MPO Director interviewed by Lexington Herald-Leader regarding the Newtown Pike construction project
- LFUCG PIE team continuing to include transportation content in classroom outreach
- Made scooters available for Family Fitness Night at Garret Morgan
- Started planning bike camp for the summer @William Wells Brown Community Center
- LFUCG PIE team made a shareable transportation-themed coloring page for Black History Month
- MPO website had 1,458 users and 6,897 views in February
- 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
- Held kick-off planning meeting for Street Fest in May.

6.0 Program Administration

- Prepared meeting packets and minutes for the Bicycle Pedestrian Advisory Committee (BPAC), Transportation Technical Coordinating Committee (TTCC), Congestion Mitigation and Air Quality Committee (CMAQ), and Transportation Policy Committee (TPC).
- Attended Lextran board meeting
- Coordinated with FTSB Director to oversee financial matters
- Attended Jessamine County Transportation Task Force meeting
- Attended Access Lexington meeting
- Attended Community Health Improvement project quarterly meeting
- Attended LFUCG Environment and Public Works Committee meeting and assisted Lextran with a discussion regarding Microtransit
- Conducted weekly MPO Staff meetings
- Prepared draft FY25 Unified Planning Work Program and submitted to review partners at KYTC, FHWA and FTA.
- Attended the following Webinars / Workshops / Conferences:
 - Climate Action Strategies to Reduce Greenhouse Gas (GHG) Emissions by Transportation
 - Introductory Webinar for FY23 SS4A Grant Recipients
 - Streetlight Summit – Measure and Mitigate: Transportation Climate Data Solutions

- US Access Board Designing Accessible Crosswalk
- People Powered Places – Placemeaking with local, and global networks, Ethan Kent

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 April 2024

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building.....	April 4, 2024
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building.....	April 4, 2024
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center	April 11, 2024
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	April 18, 2024
Technical Committee, Wednesday, 8:30 a.m., in Council Chambers	April 24, 2024
Zoning Items Public Hearing , Thursday, 1:30 p.m, in Council Chambers, 2nd Floor, Gov't Center	April 25, 2024

TW/TM/DC/RS-3/25/24

