

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION & ZONING ITEMS
December 12, 2024

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** –
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponements and withdrawals will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, December 5, 2024 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Bruce Nicol, Judy Worth, Mike Owens, and Frank Penn. Other Committee members present were Hillard Newman, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, 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.

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

1. **Final Subdivision Plans** – None at this time.

2. **Preliminary Subdivision Plans**

- a. PLN-MJSUB-24-00008: PATCHEN WILKES, UNIT 1, PHASE 2 (1/5/25)* – located at 1811 WINCHESTER ROAD, LEXINGTON, KY

Council District: 6

Project Contact: EA Partners

Note: The purpose of the plan is to revise street layout and lot configuration.

Note: The Planning Commission postponed this item at the November 14, 2024 meeting.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Discuss access easement on the rear of new lots, which does not match cross-section on plan.
11. Discuss the length of proposed street blocks for Patchen Wilkes Drive in excess of 1,000-foot length per Article 6-4(a) of the Land Subdivision Regulations.

- b. PLN-MJSUB-24-00009: PATCHEN WILKES, UNIT 2 (1/5/25)* – located at 1811 WINCHESTER ROAD, LEXINGTON, KY

Council District: 6

Project Contact: EA Partners

Note: The purpose of the plan is to revise street layout and lot configuration.

Note: The Planning Commission postponed this item at the November 14, 2024 meeting.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding compliance with conditional zoning restrictions.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote 30' tree protection area along Winchester Road per conditional zoning restrictions.
11. Denote direct access onto Winchester Road will be removed when alternate access is constructed in 48" access easement across Lots 6 & 8.
12. Discuss compliance with conditional zoning restrictions.

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13. Discuss layout changes to previous plan and need for a final development plan.
14. Discuss proposed split zoned lot.
15. Discuss inclusion of Thunderstick Drive west of roundabout on the plan.

3. **Development Plans**

- a. PLN-MJDP-24-00056: RED MILE MIXED-USE DEVELOPMENT (AMD) (12/12/24)* - located at 1101 WINBAK WAY, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict a new hotel and entertainment building and revise parking circulation.

Note: The Planning Commission postponed this item at the August 8, 2024, August 22, 2024, September 12, 2024, September 26, 2024, and November 14, 2024 meetings.

The Subdivision Committee Recommended: **Postponement.** There are questions and concerns regarding the removal of significant trees from tree protection plan on previous plan, compliance with Article 28-6 and adherence to conditional zoning restrictions.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Dimension driveways, walkways, parking spaces, drive aisles, and ingress/egress.
14. Addition of height of Building 36 in feet.
15. Label trees in tree protection areas per Article 26 of the Zoning Ordinance.
16. Addition of any proposed or existing easements.
17. Clarify proposed "entertainment" land use for Building 36.
18. Clarify site statistics totals and purpose of amendment.
19. Remove drive aisle from required landscape buffer per conditional zoning restrictions.
20. Discuss the removal of tree protection areas from previous plan.
21. Discuss compliance with Article 28-6 of the Zoning Ordinance for building features.
22. Discuss compliance with Article 28-6 for location of provided off-street parking.

- b. PLN-MJDP-24-00074: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY, LOT 4 (THE FOUNTAINS OF PALOMAR) (AMD) (12/12/24)* - located at 3855 FOUNTAINBLUE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

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

Note: The purpose of this amendment is to add building square footage and revise parking circulation.

Note: The Planning Commission postponed this item at the October 10, 2024 and November 14, 2024 meetings.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with Section 16-6 of the Zoning Ordinance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Discuss compliance with Section 16-6 of the Zoning Ordinance for corner lots.

- c. PLN-MJDP-24-00078: FRITZ FARM, TRACT C (AMD) (1/5/25)* – located at 250 HARRISON, LEXINGTON, KY
Council District: 4
Project Contact: HDR Engineering

Note: The purpose of this amendment is to depict new development of buildings and parking on Tract C.

Note: The Planning Commission postponed this item at the November 14, 2024 meeting.

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. United States Postal Service Office's approval of kiosk locations or easement.
12. Addition of record plat information for development (R-977).
13. Documentation of lighting plan per Article 30 of the Zoning Ordinance.
14. Documentation of elevations of structures to depict building features per Article 28-6(c) of the Zoning Ordinance.

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- d. PLN-MJDP-24-00079: THE MAXWELL (LYNHURST SUBDIVISION) (1/5/25)* – located at 201-235 E. MAXWELL STREET & 245-251 STONE AVENUE, LEXINGTON, KY
Council District: 3
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict the development of a six-story residential complex with associated parking.

Note: The Planning Commission postponed this item at the November 14, 2024 meeting.

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. Provided the Planning Commission grants the requested waiver for Article 6-8(l) of the Land Subdivision Regulations.
14. Discuss changes to site access and traffic impact study.
15. Discuss changes to townhouse units along Stone Avenue.
16. Discuss timing of closure of existing and dedication of new Hagerman Court right-of-way and consolidation of separate lots.
17. Discuss multi-family design standard rendering/elevation changes.

- e. PLN-MJDP-24-00083: GEORGE WEST ESTATE PROPERTY (HOWARD PROPERTY) (AMD) (1/5/25)* – located at 4538, 4568, & 4578 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict new building, sidewalks, and parking.

Note: The Planning Commission continued this item at the November 14, 2024 meeting.

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.

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

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. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote the lot coverage per Articles 2-4 and 8-20 of the Zoning Ordinance.

- f. PLN-MJDP-24-00084: HART PROPERTY (GREENBRIAR ESTATES) UNIT 2-J, LOTS 10 & 11 (AMD) (3/5/25)* – located at 3412 BRIARCROFT WAY, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this amendment is to revise building footprint and envelope on Lot 11.

The Subdivision Committee Recommended: **Approval**, subject to the following 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. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
4. Addition of bearings and distances for Lot 11.
5. Denote location of construction access.

- g. PLN-MJDP-24-00085: SEBASTIAN PROPERTY, UNIT 3 (AMD) (2/3/25)* – located at 525 WHITE OAK TRACE, LEXINGTON, KY
Council District: 2
Project Contact: EA Partners

Note: The purpose of this amendment is to revise lotting, add two single-family lots, and add 18 townhomes.

The Subdivision Committee Recommended: **Approval**, subject to the following 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. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
14. Utilize standard site statistics box.
15. Clarify if there are significant trees on the subject property.
16. Include note listing the exact nature of the requested changes per Article 21-7(d)(2) of the Zoning Ordinance.

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17. Provided the Planning Commission approves a waiver of Article 6-4(c) for lot frontage and sole access from an access easement.
18. Resolve relocation of stormwater management and easement conflicts.

- h. PLN-MJDP-24-00086: COVEY RIDGE DEVELOPMENT, LOT 4 (AMD) (2/3/25)* – located at 125 CANEBRAKE DRIVE, LEXINGTON, KY
Council District: 12
Project Contact: D & J Realty Inc.

Note: The purpose of this amendment is to develop site for construction of a “value-added retail center”.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with Articles 21 & 26 of the Zoning Ordinance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
14. Denote name and address of developer and plan preparer.
15. Ensure graphic scale and all dimensions are accurate as printed.
16. Denote subject property boundary with solid line.
17. Denote vicinity map oriented with north to top of page.
18. Denote all dimensions of proposed structures, driveways, and parking areas.
19. Provide a tree inventory map per Article 26 of the Zoning ordinance.
20. Denote a tree preservation plan per Article 26 of the Zoning Ordinance.
21. Utilize standard site statistics box.
22. Addresses must be included on all lots.
23. Add note per Article 21-6(a)(17) of the Zoning Ordinance.
24. All text and graphic information must be carried forward from previous development plan (MJDP-17-00017).

- i. PLN-MJDP-24-00087: SPRINGHURST SUBDIVISION, UNIT 2, LOT 2 (2/3/25)* – located at 2090 HARRODSBURG ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict the construction of a drive thru coffee shop, commercial building, and associated parking and drive aisles.

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

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. Provide tree preservation plan per Article 26 of the Zoning Ordinance.
14. Provide lighting plan per Article 30 of the Zoning Ordinance.
15. Denote access easements depicted on Final Record Plat with associated notes.
16. Denote access point onto Harrodsburg Road must be approved by the Kentucky Transportation Cabinet.

- j. PLN-MJDP-24-00088: GIVENS PROPERTY, OUTLOT 11 (AMD) (2/3/25)* – located at 2300 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: CMW

Note: The purpose of this amendment is to depict a restaurant, drive-thru, parking, and circulation on Outlot 11.

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. United States Postal Service Office's approval of kiosk locations or easement.
 12. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
 13. Update Plat S-550 information for Lots 6 & 7 in site statistics box.
 14. Addition of written scale.
 15. Denote recommendation of the Royal Springs Wellhead Protection Committee.
 16. Document lighting plan per Article 30 of the Zoning Ordinance.
 17. Addition of Outlots 1 and 5, if they are signed before plan certification.
 18. Resolve five car stacking with traffic flow to the approval of Traffic Engineering.
- k. PLN-MJDP-24-00089: FIRST UNITED METHODIST CHURCH (AMD) (2/3/25)* – located at 200 W. HIGH STREET, LEXINGTON, KY
Council District: 3
Project Contact: Thoroughbred Engineering

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

Note: The purpose of this amendment is to remove previously proposed stormwater grant improvements and building addition and to keep the new approved entrance, parking, and circulation.

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. Division of Waste Management's approval of refuse collection locations.
9. Addition of height of building.
10. Documentation of lighting plan per Article 30 of the Zoning Ordinance.

- I. PLN-MJDP-24-00090: INTERSTATE SERVICE CENTER (AMD) (2/3/25)* – located at 1943 STANTON WAY, LEXINGTON, KY
Council District: 12
Project Contact: Banks Engineering

Note: The purpose of this amendment is to depict proposed building addition, new parking and circulation and the consolidation of lots.

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. Denote recommendation of the Royal Springs Wellhead Protection Committee.
14. Clarify building square footage area for pick-up window.

4. **PERFORMANCE BONDS AND LETTERS OF CREDIT** – Bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

- V. **ZONING ITEMS** – The Zoning Committee met on November 7, 2024, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Johnathon Davis, Zach Davis, Graham Pohl, and William Wilson. Staff members present were Traci Wade, Daniel Crum, and James Mills; 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.

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

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. REALTY UNLIMITED BLUEGRASS, LLC ZONING MAP AMENDMENT AND HIGBEE MILL COURT, LOT 11 DEVELOPMENT PLAN

- a. **PLN-MAR-22-00016: REALTY UNLIMITED BLUEGRASS, LLC** (12/5/24)* – a petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone, for 0.520 net (0.756 gross) acres for property located at 940 Higbee Mill 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 proposes the rezoning of the subject properties to the Townhouse Residential (R-1T) zone to allow the infill of the subject property with single family residential. The applicant is seeking to construct seven (7) single family attached dwelling units at a density of 13.5 dwelling unit per net acre.

The Zoning Committee Recommended: **Disapproval.**

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

1. The proposed zone change to the R-1T zone is not in agreement with the 2018 Comprehensive Plan or the 2045 Comprehensive Plan, for the following reasons:
 - a. The proposed development oriented towards the parking areas rather than the townhomes, and does not create a pedestrian friendly environment (A-DS5-3; D-C01-1).

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- b. The applicant has not demonstrated that they have made any attempt to engage the surrounding neighborhood regarding the updates to their proposal (D-PL7-1).
- c. The request does not meet the requirements of the zoning ordinance, and the applicant has not provided any information or justification to support the variances that they are seeking.
- 2. The site's existing R-1C zone remains appropriate.
- 3. There has not been a significant physical, social, or economic change in the immediate area or to the subject property.
- b. **VARIANCE** – The applicant is also requesting a dimensional variance to to reduce the required side yard where the property adjoins Single Family Residential (R-1C) zoning from eight (8) feet to five (5) feet and to reduce the required side yard where the property adjoins Single Family Residential (R-1D) zoning from ten (10) feet to three (3) feet. Additionally, the applicant is requesting a variance to the perimeter property landscape buffer from fifteen (15) feet to three (3) feet where the property adjoins single-family residential zoning and a variance to increase the maximum amount of paving permitted in the required front yard area from 60% to 68%.

The Zoning Committee Recommended: **Disapproval.**

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

- 1. The applicant has not provided a sufficient justification to meet the requirements of Article 7 of the Zoning Ordinance or KRS 100.243. There do not appear to be special circumstances that are unique to the subject property that do not generally apply to land in the general vicinity or in the same zone that justify the need for the variance.
- 2. The applicant has not provided sufficient information to determine that strict enforcement of the Zoning Ordinance will result in an unnecessary hardship or deprive the applicant of the reasonable use of their land. There is sufficient space on the property to install the required landscaping with a reduction in the structure sizes, or a decrease in the number of units provided.
- c. **PLN-MJDP-22-00059: HIGBEE MILL COURT, LOT 11** (12/05/2024) * - located at 940 Higbee Mill Road, LEXINGTON, KY.

Council District: 9

Project Contact: Matt Miniard/Palmer Engineering

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

Note: The applicant indefinitely postponed the application in February 2023 to further investigate the ability to utilize abandoned right-of-way adjacent to the subject property. Adjoining property owners have initiated the process to claim the remaining abandoned right-of-way of Higbee Mill Road. Due to changes in the availability of the right-of-way, the applicant has modified the plan and now wishes to move forward with the requested zone change and preliminary development plan.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with side yard requirements, the geometry of the proposed cul-de-sac, and with general vehicular parking and VUA in the front yards.

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

- 1. Provided the Urban County Council approves the zone change to R-1T; otherwise, any Commission action of approval is null and void.
- 2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
- 3. Urban County Traffic Engineer's approval of street cross-sections and access.
- 4. Urban Forester's approval of tree preservation plan.

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

5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Correct site statistics.
9. Correct side yards to comply with Articles 8-10 and 15-3 of the Zoning Ordinance.
10. Modify vehicular use area in front yards to comply with article 16-5(a) and (b).
11. Discuss improvements to Higbee Mill Road, including a sidewalk all the way around the cul-de-sac and an appropriate termination in compliance with Article 6-7 of the Land Subdivision Regulations.
12. Discuss Placebuilder criteria.

2. ROSE HOLDINGS LEXINGTON, LLC ZONING MAP AMENDMENT AND LANE ALLEN PARK, LOTS 2 AND 3 DEVELOPMENT PLAN

- a. **PLN-MAR-22-00017: ROSE HOLDINGS-LEXINGTON, LLC (1/5/25)*** – a petition for a zone map amendment from a Single Family Residential (R-1A) zone to a Planned Neighborhood Residential (R-3) zone, for 11.587 net (11.92 gross) acres for property located at 1899 Parkers Mill 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 proposes the rezoning of the subject property to the Planned Neighborhood Residential (R-3) zone to construct a 25 lot detached single-family residential development.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Postponement for the following reasons:

1. The applicant should conduct a flood study to determine the extent of the flood hazard areas present on the property prior to the consideration of the proposed zone change to substantially increase the allowable density on the subject property.
2. The applicant should address the following Goals, Objectives, and Criteria of the 2045 Comprehensive Plan:
 - a. Theme D, Goal #1.a: Implement the Complete Streets policy, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles;
 - b. Theme D, Connectivity Policy #2: Create multi-modal streets that satisfy all user needs and provide equitable multi-modal access for those who do not drive due to age, disability, expense, or choice.
 - c. Theme D, Goal #3.b: Incentivize the renovation, restoration, development and maintenance of historic residential and commercial structures;
 - d. Theme D, Goal #3.c: Develop incentives to retain, restore, preserve and continue use of historic resources such as historic sites, rural settlements and urban and rural neighborhoods;
 - e. Theme D, Growth Policy #5: Identify and preserve Lexington's historic assets, while minimizing unsubstantiated calls for preservation that can hinder the city's future growth
 - f. Theme B, Protection Policy #2: Conserve and protect environmentally sensitive areas, including sensitive natural habitats, greenways, wetlands and water bodies;

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- g. Theme B, Protection Policy #9: Respect the geographic context of natural land, encourage development to protect steep slopes, and locate building structures to reduce unnecessary earth disruption.
- 3. The applicant should address the following development criteria for the Enhanced Neighborhood Place-Type, and Low Density Residential Development Type
 - a. E-ST8-2: Development should provide community oriented places and services.
 - b. A-DS4-1: A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided
 - c. B-PR2-1 Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site;
 - d. B-RE5-1: Dividing floodplains into privately owned parcels with flood insurance should be avoided;
 - e. B-RE5-2: Floodplains should be incorporated into accessible greenspace, and additional protection should be provided to areas around them
 - f. A-DS9-1: Development should provide active and engaging amenities within neighborhood focused open spaces.
 - g. C-LI8-1: Development should enhance a well-connected and activated public realm.
 - h. E-GR4-1: Developments should incorporate reuse of viable existing structures
 - i. E-GR5-1: Structures with demonstrated historic significance should be preserved or adapted.
- b. **PLN-MJDP-24-00081: LANE ALLEN PARK, LOTS 2 & 3** (1/5/25)* – located at 1899 PARKERS MILL ROAD, LEXINGTON, KY

Council District: 10
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict lotting layout for 25 single-family homes, in support of the requested zone change from a Single Family Residential (R-1A) zone to a Planned Neighborhood Residential (R-3) zone.

The Subdivision Committee Recommends: Postponement. There are questions regarding the historic nature of the existing home and need for a floodplain study to identify the extent of the floodplain.

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

1. Provided the Urban County Council approves the zone change to R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval if environmentally sensitive areas.
6. Discuss preservation of existing residential structure.
7. Discuss need for a floodplain study to identify the extent of the floodplain.
8. Discuss street improvements or right-of-way reservation for Parkers Mill Road.
9. Discuss Placebuilder criteria.

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3. **TRANSY PROPERTY OWNERS, LLC ZONING MAP AMENDMENT AND MARLBORO MANOR SUBDIVISION, LEXINGTON MOTEL (BLAIR PROPERTY, KOPPUS & HART PROPERTY) (TRANSY HAGGARD APARTMENTS) DEVELOPMENT PLAN**

- a. **PLN-MAR-24-00018: TRANSY PROPERTY OWNERS, LLC** – a petition for a zone map amendment from a Neighborhood Business (B-1), Highway Service Business (B-3), Interchange Service Business (B-5P) and Mixed Low Density Residential (R-2) Zones to a Mixed Low Density Residential (R-2), Planned Neighborhood Residential (R-3) & Medium Density Residential (R-4) Zones, for 12.49 net (20.09 gross) acres for properties located at 475 & 495 Haggard Lane and 450 Radcliffe Road. The applicant is seeking a variance to reduce the required front yard setback for a group residential project from twenty (20) feet to ten (10) 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 applicant is proposing the rezoning of the subject properties to construct an affordable housing development that consists of 29 single-family detached residential units, 26 single-family attached residential units, and 179 multi-family residential units, for an overall density of 18.73 units per acre. The proposal utilizes single-family residential uses along Radcliffe and Haggard Lane with R-2 zoning and transitioning to single-family attached uses with R-3 zoning, culminating with multi-family residential uses in the R-4 zone. The multi-family residential component consists of a 4-story senior living use, and a series of smaller 3-story, garden style apartments. The applicant is proposing the construction of new public streets and alleys to serve the site. Sidewalk connections will be provided to link the entire development with the surrounding neighborhood.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval for the following reasons:

1. The requested Mixed Low Density Residential (R-2), Planned Neighborhood Residential (R-3), Medium Density (R-4) zones are in agreement with the 2045 Comprehensive Plan's Goals and Objectives for the following reasons:
 - a. The proposal will address a need for housing and provide for a variety of housing choices (Theme A Goal #1.d & 1.d; Theme E, Goal #1.d).
 - b. The proposal will increase the density of the area in a context-sensitive manner in an area available for infill and redevelopment (Theme A, Goal #2.a & 2.b).
 - c. The applicant's proposal includes opportunities for affordable and accessible housing options to meet the needs of Lexington's aging population (Theme A, Goal #1.c).
2. The justification and corollary development plan are in agreement with the policies of the 2045 Comprehensive Plan, for the following reasons:
 - a. The request responds to the context of the surrounding area, providing additional residential density and intensity (Design Policy #4; Density Policy #1 and #2).
 - b. The request will provide additional housing options for this area, which is predominately characterized by single family structures (Design Policy #8).
3. The justification and corollary development plan are in agreement with the development criteria of the 2045 Comprehensive Plan, for the following reasons:

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- a. The Low-Density residential component of the development is in agreement with the criteria for Land Use as it increases the density on-site (A-DN2-1), provides for new compact single-family housing types (A-DN4-1), and is oriented towards providing affordable housing options (C-L16-1). The proposed Medium Density residential component of the development is in agreement with the criteria for Land Use, as the request increases density (A-DN2-1), the applicant provided for significant levels of public input prior to the submission of the application (D-PL7-1), and provides for dedicated senior housing (D-SP9-1).
 - b. The Low-Density and Medium-Density residential components of the development are in agreement with the criteria for Transportation, Connectivity, and Walkability as the request expands upon the existing pedestrian infrastructure present on-site (A-DSI-2), and provides accessible routes to transit as well as providing connections to nearby parks and other complementary uses (A-DSI-2; A-DS4-1; D-CO2-1; D-CO2-2).
 - c. Both the proposed Low-Density and Medium-Density residential development are in agreement with the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR2-1), and improves the tree canopy present on-site (B-RE1-1).
 - d. The proposed Low-Density and Medium-Density residential development is in agreement with the criteria for Site Design, as the development is in walking distance from a park (A-DS9-2), parking is located to the interior of the site (A-DS7-1), and the development provides accessible and delineated open spaces (A-EQ9-2).
 - e. The proposed Low-Density Residential component meets the criteria for Building Form, as the building orientation maximizes connections with the street (A-DS5-3). The proposed Medium-Density Residential component meets the criteria for Building Form, as the buildings are primarily oriented towards the street and result in a pedestrian-friendly atmosphere (A-DS5-3), comply with the Multifamily Design Standards (A-DS3-1), and do not result in development that is out of scale with the general vicinity (A-DN2-2).
4. The recommendation is made subject to approval and certification of PLN-MJDP-24-00093: MARLBORO MANOR SUBDIVISION, LEXINGTON MOTEL (BLAIR PROPERTY & KOPPIUS & HART PROPERTY) (TRANSY HAGGARD APARTMENTS) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. **VARIANCE** – The applicant is also seeking a dimensional variance to reduce the required front yard for a group residential project from twenty (20) feet to ten (10) feet.

The Zoning Committee Recommended: **Disapproval**.

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

1. The applicant has not provided sufficient justification to meet the requirements of article 7 of the zoning ordinance or KRS 100.243. There do not appear to be special circumstances that are unique to the subject property that do not generally apply to other property in the vicinity or in the same zone that justify the need for the variance. The property is a large greenfield site that does not feature any environmental constraints.
2. The applicant has not provided any information that demonstrates that meeting the 20-foot required setback on the 12.49 acre greenfield site would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant. It appears that the requirement could be met by relocating open space areas and parking areas.

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- c. **PLN-MJDP-24-00093: MARLBORO MANOR SUBDIVISION, LEXINGTON MOTEL (BLAIR PROPERTY & KOPPIUS & HART PROPERTY) (TRANSY HAGGARD APARTMENTS) (2/3/25) ***
– located at 475 & 495 HAGGARD LANE and 450 RADCLIFFE ROAD, LEXINGTON, KY

Council District: 1
Project Contact: Prime AE

Note: The purpose of this plan is to depict the development of 29 single-family dwellings, 26 townhomes, and 5 multi-family buildings in support of the requested zone change from a Neighborhood Business (B-1), Corridor Business (B-3) zones, Interchange Service Business (B-5P), and Mixed Low Density Residential (R-2) to a Mixed Low Density Residential (R-2), Planned Neighborhood Residential (R-3), and Medium Density Residential (R-4) zone.

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

1. Provided the Urban County Council approves the zone change to R-2, R-3, & 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. Correct spelling in Note #19.
8. Include purpose statement.
9. Provided the Planning Commission grants the requested variances.
10. Denote location of possible driveways for single-family and townhomes.
11. Discuss lots proposed to be dedicated as public right-of-way.
12. Discuss Placebuilder criteria.

C. **PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS**

1. **PLN-ZOTA-24-00009: REGULATING SHORT TERM RENTALS WITHIN THE AGRICULTURAL ZONES** – a text amendment to update Articles 3 and 8 to regulate short-term rentals within the agricultural zones

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

The Zoning Committee Recommended: **Referral to the Planning Commission.**

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

1. The proposed text amendment with staff alternative text allows for short term rental uses within the agricultural zones while also including safeguards against overconcentration and clustering, thus protecting the valuable agricultural nature of Fayette County's Rural Service Area.
2. The proposed text amendment with staff alternative text provides enforceable limitations on hosted and un-hosted short term rentals in order to prevent adverse impacts on the health, safety, and welfare of the local community and visitors to the agricultural zones.
3. The request allows for reasonable utilization of existing residential uses, while also safeguarding rural land (Theme E, Goal #1.C).

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-24-5: FCPS GREENDALE ROAD ELEMENTARY SCHOOL** – A request for a Public Facility Review to construct a 750-student elementary school at 2380 Greendale Road.

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VII. STAFF ITEMS**LONG RANGE PLANNING ACTIVITY REPORT**

October 2024

Planning Commission Work Session

The Planning Commission did not hold a work session in November.

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 attended a couple different outreach events in November. On November 12, 2024, Long-Range staff attended the City Government Career Fair and on November 21, 2024, Staff presented at the OKI Conference in Fort Wayne, IN.

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 twenty-five (25) applications on the agenda for consideration by the Board of Adjustment at their meeting on November 4, 2024. Five (5) of those applications were requests for variances, two (2) of which were postponed to the December 9, 2024 meeting and the other three (3) were approved by the Board.

The remaining twenty (20) applications were requests for conditional use permits. One (1) of the applications was withdrawn by the applicant; one (1) was continued to the December 9, 2024 meeting and two (2) were approved by the Board.

Sixteen (16) of the conditional use applications were for un-hosted short term rentals. Of those applications, thirteen (13) were approved, one (1) was disapproved by the Board and the other two (2) were postponed to the December 9, 2024.

Transportation Planning / MPO Activity Report – October 2024**1.0 Transportation System Data & Monitoring**

- Updated transportation-related GIS layers
- Continued collecting trip data on shared use paths
- Continued work on the Travel Demand Forecasting Model update
- Reviewed the MPO area highway/roadway functional classifications to coordinate designations across FHWA, KYTC and LFUCG
- Worked through tutorials in ArcGIS Pro.

2.0 Identify & Prioritize Projects

- Attended one team meeting, Transportation Technical Focus Group meeting, and public input meeting for the Lexington Area MSA Comprehensive Climate Action Plan.

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- Explored the use of StreetLight Data to identify congestion bottlenecks in MPO region.
- Participated in a transportation technical focus group meeting for development of a regional Climate Pollution Reduction Plan.

3.0 Program & Project Implementation

- Issued a call for projects for MPO-dedicated federal funding for FY 2024-2028.
- Held Project Coordination Team meeting to track the progress of projects in the TIP
- Issued Modification 1 to the FY 2024-2028 TIP: Lane Allen Sidewalks, Harrodsburg Rd Trail- Sec 1
- Issued Amendment 1 to the FY 2024-2028 TIP: Georgetown Rd- Sec 1, Access Management on Nicholasville Rd and Hamburg Connector.
- Attended 4 paving meetings to review repaving projects for bicycle and pedestrian improvements as a part of repaving.
- Attended 2 Vulnerable Road User Field Safety Audits and associated follow-up meetings
- Attended 2 project team meetings for the Nicholasville Rd Transportation Feasibility Study, Traffic & Transit Analysis
- Continued work on Lexington Complete Streets Design Manual.
- Continued work on Safe System Intersection evaluation and design alternatives
- Evaluated Shared Mobility Vehicle permits for compliance with the ordinance, managed current licensees and associated data, and completed daily enforcement activities regarding the rebalancing requirement
- Continued work with EQPW greenway management team on the Greenways Management Plan
- Met with LFUCG's Complete Streets Coordinator to discuss upcoming priorities and work in progress
- Met with KYTC District 7 consultants to discuss alternatives and public input strategies for the New Circle Road (Trade Center to Woodhill) project,
- Met with UK to discuss roadway improvements to Cooper Dr, University Dr and South Limestone in the vicinity of proposed new medical facilities

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 regular LFUCG Subdivision and Zoning Committee meetings
- Attended regular Zoning Staff Review meeting
- Attended LFUCG Board of Adjustment new case review meeting
- Participated in a Jessamine County Comprehensive Plan Steering Committee meeting to discuss transportation trends and priorities
- Participated in ZOTA work group meeting and began work on several bike/ped/transit updates.

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- Participated in several discussions regarding Reimagining the Civic Commons project to identify potential project locations and selection criteria
- Met with Long Range Planning to discuss possible scope of a master plan for the downtown area
- Participated in a meeting to discuss possible LFUCG development regulation changes required as a result of HB 443

5.0 Participation & Outreach

- Assisted division-wide effort to transfer content from old to new LFUCG website
- Presented on the Safe System Intersections approach for bicycles and pedestrians at the Kentucky Bicycle and Bikeways Commission annual meeting.
- Presented the Town Branch Commons Trail project overview at the Tristate Trails conference in Cincinnati
- Participated in a Regionwide Virtual Public Focus Group meeting for the Climate Pollution Reduction Plan.
- Continued coordination with DES PIE team for social media outreach:
 - Promoted monthly BPAC meeting
 - Announced Call for Projects and opened application
 - Promoted MPO's Get Involved page
 - Opened public comment period for MTP2050 Amendment
 - Shared Lextran's public input opportunity around proposed service improvements
 - Shared KYTC's tips for winter travel
 - Shared Rock the Vote's scooter ride to the polls promotion
 - Shared post-event thank you for 2024 Glow Ride event
 - Held the biannual Glow Ride promoting bicycle, scooter and pedestrian safety in low light and no light conditions
- MPO website had 610 users and 3,360 views in November

6.0 Program Administration

- Prepared meeting packet and minutes for the Bicycle Pedestrian Advisory Committee (BPAC).
- Advertised to recruit Vision Zero Coordinator position
- Attended Lextran board meeting
- Attended Access Lexington meeting
- Attended Corridors Commission meeting
- Attended an AMPO Data & GIS Interest Group leadership kick-off meeting
- Attended a meeting of the BGADD Regional Transportation Committee
- Attended KPTA Board meeting
- Coordinated with FTSB Director to oversee financial matters

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- Conducted weekly MPO Staff meetings
- Met with Councilmember Dave Sevigny to discuss various efforts related to accomplishing the goal of eliminating fatal & serious injury crashes
- Attended the 4th Quarter Policy Committee meeting for the Association of MPOs
- Attended the following Webinars / Workshops / Conferences:
 - Resilient Transportation Infrastructure: DOT Climate Adaptation Plan 2024-2027
 - Maintaining Public Green Stormwater Infrastructure: Municipal Case Studies

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 December and January 2024

Technical Committee, Wednesday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building.....December 18, 2024
Subdivision Committee, Thursday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix BuildingJanuary 9, 2024
Zoning Committee, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building.....January 9, 2024
Subdivision Items Public Hearing, Thursday, 1:30 p.m. in Council Chambers, 2nd Floor, Gov't Center.**January 16, 2024**
Work Session, Wednesday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building.....January 23, 2024
Technical Committee, Wednesday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix BuildingJanuary 29, 2024
Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center..**January 30, 2024**

TW/DC/CC/CG/RS/PS-12/9/24

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