

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

January 29, 2009

- 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** – Prior Planning Commission meeting minutes of December 18, 2008, will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, January 8, 2009, at 8:30 a.m. The meeting was attended by Commission members: Neill Day, Mike Cravens, Marie Copeland, Mike Owens and Carolyn Richardson. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jim Gallimore, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Denise Bullock, Chris Taylor, Cheryl Galt, Tom Martin, Traci Wade, and Frank Boateng, as well as Rochelle Boland, Department of Law; Capt. Charles Bowen and Capt. Allen Case, Division of Fire & Emergency Services; and Bob Carpenter, Division of Building Inspection. 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.*
- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, January 8, 2009, at 1:30 p.m. in the Division of Planning Office. The meeting was attended by Commission members Ed Holmes, Lynn Roche-Phillips, Randall Vaughn, and Joan Whitman. The Committee reviewed applications, and made recommendations on zoning items as noted.

A. **ABBREVIATED PUBLIC HEARINGS ON ZONE MAP AMENDMENTS AND RELATED PLANS**

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 AND RELATED PLANS** – 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. **THOMAS & CORBETT, LLC, ZONING MAP AMENDMENT & THE RESERVE AT TATES CREEK (AMD.) ZONING DEVELOPMENT PLAN**

- a. **MAR 2008-23: THOMAS & CORBETT, LLC (1/29/09)*** - petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 7.19 net (9.60 gross) acres, for property located at 1060-1097 Bridlewood Lane, 5200-5205 Tykes Pass, 5121 Middleton Place and 5397 Tates Creek Road.

LAND USE PLAN AND PROPOSED USE

* - Denotes date by which Commission must either approve or disapprove request.

The 2007 Comprehensive Plan (Sector 11) recommends Low Density Residential future land use for the subject property. The petitioner proposes 38 townhouse and single family (detached) residential units in an R-3 zone.

The Zoning Committee Recommended: **Disapproval**, for the reasons provided by staff.

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

1. The existing Single Family Residential (R-1C) zoning, with conditional zoning restrictions, is in agreement with the 2007 Comprehensive Plan.
 2. The existing R-1C zone is more appropriate than an R-3 zone for the subject property, for the following reasons:
 - a. The existing pattern of residential development in the immediately surrounding neighborhoods is well below 4.0 dwelling units per gross acre.
 - b. The predominant zoning designation in this portion of the Tates Creek Road corridor is R-1C.
 - c. R-1C zoning is much more common along the edge of the Urban Service Area than R-3, as there has been a consistent and historical precedent for lower density residential development along this boundary for decades.
 3. There have been no unanticipated changes of a physical, social or economic nature within the immediate area since the Comprehensive Plan was adopted in early 2007 that would support an argument for R-3 zoning for the subject property.
- b. ZDP 2008-109: THE RESERVE AT TATES CREEK (AMD.) (1/29/09)* - located 1060-1097 Bridlewood Lane, 5200-5205 Tykes Pass, 5121 Middleton Place and 5397 Tates Creek Road. **(EA Partners)**

Note: The purpose of this amendment is to depict a 38-unit townhouse and single family residential development.

The Subdivision Committee Recommended: Referral to the full Commission. There were questions regarding the location of the sanitary sewer line relative to the location of the proposed townhouses, and compliance with Floor Area Ratio restrictions.

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

1. Provided the Urban County Council rezones the property R-3; otherwise, any Commission action of approval is null and void.
 2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
 3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
 4. Building Inspection's approval of landscape buffer.
 5. Urban Forester's approval of tree inventory map.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Depict the tree canopy information on plan.
 8. Denote the square footage in the site statistics information and dimension units (including number of stories).
 9. Denote compliance with floor area ratio requirements (townhouse portion).
 10. Resolve existing conflict with the proposed townhouses and platted easements.
2. **TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF LEXINGTON, KENTUCKY, ZONING MAP AMENDMENT & FIRST UNITED METHODIST CHURCH ZONING DEVELOPMENT PLAN**

- a. MAR 2008-31: TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF LEXINGTON, KENTUCKY (2/12/09)* - petition for a zone map amendment from a Two-Family Residential (R-2) zone to a Downtown Center Business (B-2B) zone, for 0.4789 net (0.5859 gross) acre; and from a High Density Apartment (R-4) zone to a Downtown Center Business (B-2B) zone, for 0.9066 net (0.9846 gross) acre, for property located at 200 West High Street (a portion of); 318 South Mill Street; and 323 & 327 South Upper Street.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 5) recommends Downtown Master Plan future land use for the subject property. The petitioner proposes expanding the existing historic church on West High Street and maintaining the other structures on the property, including the accessory office building on South Mill Street, and the two residences on South Upper Street.

The Zoning Committee Recommended: **Approval**, for the reasons provided by staff.

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

1. A restricted Downtown Center Business (B-2B) zone is appropriate and the existing Two Family Residential (R-2) zone and High Density Apartment (R-4) zone are inappropriate, for the following reasons:
 - a. The proposed B-2B zone will allow the church to bring their entire property into one zoning category, which is reasonable, and will simplify their planning and building processes. This will eliminate the need for the church to seek approval of a conditional use permit from the Board of Adjustment in the future.
 - b. If restricted via conditional zoning, the proposed B-2B zone will be no more intensive a land use than the existing zoning would allow, as recommended by the *Downtown Lexington Masterplan* and 2007 Comprehensive Plan.

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- c. A restricted B-2B zone allows the church property to provide for a compatible step-down of land uses between the Historic South Hill Neighborhood and the downtown business core, and less uncertainty regarding future allowable uses than if the property remained in three zoning categories.
- d. Macks Alley as a physical boundary, and Rokeby Hall as a land use transition, bolstered by conditional zoning restrictions, create an appropriate land use between the existing historic neighborhood and the higher intensity church facilities and uses.
2. This recommendation is made subject to approval and certification of ZDP 2008-147: First United Methodist Church, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under Article 6-7 of the Zoning Ordinance, the following uses are to be prohibited on the subject property via conditional zoning:
 - a. Cocktail lounges and nightclubs.
 - b. Establishments for the display, rental, or sale of automobiles, motorcycles, trucks and boats.
 - c. Indoor or outdoor amusement enterprises, such as circuses, carnivals, horse racing or automobile racing, motion picture theatres, billiard or pool halls, bowling alleys, dance halls, skating rinks and arcades.
 - d. Major or minor automobile or truck repair.
 - e. Drug stores.
 - f. Automobile service stations and gasoline pumps of any kind.
 - g. Mining of non-metallic materials.
 - h. All buildings shall be limited to a maximum height of 40 feet.
 - i. The historic Rokeby Hall, located at 318 South Mill Street, shall be further limited to church offices, professional offices or residential use.

These restrictions are appropriate and necessary to ensure that uses on the subject property create a compatible transition from the Historic South Hill Neighborhood to the southwest of this location and to the downtown business core.

- b. ZDP 2008-147: FIRST UNITED METHODIST CHURCH (2/12/09)* - located at 200 West High Street.
(Foster - Roland)

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Provided the Urban County Council rezones the property B-2B; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscape buffer.
5. Urban Forester's approval of tree inventory map.
6. Denote existing zoning on plan face, including the addition of H-1 Overlay zone to site statistics.
7. Denote parking areas.
8. Clarify zone-to-zone screening note.
9. Addition of adjacent property information (to the southwest of this site).
10. Resolve the minimum open space requirements for residential uses.

3. RML CONSTRUCTION, RLLP, ZONING MAP AMENDMENT & ADAMS PROPERTY (AMD.) ZONING DEVELOPMENT PLAN

- a. MAR 2008-32: RML CONSTRUCTION, RLLP (2/12/09)* - petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Planned Neighborhood Residential (R-3) zone, for 0.08 net (0.09 gross) acre; and from a Planned Neighborhood Residential (R-3) zone with conditional zoning restrictions to a Planned Neighborhood Residential (R-3) zone with modified conditional zoning restrictions, for 0.35 net (0.40 gross) acre, for property located at 852 Campbell Lane.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 9) recommends Medium Density Residential future land use for the subject property. The petitioner proposes R-3 zoning and removal of a conditional zoning restriction, applied to a portion of the subject property in 2005, in order to construct a 24-unit multi-family residential building, which would result in the expansion of the adjacent multi-family residential development at 3050 Helmsdale Place.

The Zoning Committee Recommended: Referral to the full Commission.

The Staff Recommended: Disapproval for modification of conditional zoning restrictions in the existing R-3 zone, for the following reason:

1. The applicant has not provided an appropriate finding of fact by a clear preponderance of the evidence that meets the established requirements of Article 6-7(c)(1) of the Zoning Ordinance. This states that a request to modify, remove or amend a conditional zoning restriction may be granted only if it is found that there has been a major change of an

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economic, physical or social nature on the subject property or within the area in which the subject property is located, which was not anticipated at the time the binding restriction or condition was imposed, and which has substantially altered the basic character of such area, making the restriction or condition inappropriate or improper. There is no evidence that the basic character of the area has changed due to unanticipated events since this restriction was imposed three years ago.

The Staff Recommended: **Approval for the proposed change from an R-1D zone to an R-3 zone**, for the following reason:

1. A restricted Planned Neighborhood Residential (R-3) zoning is in agreement with the 2007 Comprehensive Plan, for the following reasons:
 - a. The Comprehensive Plan recommends Medium Density Residential future land use for the subject property, defined as 5-10 dwelling units per net acre.
 - b. Based upon this recommendation, 3 or 4 residential dwelling units would be appropriate on the overall subject property (0.43 net acre). A restricted R-3 zone would accommodate such redevelopment and would be considered in agreement with the Comprehensive Plan, as well as consistent with the Urban County Council's decision to rezone the property in 2005.
2. This recommendation is made subject to approval and certification of ZDP 2008-148: Adams Property (Amd.), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are recommended via conditional zoning for the subject property:
 - a. This property shall be limited to single-family detached residential uses or any accessory use allowed by the Planned Neighborhood Residential (R-3) zone.
 - b. Any lighting installed on the subject property shall be directed downward and shall be directed away from any single-family residential zone.

These restrictions are appropriate in order to protect the adjacent residential properties to the north and west of the subject property from the possible use intensification of this location.

- b. ZDP 2008-148: ADAMS PROPERTY (AMD.) (2/12/09)* - located at 852 Campbell Lane.

(EA Partners)

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

1. Provided the Urban County Council rezones the property R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscape buffer.
5. Urban Forester's approval of tree inventory map.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
8. Addition of required 25' floodplain setback information.
9. Correct note #5.
10. Denote adjacent property zoning information.
11. Correct building numbers to match E-911 information.
12. Denote final disposition of wetland area.
13. Denote required zone-to-zone screening.

4. CALLER PROPERTIES, LLC, ZONING MAP AMENDMENT & GENERAL TELEPHONE OF KENTUCKY, LOT 2, ZONING DEVELOPMENT PLAN

- a. MAR 2009-1: CALLER PROPERTIES, LLC (3/5/09)* - petition for a zone map amendment from a Light Industrial (I-1) zone to a Highway Service Business (B-3) zone, for 2.82 net (3.70 gross) acres, for property located at 3695 Nicholasville Road.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 11) recommends Retail, Trade and Personal Services future land use for the subject property. The petitioner proposes constructing two buildings on the property for a new grocery store and retail shops.

The Zoning Committee Recommended: **Approval**, for the reasons provided by staff.

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

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1. The requested Highway Service Business (B-3) zone for the subject property is in agreement with the Retail Trade and Personal Services future land use recommendation of the 2007 Comprehensive Plan. Additionally, use restrictions are appropriate to make the proposed zoning compatible with other nearby B-3 zoning.
2. This recommendation is made subject to the approval and certification of ZDP 2009-4: General Telephone Company of Kentucky, Lot 2, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses are to be prohibited at this location via conditional zoning:
 - a. Establishments and lots for the display, rental, sale, service, and minor repair of farm equipment, contractor equipment, tractor-trailer trucks, boats, travel trailers, mobile homes, or supplies for such items.
 - b. Cocktail lounges and nightclubs.
 - c. Car washing establishments.
 - d. Motel or hotel.
 - e. Kennels.
 - f. Circuses and carnivals, even on a temporary basis.
 - g. Taxidermy establishments.
 - h. Pawnshops.
 - i. Amusement park, fairgrounds, or horse racing track.
 - j. Outdoor recreational facilities including go-cart tracks, archery courts, skateboard and roller skating tracks, trampoline centers, rifle and other fire-arm ranges, swimming pools, water slides and other water related facilities, and other similar uses.
 - k. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
 - l. Mining of non-metallic materials.
 - m. "Advertising signs" as defined in Article 17-3(b)(1) of the Zoning Ordinance.

These restrictions are appropriate and necessary for the following reasons:

1. Existing multi-family residential and church uses are located within 500 feet of the subject property, directly across Nicholasville Road.
 2. Most of the above uses are not recommended by the Comprehensive Plan at this location or in this area.
- b. ZDP 2009-04: GENERAL TELEPHONE COMPANY OF KENTUCKY, LOT 2 (3/5/09)* - located at 3695 Nicholasville Road and Rojay Drive. **(Barrett Partners)**

The Subdivision Committee Recommended: Referral to the full Commission. There were concerns about the access easement and access to Rojay Drive.

1. Provided the Urban County Council rezones the property B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscape buffer.
5. Urban Forester's approval of tree inventory map.
6. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
7. Depict access on adjacent property across access easement.
8. Add dimensions to receiving area.
9. Clarify parking calculations and document Ordinance compliance.
10. Denote all existing easements.
11. Resolve reciprocal parking and access.
12. Add access easement cross-section.
13. Discuss proposed access.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENT REQUESTS

1. **ZOTA 2009-1: AMEND ARTICLE 9: GROUP RESIDENTIAL PROJECTS** – petition for a Zoning Ordinance text amendment to Article 9 to simplify existing regulations regarding open space and yard setbacks, and to provide for pedestrian accommodations and bicycle parking.

INITIATED BY: Urban County Planning Commission

PROPOSED TEXT: (Copies of the latest draft for this text are available upon request)

The Zoning Committee Recommended: **Postponement**, for the reason provided by staff.

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

1. Additional time is necessary to evaluate proposed changes by interested design professionals in the community to the yard setback and open space requirements proposed thus far by the staff.
2. **ZOTA 2009-2: AMEND ARTICLE 1-11 TO ALTER DEFINITIONS OF "DWELLING UNIT" AND "EXTENDED-STAY HOTEL"** (2/13/09)* – petition for a Zoning Ordinance text amendment to Article 1-11 to alter definitions of "dwelling unit" and "extended-stay hotel" to limit short-term rental of dwelling units being used for and zoned for residential purposes.

INITIATED BY: Urban County Council

PROPOSED TEXT: (Note: Text underlined indicates an addition, and text ~~dashed through~~ indicates a deletion to the current Zoning Ordinance.)

ARTICLE 1: GENERAL PROVISIONS AND DEFINITIONS

DWELLING UNIT - One room or rooms connected together, constituting a separate, independent housekeeping establishment for occupancy by a family as owner, by rental or lease on a ~~weekly~~, monthly or longer basis, or for a period of time between one week and one month no more than four times per year; physically separated from any other rooms or dwelling units which may be in the same building, and containing independent kitchen and sleeping facilities.

EXTENDED-STAY HOTEL - Multiple family dwelling(s) with rental or lease of units allowable for less than one month in duration without restriction ~~week~~, provided such rentals or leases of less than one week shall comprise less than 50% of the total dwelling units within the structure(s).

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

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

1. The proposed text amendment would limit short-term rental and/or lease of dwelling units to no more than four times per year, which will allow for some reasonable level of rental and/or lease of residential units on less than a monthly basis, while providing additional protection to neighborhoods and adjacent property owners from traffic and noise nuisance problems associated with more frequent rentals.
2. The proposed definition change will properly regulate the anticipated rental of residences during the 2010 Alltech World Equestrian Games in a fashion similar to and respectful of the past practices associated with the rentals during local horse racing meets and sales, and will largely accommodate the continuation of rentals associated with those annual equine events (up to four times per year).
3. The corollary change proposed to the definition of "extended-stay hotel" is to avoid any confusion that the dwelling units available in an extended-stay hotel (containing full kitchen facilities) would be impacted by the proposed change to these new rental restrictions for single-family, two-family and other multi-family residential dwelling units.

VI. **COMMISSION ITEMS** – Commission items, if any, will be considered at this time.

VII. **STAFF ITEMS**

A. **Planning Services Activity Report**

- During the month of November, the Planning Services staff processed 5 zone map amendments, 4 Zoning Ordinance text amendments, 30 subdivision and development plan items, and 14 Board of Adjustment appeals. Processing of the above items included attendance and/or preparation of materials and presentations for the following: Technical, Subdivision and Zoning Committee meetings, one Planning Commission public hearing, one Planning Commission public meeting, one Planning Commission work session, and one Board of Adjustment public hearing. In addition, the staff held several other pre-application meetings for subdivision, development plan and Board of Adjustment items.

Much of the staff's time was spent answering approximately 700 inquiries from people concerning zoning, subdivision plans, development plans, Board of Adjustment appeals and related matters. The staff also provided floodplain assistance for 12 property inquiries.

B. **Long Range Planning Activity Report**

- Greenways and Bike/Ped – Staff attended trail meetings to discuss greenway projects, met with consultants, and conducted a tour for KYTC officials to review funded trail projects. Staff also began preparing grants and updated GIS data for greenway properties, trails, and bicycle facilities. Staff met with Council member Peggy Henson to discuss sidewalk improvements

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along Versailles Road. Staff attended the monthly steering committee meeting for the **Bluegrass Partnership for a Green Community**.

- Streets – Staff worked on the final draft of the **Complete Streets** plan and attended the steering committee meeting of the **Downtown Streetscape Master Plan**.
- North Nicholasville Road Small Area Plan – As identified by the Planning Commission and described in the *2007 Comprehensive Plan*, an 80-acre area along Nicholasville Road between Waller Avenue and Southland Drive is being studied as part of a small area plan. It contains the campus of Central Baptist Hospital, numerous offices and businesses, and is adjacent to the University of Kentucky. It also includes the Seven Parks Historic District and six neighborhood associations.

The planning process will determine whether land uses should be changed and if other tools could be created or implemented that would ensure the stability and vitality of the residential areas, improve pedestrian and bicycle safety, and promote the success of businesses, among other issues. The Planning staff will lead the SAP process that includes a series of steering committee, focus group, and public input meetings. The staff will provide planning research and analysis of demographic and land use data and will synthesize the comments of the steering committee and citizens to draft a plan that provides direction for future infill, redevelopment, or adaptive reuse of this area. The work schedule calls for this small area plan to be presented for consideration by the Planning Commission in early fall 2009.

At the first meeting of the North Nicholasville Road SAP Steering Committee, the members participated in a Strengths, Weaknesses, Opportunities, and Threats analysis to identify important issues and desires for this area. The steering committee includes Councilmembers Julian Beard and Diane Lawless, Planning Commission members Neill Day and Carolyn Richardson, representatives from the neighborhood associations, the business community, Central Baptist Hospital, and the University of Kentucky. Other LFUCG staff on the steering committee represents transportation and economic development issues.

Please visit the North Nicholasville Road Small Area Plan website for more information:

<http://www.lexingtonky.gov/index.aspx?page=1525>.

- South Nicholasville Road Small Area Plan – Following the first Steering Committee meeting, which was held in November, the Planning staff held a focus group meeting with representatives of religious and educational institutions located within the study boundary. The focus group expressed concerns and issues with their facilities and operations in this area and what they would like for the future. Input from the focus group will be conveyed to the Steering Committee and will inform the small area plan.

Please visit the South Nicholasville Road Small Area Plan website for more information:

<http://www.lexingtonky.gov/index.aspx?page=1468>.

- Central Sector Small Area Plan – Ratio, the consultants for the Central Sector Small Area Plan, delivered a complete draft of the Plan that included recommendations and implementation strategies. Staff began reviewing and commenting on the draft. Once staff comments are addressed, the draft will be made available for public review.
- East End Small Area Plan – EHI, the consultant for the East End Small Area Plan, held a Steering Committee meeting to review the transportation and infrastructure findings, goals, objectives, and planning priorities. A complete draft of the Plan is expected in early winter.
- Consultant Coordination Meeting – Staff organized a second meeting and conference call for the consultants working on the Central Sector and East End Small Area Plans, the Housing Market Study, and the Nonresidential Infill and Redevelopment Design and Market Study. The purpose of the meeting was to identify outstanding issues for each project as each one nears completion. The 60-minute meeting included 13 participants in the offices of the Division of Planning and on the phone in Indianapolis, Atlanta, and Covington.
- Census – Staff worked with GIS to calculate population projection data based on vacant land uses. This process led to the creation of new Census block group boundaries that will enable even apportionment of the potential population. The Census will use these data to create updated Census maps as part of the 2010 decennial Census.
- Web Site – Staff worked with the Division of Computer Services to launch the new LFUCG website. The site includes more intuitive options for obtaining government and community information.
- Development Review – Staff conducted a variety of development review duties and meetings, conducted field work, and coordinated greenway and greenspace development issues.

- General Work Activities – Staff prepared for and attended the monthly meetings for the Technical Review Committee. Staff participated in a testing session of some of the Human Resources functions of the PeopleSoft program that will enable employees to manage their own personnel activities from their computers. Staff also answered questions about land use and other comprehensive plan issues as well as neighborhood association issues. Staff updated the Neighborhood Association data base. Using GIS, Census data, and PCensus software, staff created maps and data sets for the Urban County Council, other LFUCG Departments, and agencies and officials outside the government.

C. Transportation Planning Activity Report

Administration –

- Committee meeting packets were prepared and distributed for the following Transportation Planning/MPO meetings held in December: Transportation Technical Coordinating Committee (TTCC), and Bicycle and Pedestrian Advisory Committee (BPAC).
- Other important meetings with MPO staff participation included: World Equestrian Games Committee; Federated Transportation Services of the Bluegrass (FTSB) Board Meeting; and the Blue Grass Airport Board Meeting.
- Also, staff participated in the Division of Planning's regularly scheduled development review meetings, and provided review and input on transportation, transit, and land use impact issues.
- MPO Newsletter - "Bluegrass Traveler" – The ***"Bluegrass Traveler – 2008 Winter Edition"*** newsletter arrived in December. Staff mailed out the newsletter to the mailing list, including all Fayette County neighborhood associations.

Transportation Improvement Programming (TIP) –

- Program activities in December included additional evaluation and revisions to the existing FY 06—FY 09 TIP project Surface Transportation Program: Lexington (SLX) cost estimates and project phasing. The SLX program project phasing was adjusted to balance expenditures versus expected incoming revenues to achieve "fiscal constraint". In addition, federally-required SAFETY-LU requirements to account for inflation were factored into the project's design, right-of-way, utility relocation, and construction cost estimates. These on-going activities will continue into 2009 as state officials provide new project cost estimates for their Statewide Transportation Improvement Program (STIP) portion of the Lexington MPO Area TIP programming document.
- TIP Administrative Modifications were developed and coordinated for inclusion into the Kentucky Statewide Transportation Improvement Program (STIP).

Intelligent Transportation Systems (ITS) –

- The MPO staff continued to assist with implementation of the Bluegrass ITS (BITS) regional planning initiative on an as-needed basis. Staff is now reviewing program funds to see how ITS will continue to be implemented in the MPO's Long Range Transportation Plan and Transportation Improvement Program. This area needs additional coordination with the LFUCG Division of Traffic Engineering to obtain information in January.

Surveillance –

- MPO Website Development – A stand-alone MPO web site can be accessed at <http://www.lexareampmo.org/>. In December, the website had **647** unique visitors; **1,296** visits; **3,098** page views; total 1.72 GB bandwidth usage; and **12,523** hits. There were **278** links from search engines in December. MPO staff updates the web site with new links, graphics and content on a continual basis and recommends that everyone visit and revisit on a regular basis to see the improvements.
- Fayette & Jessamine Counties Cooperative Planning - The MPO staff continued to work with Jessamine County officials and the Bluegrass Area Development District to assess transportation system impacts in Jessamine County. In early December, staff visited northern Jessamine County and reported the continued growth of Brannon Crossing Commercial area, and moderate growth in residential land use. Staff has been reviewing the Jessamine County Comprehensive Plan's Transportation Plan Element Section.
- The Bluegrass ADD Regional Transportation Committee meeting was not held in December. Upon request and when required, staff continues to provide information to MPO members and the Bluegrass Area Development District, and records requests in the MPO's database. This task is emphasized to all staff to continue to record their efforts. In January, staff will review updated website information and update information and data where needed.
- Newtown Pike Extension (NPE) Project – Staff continues to monitor ongoing project work. Any changes, concerns, or issues regarding the NPE project will be coordinated and communicated with appropriate staff, management, and committees. Also, staff will continue to coordinate transportation and land use activities as the Newtown Pike Extension Project moves forward and is impacted by other development in the area.

Transportation Plan Update –

- Public Involvement – Distribution/collection of the transportation survey for the 2035 Metropolitan Transportation Plan continued this month. Surveys and boxes were collected from the Lexington Village, Eagle Creek, Beaumont and Northside Libraries; Winburn Community Action Center; and Cardinal Valley Community Action Center.
- The number of responses to the survey has been above initial expectations and the information being compiled has already assisted in the development of the 2035 Metropolitan Transportation Plan (MTP). More will be reported on the survey in the upcoming months. The Lexington MPO Public Participation/Involvement Access Database continues to be updated for use as

an advanced input/management tool for tracking public comments and the actions taken to answer, direct, and/or resolve issues for the public/private stakeholders in the community. The Public Involvement Database now includes over 710 records. The Lexington Area MPO's stand-alone website (www.lexareampmo.org) was updated and improved during December.

- Travel Demand Model – The staff modeler continues to work with consultants, MPO staff, and public and private groups and individuals to provide travel demand forecasts and interpret modeling forecast results.
- In December, staff started an in-depth review of the previous 20-year transportation plan and made revisions to the new MTP document. Staff developed the MTP project scoring/ranking methodology and began using the methodology to score 2030 MTP existing and potential new projects; to include the latest UPL ranking and Congestion Management Study recommended projects.

Transit Planning –

- Staff participated in a CTPP webinar on 12-2-08 pertaining to the American Community Survey data release.
- Staff participated in the North Nicholasville Rd Small Area Plan kickoff meeting as part of the steering committee.
- Staff participated in an NTI teleconference: ***“Policies and Practices for Effectively and Efficiently Meeting ADA Paratransit Demand.”***
- Staff attended the annual FTSB meeting.
- Staff continues to work extensively with Lextran and the Urban County Government to locate sites and develop bus shelter plans. The Senior Transit Planner has reported making good progress in location and placement of bus shelters to serve Lextran's riders.
- Senior Planner staff and management had a meeting with Kevin Michler of RLS Consultants to discuss the Lextran Comprehensive Operational Analysis (COA) expectations, etc.
- Staff participated in the MPO ranking of all Metropolitan Transportation Plan (MTP) projects via the established matrix to plan for transit and transit facilities.
- Staff is working on transit-related areas of the MTP and the MTP Transit Plan. These efforts include mapping of bus routes, shelter locations, and other items to assist the transit rider.
- Throughout December, Joey David (Senior Transit Planner) coordinated transit mapping projects, mapped transit and Un-scheduled Project Listing (UPL) project maps, and provided consultation to other transportation and planning staff on important mapping projects.

Transportation-Land Use Impact Analysis and Forecasting –

- Staff performed the monthly review of proposed zoning map amendments and proposed development plans for “general consistency” among planning efforts and different Planning units.
- Traffic count and roadway functional classification information was provided to several development professionals, private consultants, and to citizens in December. December is typically a slow month for traffic count requests.
- The MPO staff continues to monitor the *Jessamine Journal* to track on-going land development, and consults with Jessamine County officials on a regular basis to keep the Urban County Government abreast of on-going and future land development activities.
- MPO staff continues to monitor developments south of the Lexington-Fayette Urban County Government's Urban Service Boundary.
- Transportation and Land Use Planning staff has continued to monitor the Jessamine County Comprehensive Plan in December.

Multimodal / Intermodal Planning –

- A BPAC meeting was held on December 5th and was attended by several staff members.
- The staff continues to monitor and participate in the South Limestone Multimodal Study.
- Freight Planning – The final draft of the Freight Section Extension is complete and available for review by MPO members and interested parties.

Air Quality Activities –

- Staff began developing an air quality outreach program application for possible CMAQ funding.
- Staff attended a Climate Change teleconference

Congestion Management Process (CMP) –

- Staff continued to work on the Congestion Management Process Overview document.
- The Congestion Management Committee meeting was cancelled in December.
- Staff continued to work on the congestion management section of the Metropolitan Transportation Plan.
- Staff prepared a proposal for the Congestion Management Process and Study Update
- Staff worked on the project ranking/scoring for the Metropolitan Transportation Plan.
- Staff continued to work on the Linking Planning, Engineering and Operations (LPEO) program.

Mobility Office Activities –

* - Denotes date by which Commission must either approve or disapprove request.

- The staff received fewer phone calls and emails regarding carpooling and vanpooling to work this month.
- The waiting list for the vanpool program is at 17 groups waiting for vans. The KYTC has been researching how they can assist the MPOs in the expansion of a state vanpool program.
- Staff continued to formulate strategies for the Mobility Marketing Campaign for the upcoming year.

Staff Development –

- Staff continues to monitor the latest information from Roads and Bridges, the URBAN TRANSPORTATION MONITOR, and other important industry planning and engineer publications.

Unified Planning Work Program (UPWP) –

- Staff began review and revisions of the FY 2009 UPWP to prepare for development of the FY 2010 UPWP

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. MEETING DATES FOR FEBRUARY, 2009

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	February 5, 2009
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	February 5, 2009
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	February 12, 2009
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	February 19, 2009
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	February 25, 2009
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	February 26, 2009

X. ADJOURNMENT

TLW/TM/JWE/BJR/BS/src