

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

February 26, 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 January 29, 2009, 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, February 5, 2009, at 8:30 a.m. The meeting was attended by Commission members: Neill Day, Mike Cravens, Mike Owens and Carolyn Richardson. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Denise Bullock, Chris Taylor, Cheryl Gallt, Tom Martin, Traci Wade, Barbara Rackers, and Rob Johnson, 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, February 5, 2009, at 1:30 p.m. in the Division of Planning Office. The meeting was attended by Commission members Marie Copeland, 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 (2/26/09)* - 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 Tate's 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.) (2/26/09)* - 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 (2/26/09)* - 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 (2/26/09)* - 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 (AMD.), ZONING MAP AMENDMENT & ADAMS PROPERTY (AMD.) ZONING DEVELOPMENT PLAN

- a. MAR 2008-32: RML CONSTRUCTION, RLLP (AMD.) (2/26/09)* - an amended petition for a zone map amendment from a Single Family Residential (R-1D) zone to a High Density Apartment (R-4) zone, for 0.08 net (0.09 gross) acre; and from a Planned Neighborhood Residential (R-3) zone with conditional zoning restrictions to a High Density Apartment (R-4) zone, 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: Approval, for the reasons provided by staff.

The Staff Recommends: Approval, for the following reason:

1. The requested High Density Apartment (R-4) 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.

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- b. The Comprehensive Plan recommends High Density Residential future land use for the associated Adams Property, defined as 10-25 dwelling units per net acre.
- c. The proposed re-zoning, with the associated development plan, would be within that recommendation, if the density were averaged for each portion of the property. An overall density of 17.13 units per acre is proposed, wherein the Plan recommends 24.6 units per acre, when including the subject property.
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. Any lighting installed on the subject property shall be directed downward and shall be directed away from any single-family residential zone.

This restriction is appropriate in order to protect the adjacent residential properties to the north and west of the subject property from the possible light pollution associated with the proposed apartment building and its associated off-street parking area.

- b. ZDP 2008-148: ADAMS PROPERTY (AMD.) (2/26/09)* - 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. PROPERTY PARTNERS, LLC, ZONING MAP AMENDMENT & BIG RUN INDUSTRIAL PARK, UNIT 3, ZONING DEVELOPMENT PLAN

- a. MAR 2009-2: PROPERTY PARTNERS, LLC (4/16/09)* - petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Light Industrial (I-1) zone, for 1.16 net (1.26 gross) acres, for property located at 550 & 560 Stone Road.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 4) recommends Light Industrial future land use for the subject property. The petitioner proposes Light Industrial (I-1) zoning to allow for a total of 13,800 square feet of warehouse space and associated off-street parking.

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

The Staff Recommends: Approval, for the following reasons:

1. The requested rezoning to a Light Industrial (I-1) zone is in agreement with the 2007 Comprehensive Plan, which recommends Light Industrial future land use for the subject property.
2. This recommendation is made subject to the approval and certification of ZDP 2009-11: Big Run Industrial Park, Unit 3 prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of any approval by the Planning Commission.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses shall be restricted on the subject property via conditional zoning:
PROHIBITED USES:
 - a. Establishments for the minor or major repair of farm equipment, contractor equipment, automobiles, trucks, mobile homes, recreational vehicles, minibikes, motorcycles, bicycles, boats or supplies for such items.
 - b. Tire re-treading or recapping.
 - c. Truck terminals and freight yards.
 - d. Outdoor public address systems.

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- e. Recycling, sorting, baling and processing of glass and nonferrous metals.
- f. The above-ground or below-ground storage for resale of any flammable or nonflammable gas or oxidizer in liquid or gaseous form as a conditional use, the storage of any empty container which contained any gas in any form as a conditional use, and the receiving of or dispensing of any gas in any form as a conditional use.
- g. Concrete mixing and concrete products.
- h. Commercial composting.
- i. Mining of metallic and non-metallic minerals.

Prohibition of these permitted and conditional uses in the I-1 zone is appropriate and necessary for the subject property in order to protect an established residential neighborhood from the most intense industrial uses otherwise allowed at this location.

- b. ZDP 2009-11: BIG RUN INDUSTRIAL PARK, UNIT 3 (4/16/09)* - located at 550-560 Stone Road.
(Barrett Partners)

The Subdivision Committee Recommended: Referral. There were questions regarding improvements to Stone Road.

1. Provided the Urban County Council rezones the property I-1; 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. Discuss required improvements to Stone Road.

5. CLAYTON RAY, JR. ZONING MAP AMENDMENT & PICKLESIMER SUBDIVISION, LOTS 1-4, BLOCK B, ZONING DEVELOPMENT PLAN

- a. MAR 2009-3: CLAYTON RAY, JR. (4/16/09)* - petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Light Industrial (I-1) zone, for 0.246 net (0.428 gross) acre, for property located at 825 East Loudon Avenue.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 2) recommends Medium Density Residential land use for the subject property. The petitioner proposes Light Industrial (I-1) zoning to allow for reuse of the existing residence as an office for an excavating company (general contractor), and associated off-street parking.

The Zoning Committee Recommended: Referral to the full Commission.

The Staff Recommends: Disapproval, for the following reasons:

1. The requested rezoning to a Light Industrial (I-1) zone cannot be found to be in agreement with the 2007 Comprehensive Plan, which recommends Medium Density Residential (MD) land use, defined as 5-10 dwelling units per net acre, for the subject property. The existing Single Family Residential (R-1D) zone and the current density for the subject property are in keeping with the residential recommendation of the Plan.
2. The Central Sector Small Area Plan is underway and includes the subject property within its study area. The Small Area Plan evaluated land use throughout the area, and does not recommend any land use changes to this portion of the Loudon Avenue corridor. Thus, the 2007 Comprehensive Plan land use recommendation for Medium Density Residential (MD) has been re-evaluated and thus far endorsed as the most appropriate land use designation for the subject property.
3. The existing Single Family Residential (R-1D) zone remains appropriate for the subject property because the subject property still remains one of the larger residential properties along this portion of Loudon Avenue, despite right-of-way acquisition. Eastland Drive is a well established land use boundary between residential and industrial land use in this location. It is appropriate for this boundary to remain at its current location, rather than along the southern property line of the subject property.
4. 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 I-1 zoning for the subject property. The improvements to Loudon Avenue have been planned for many years and were completed to meet the needs of all existing uses in this vicinity.

- b. ZDP 2009-10: PICKLESIMER SUBDIVISION, LOTS 1-4, BLOCK B (4/16/09)* - located at 825 Loudon Avenue.
(Midwest Engineers)

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

1. Provided the Urban County Council rezones the property I-1; otherwise, any Commission action of approval is null and void.

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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 information.
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. Addition of existing tree information.
8. Addition of topographic information.
9. Addition of existing easements, addresses and property lines.
10. Delete note #10.
11. Clarify square footage for porch (future enclosure).
12. Addition of off-street parking to comply with Ordinance and handicap accessibility.
13. Correct plan title.
14. Discuss access points and parking locations proposed.
15. Resolve need for stormwater detention.
16. Discuss Eastland Drive improvements.

VI. COMMISSION ITEMS

- A. **PFR 2009-1: LFUCG DEPARTMENT OF PUBLIC WORKS (DIVISION OF ENGINEERING)** – Requests a Public Facilities Review of a proposed salt barn and future construction of a fire station on property located at 5680 Athens-Boonesboro Road. (Council District 12)

VII. STAFF ITEMS

- A. **ZONING ORDINANCE TEXT AMENDMENT INITIATION** – The staff will request Commission initiation of a text amendment to Article 17 of the Zoning Ordinance with regard to signage in the downtown zones. The proposed changes to Article 17 were presented and discussed at the Commission work session on January 22, 2009. If initiated, the required public hearing could be held as early as March 26, 2009.

B. **Planning Services Activity Report**

- During the month of January, the Planning Services staff processed 6 zone map amendments, 4 Zoning Ordinance text amendments, 41 subdivision and development plan items, and 11 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 900 inquiries from people concerning zoning, subdivision plans, development plans, Board of Adjustment appeals and related matters. The staff also provided floodplain assistance for 12 local property inquiries.

- Research has begun on the process to be followed under state law to create a form-based development code for the downtown area. It is expected that this information will be presented to the Planning Commission at a future work session, once the staff's research has been completed.
- Planning Services staff has been drafting changes to the Sign Ordinance for downtown business zones. A presentation was made to the Planning Commission at their January work session on this topic, to outline the concepts behind the proposed changes. The draft changes will be available soon to the public and the requisite public hearing on this proposal will be scheduled at that point in time.
- Plan review worksheets for Article 5 of the Land Subdivision Regulations and Article 21-6 of the Zoning Ordinance were mailed in January to local architectural and engineering firms, as well as to local land surveyors. These are intended to ensure that all plans are more complete at the time they are filed for review by the Planning Commission and its sub-committees.
- Work continued in January on the creation of a data base of past Board of Adjustment cases. Information from cases over the past 25 years has now been entered; and in combination with past indexing of minute books, Board of Adjustment records can now be accessed back to the early 1960s.
- Progress was made in January toward reorganizing the Infill & Redevelopment information on the LFUCG website. In particular, there will be a single email address that interested parties can use to send comments to the government, and select staff members in LFUCG will be able to check on those comments, organize responses, and pass along information to appropriate contacts. Hopefully, the community will have a centralized and updated I/R website by the end of May.

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C. Long Range Planning Activity Report

- 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 staff organized two focus group meetings to receive input from nonresidential property and business owners in the study area in the Division of Planning conference room and at the LFUCG Senior Center. Participants included churches, a restaurant, medical and other offices, and property managers. They reported liking the area for its location and the high volume of traffic on Nicholasville Road, yet registered concern about crashes. They like being involved in the community but noted the burden of the historic district overlay.

On January 20, the staff hosted a public input meeting at the LFUCG Senior Center attended by 33 citizens, officials, and staff. Participants answered questions about likes and dislikes and engaged in a map exercise. They raised concerns about traffic, encroachment of businesses into residential areas, the need for more offices along the corridor, safety, and access to Southland Drive.

For a summary of both the focus group and public input meetings, please visit <http://www.lexingtonky.gov/index.aspx?page=1525>.

- South Nicholasville Road Small Area Plan – On January 26, staff led a public input meeting for the South Nicholasville Road Small Area Plan at Southern Acres Christian Church, which is located within the study boundary. There were 28 citizens, officials, and staff who shared their likes and dislikes about the corridor and participated in a map exercise to further illustrate neighborhood concerns. Participants raised issues related to traffic and safety, access to commercial activities, greenspace, and public services.

Please visit the South Nicholasville Road Small Area Plan Website for more information: <http://www.lexingtonky.gov/index.aspx?page=1468>.

- Greenways and Bike/Ped – Staff attended trail meetings to discuss greenway projects, including the Greenway Coordinating Committee and a public meeting for the Legacy Trail. Staff also prepared grants and updated GIS data for greenway properties, trails, and bicycle facilities.
- Streets – Staff worked on the final draft of the **Complete Streets** plan and attended the steering committee meeting of the **Downtown Streetscape Master Plan**.
- Housing Market Study – RCLCO, the consultants leading the Housing Market Study, held a conference call with staff to discuss draft data from the study. RCLCO expects to have the draft available for public review in late winter.
- 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 prepared for an attended the monthly **Greenspace Commission** meeting. 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.

D. Transportation Planning Activity ReportAdministration –

- Committee meeting packets were prepared and distributed for the following Transportation Planning/MPO meetings held in January: Transportation Technical Coordinating Committee (TTCC), and Bicycle and Pedestrian Advisory Committee (BPAC). The January TPC was cancelled due to icy road conditions.
- Other important meetings with MPO staff participation included: World Equestrian Games Committee and Federated Transportation Services of the Bluegrass (FTSB) 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.

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- MPO Newsletter - "Bluegrass Traveler" – The "Bluegrass Traveler – 2008 Winter Edition" newsletter arrived in January. Staff mailed out the newsletter to the mailing list, including all Fayette County neighborhood associations.
- Staff attended the statewide planning meeting in Frankfort.

Transportation Improvement Programming (TIP) –

- Program activities in January included additional evaluation and revisions to the existing FY 06 – FY 09 TIP project Surface Transportation Program: Lexington (SLX) cost estimates and project phasing.
- TIP Administrative Modifications were developed and coordinated for inclusion into the Kentucky Statewide Transportation Improvement Program (STIP).
- Program activities in January included the development of the new FY 2010 – FY 2013.
- Staff entered into discussions with other LFUCG Division on the proposed federal stimulus bill and its implications locally.
- Initiated the coordination for the Economic Recovery Act projects.

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 be continued and integrated into the MPO's Metropolitan Transportation Plan, and Transportation Improvement Program. ITS needs additional coordination with the LFUCG Division of Traffic Engineering to obtain information in January.

Surveillance –

- MPO Website Development – The stand-alone MPO web site can be accessed at <http://www.lexareampo.org/>. In January, the website had 681 unique visitors; 1,349 visits; 5,546 page views; total 2.07 GB bandwidth usage; and 17,965 hits. There were 169 links from search engines in January. MPO staff updates the web site with new links, graphics and content on a continual basis and recommends that all visit and revisit on a regular basis to see the improvements.
- Fayette & Jessamine Counties Cooperative Planning - In early January, 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 held in January. 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.

Transportation Plan Update –

- Public Involvement – Distribution/collection of the transportation survey for the 2035 Metropolitan Transportation Plan continued this month. Surveys and boxes were distributed and collected from various locations, with an emphasis on Hispanic and Senior populations.
- 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.lexareampo.org) was updated and improved during January.
- Travel Demand Model – 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. Model data provided to consultant for Lex-Tran COA study.
- In January, staff continued an in-depth review of previous 20-year transportation plan and made revisions to the new MTP document. Staff developed the MTP project scoring/ranking methodology and used the methodology to score 2030 MTP existing and potential new projects. A prioritized list was presented to the TTCC in January.
- Staff continued to develop revenues estimates for the plan update and presented a draft to KYTC for comments.

Transit Planning –

- Staff attended South Nicholasville Rd SAP public input meeting 1-26-09.
- Staff attended Downtown Circulator Steering Committee as a member.
- Staff met with Ed Brady and Rick Sheehy from Red Cross Wheels program to discuss data issues they are experiencing.
- Staff continues to work extensively with Lextran and the Urban County to locate sites and develop bus shelter plans. Senior Transit Planner has reported making good progress in location and placement of bus shelters to serve Lextran's riders.
- Throughout January, staff coordinated transit mapping projects, mapped transit and Unscheduled Project Listing (UPL) project maps, and provided consultation to other transportation and planning staff on important mapping projects.
- Staff worked extensively on CMAQ grant application for art sculpture bus shelters to be administered by Art-in-Motion.
- Staff met with Anita Madden to discuss possibilities of art sculpture bus shelters in Hamburg. She also is requesting a fixed route adjustment by Walmart.
- Staff met with LexTran to discuss trolleys/downtown circulator issues.
- Staff attended a presentation on GPS application with bus systems (Insight USA).

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 January.
- The MPO staff continues to monitor the Jessamine Journal and the Jessamine County Comprehensive Plan to track on-going land development and consults with Jessamine County officials on a regular basis to keep the Urban County abreast of on-going and future land development activities.

Multimodal / Intermodal Planning –

- Staff performed site visits to identify appropriate locations for ‘Share the Road’ signage on rural bike routes.
- Several meetings were held to begin implementing Safe Routes to School programs at Glendover Elementary and William Wells Brown Elementary.
- Planning for Bike Month and Bike Lexington is underway
- A steering committee and public meeting for the Legacy Trail was held. Over 200 people attended the public meeting. A final draft of the feasibility study will be available in February.
- A consultant was selected for the Town Branch Trail Phase 3 design and phase 4 feasibility study.
- A BPAC meeting and Mayor’s Bicycle Task Force meeting was held in January.
- A kick-off meeting and steering committee meeting for the South Limestone Multimodal Study was held.
- Staff attended a steering committee meeting and began preparing a grant for the Streetscape Project.
- Staff worked with Jessamine County representatives to draft a proposed system of greenway trails for inclusion in the Jessamine County Comprehensive Plan.
- Staff coordinated a public meeting to review preliminary plans for the Maxwell Bike/Ped Improvement Project.
- With help from the FHWA, staff has secured a free Bicycle & Pedestrian Facility Design training course to be held in Lexington on April 13 & 14.
- Staff began preparing CMAQ grants for the University Drive bike lanes, Southland Drive bike/ped improvements, Georgian Way overpass, Town Branch Trail crossing, Yellow Bike program and Legacy Trail.
- 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 continued developing an air quality outreach program application for possible CMAQ funding.
- Staff participated in a statewide air quality conference call.
- Staff coordinated a meeting to initiate the CMAQ-funded biodiesel storage tank project.
- Staff worked with the Division of Police on potential CMAQ projects and the application process.
- Staff consolidated CMAQ application information for TTCC ranking.

Congestion Management Process (CMP) –

- Staff continued to work on the Congestion Management Process Overview document.
- The Congestion Management Committee meeting was cancelled in January.
- Staff prepared a proposal for the Congestion Management Process and Study Update
- Staff continued to work on the Linking Planning, Engineering and Operations (LPEO) program.
- Staff attended the training class titled Handling Challenges

Mobility Office Activities –

- 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.
- Two staff members attended KBT’s annual conference in Frankfurt.

Unified Planning Work Program (UPWP) –

- Staff began final review and revisions 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.

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

IX. **MEETING DATES FOR MARCH, 2009**

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

X. **ADJOURNMENT**

TLW/TM/JWE/BJR/BS/src