

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

October 24, 2019

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Phoenix Building, 3rd Floor Conference Room, 101 E. Vine Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** - The minutes of the September 26, 2019, meeting 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, October 3, 2019, at 8:30 a.m. The meeting was attended by Commission members: Headley Bell, Anthony de Movellan, Karen Mundy, Mike Owens Frank Penn, and Carolyn Plumlee. Committee members in attendance were: Vaughan Adkins, Division of Engineering and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Hal Baillie, Cheryl Gallt, Lauren Hedge, Tom Martin, Denice Bullock, Valerie Friedmann, Scott Thompson, Captain Greg Lengal, Division of Fire & 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.

Note: Requests for additional time, stating the basis for the request, must be submitted to The Subdivision Committee no later than two days prior to the meeting. The Chair will announce his/her decision at the outset of the hearing.

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, October 3, 2019 at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Patrick Brewer, Bruce Nicol, Graham Pohl and Bill Wilson. Staff members in attendance were: Hal Baillie, Tom Martin, Traci Wade, Samantha Castro, Valerie Friedman, and Debbie Woods; Bettie Kerr, Division of Historic Preservation; and Tracy Jones, Department of Law. The Committee members reviewed applications and made recommendations as noted.

A. **ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS**

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

- B. **FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS** - Following abbreviated hearings, the remaining petitions will be considered.

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

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. **BALL HOMES, INC (AMD) ZONING MAP AMENDMENT & HAMBURG EAST (BELHURST) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-19-00010: BALL HOMES, INC (AMD) (10/24/19)*- an amended petition for a zone map amendment from an Agricultural Rural (A-R) zone to an Expansion Area Residential (EAR-1) zone, for 26.34 net (27.19 gross) acres and an Expansion Area Residential (EAR-2), for 11.92 net (13.30 gross) acres, for property located at 2575 Polo Club Boulevard (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 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 has requested a zone change from an Agricultural Rural (A-R) zone to an Expansion Area Residential-1 (EAR-1) zone for 26.34 net (27.19 gross) acres and an Expansion Area Residential-2 (EAR-2) zone for 11.92 net (13.30 gross) acres for the rear portion of the property located at 2575 Polo Club Blvd. The corollary development plan depicts 80 detached single family dwelling units and 78 attached single family dwelling units, for an average density of 3.9 dwelling units per gross acre.

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

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

1. The zone change application for the subject property, as proposed, does not address how the petitioner will implement the Goals and Objectives, nor the policies of the 2018 Comprehensive Plan. Until the applicant addresses the adopted Comprehensive Plan in a complete manner the staff cannot offer a substantive and fully analyzed recommendation.
 2. The current Agricultural Rural (A-R) zoning is appropriate for the subject property, as supported by the LFUCG Zoning Ordinance.
 3. There has been no physical, social, or economic change in the immediate area, since the adoption of the 2018 Comprehensive Plan, which has significantly altered the basic character of the area.
- b. PLN-MJDP-19-00036: HAMBURG EAST (BELHURST) (10/24/19)* - located at a portion of 2575 POLO CLUB BOULEVARD, LEXINGTON, KY.
Project Contact: EA Partners

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the Placebuilder Criteria.

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

1. Provided the Urban County Council rezones the property EAR 1 & 2; 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. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Discuss interior pedestrian system for townhouse area.
8. Discuss proposed relationship to the greenway.
9. Discuss proposed Park Road alignment and cross-section per the Expansion Area Master Plan (EAMP).

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- 10. Discuss single family lot access to Park Road for Lots 1, 2 & 19.
- 11. Discuss Placebuilder criteria.
- 12. Resolve second entrance for gate at the time of the final development plan.

2. APTITUDE DEVELOPMENT ZONING MAP AMENDMENT & LYNDHURST SUBDIVISION BLK D LOTS 2-7 (THE MARSHALL LEXINGTON) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-19-00013: APTITUDE DEVELOPMENT (11/3/19)*- a petition for a zone map amendment from a High Density Apartment (R-4) zone to a Downtown Frame Business (B-2A) zone, for 1.810 net (2.274 gross) acres, for properties located at 201, 207, 209, 211, 215, 221, 225, 227, & 231 E. Maxwell Street, and 245, 247, & 251 Stone Avenue.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 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 has requested a zone change from a High Density Apartment (R-4) zone to a Downtown Frame Business (B-2A) zone for 1.810 net (2.274 gross) acres for the properties located at 201, 207, 209, 211, 215, 221, 225, 227, and 231 E. Maxwell Street, as well as 245, 247, and 251 Stone Avenue. The proposed development is a 10-story multi-family structure, with the first two stories dedicated to parking. The proposed development anticipates 208 dwelling units for a density of 114.9dwelling unit per acre.

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

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

- 1. The requested Downtown Frame Business (B-2A) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning encourages the expansion of housing choices by prioritizing a higher density residential development (Theme A, Goal #1.b), while also supporting infill and redevelopment that replaces an aging housing stock with modern, safe, and dense housing types (Theme A, Goal #2.a, b and c).
 - b. The proposed rezoning seeks to provide a well-designed neighborhood (Theme A, Goal #3.b) by varying the mobility patterns of potential residents, and promoting alternative modes of transportation including pedestrian, cycling, and mass transit.
 - c. By situating higher density development in a downtown area, located between the University of Kentucky's campus and the core of the city, and by increasing opportunities for various mobility patterns, the applicant is seeking to reduce Lexington-Fayette County's carbon footprint (Theme B, Goal #2).
- 2. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as the site creates a residential development that supports pedestrian mobility, while also providing access to focal points and public green space. Additionally, the proposed rezoning seeks to increase the intensity of use along a corridor, prioritizing a higher density residential development.
 - b. The proposed rezoning includes safe facilities for the potential residents of the site by prioritizing multi-modal connections and increasing bike and pedestrian facilities along the frontage of the proposed development and within the East Maxwell Street right-of-way. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape, limits the impacts on the surrounding environment, and provides new public amenities and access to open space along Stone Avenue.
- 3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use and buffering restrictions are recommended via conditional zoning:
 - a. Prohibited Uses:
 - i. Establishments for the display, rental, or sale of automobiles, motorcycles, trucks not exceeding one and one-half (1½) tons, and boats limited to runabout boats.
 - ii. Passenger transportation terminals.
 - iii. Wholesale establishments.
 - iv. Minor automobile and truck repair.
 - v. Establishments primarily engaged in the sale of supplies and parts for vehicles and farm equipment.

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- vi. Pawnshops.
 - vii. Stadium and exhibition halls.
 - viii. Telephone exchanges; radio and television studios.
 - ix. Cable television system signal distribution centers and studios.
 - x. Adult entertainment establishments.
 - xi. Parking lots and structures.
 - xii. Automobile service stations.
 - xiii. Retail sale of plant nursery or greenhouse products.
 - xiv. Miniature golf or putting courses.
 - xv. Carnivals, special events, festivals, or concerts on a temporary basis.
 - xvi. Rental of equipment whose retail sale would be permitted in the B-1 zone.
 - xvii. Drive-through facilities.
- b. The maximum height of any structure or portion of a structure with frontage along East Maxwell Street shall be 75 feet.
 - c. The maximum height of any structure or portion of a structure with frontage along Lexington Avenue shall be 50 feet.
 - d. The maximum height of any structure or portion of a structure with frontage along Stone Avenue shall be 47 feet.

These restrictions are appropriate and necessary for the following reasons:

- 1. To reduce the potential impact of the most intense uses allowable in the B-2A zone on the existing residential land uses in the immediate area.
 - 2. To establish an appropriate scale of development to respect the context of neighboring structures and intensify corridors consistent with the policies of the 2018 Comprehensive Plan.
- 4. This recommendation is made subject to approval and certification of PLN-MJDP-19-00050: The Marshall Lexington (Lyndhurst Subdivision, BLK D, Lots 2-7), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. PLN-MJDP-19-00050: THE MARSHALL LEXINGTON (LYNDHURST SUBDIVISION, BLK D, LOTS 2-7) (11/3/19)* - located at 201, 207, 209, 211, 215, 221, 225, 227, & 231 E MAXWELL ST. AND 245, 247 & 251 STONE AVE., LEXINGTON, KY.
Project Contact: Gresham Smith

Note: The purpose of this plan is to rezone the property.

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

- 1. Provided the Urban County Council rezones the property B-2A; 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. Urban Forester's approval of tree inventory map.
- 5. Greenspace Planner's approval of the treatment of greenways and greenspace.
- 6. United States Postal Service Office's approval of kiosk locations or easement.
- 7. Remove all extraneous information.
- 8. Denote floor area ratio (F.A.R) per Article 21 of the Zoning Ordinance.
- 9. Denote height of building in feet for both structures per Article 21 of the Zoning Ordinance.
- 10. Addition of tree inventory map per Article 21 of the Zoning Ordinance.
- 11. Remove street tree note.
- 12. Correct plan title to include subdivision name.
- 13. Clarify open space requirement per Article 18-8(m) of the Zoning Ordinance.
- 14. Provided the Planning Commission grants the requested variance to reduce required open space.
- 15. Dimension proposed building.
- 16. Discuss timing of closure of Hagerman Court.
- 17. Discuss compliance with Article 15-7 of the Zoning Ordinance for Infill and Redevelopment.
- 18. Discuss streetscape and pedestrian facilities adjacent to Maxwell Street and Stone Avenue.
- 19. Discuss compliance with Placebuilder criteria.

3. URBAN COUNTY PLANNING COMMISSION (PENSACOLA PARK) ZONING MAP AMENDMENT

- a. PLN-MAR-19-00015: URBAN COUNTY PLANNING COMMISSION (PENSACOLA PARK) (11/3/19)*- a petition for a zone map amendment to create an Historic District (H-1) zone for the Pensacola Park neighborhood for 94.53± gross acres, for properties located at, 96-171 Goodrich Ave., 101-224 Lackawanna Rd., 1733-1915 Nicholasville Rd. (Odd Addresses Only), 1855-1859 Norfolk Dr., 101-177 Penmoken Park, 1847-1877 Pensacola Dr., 108-199 Rosemont Garden, 105-175 Suburban Ct., and 101-166 Wabash Dr.

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PROPOSED USE

A petition for a zone map amendment to create an Historic District Overlay (H-1) zone for the Pensacola Park neighborhood for 94.53± gross acres, for properties located at 96-171 Goodrich Ave., 101-224 Lackawanna Rd., 1733- 1915 Nicholasville Rd. (Odd Addresses Only), 1855-1859 Norfolk Dr., 101-177 Penmoken Park, 1847-1877 Pensacola Dr., 108-199 Rosemont Garden, 105-175 Suburban Ct., and 101-166 Wabash Dr.

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

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

1. The proposed Historic District Overlay (H-1) zoning for this area is consistent with the following Themes, Goals, Objectives, and Policies of the 2018 Comprehensive Plan, as it relates to Historic Preservation:
 - a. Growing a successful community through well-designed neighborhoods, by encouraging existing neighborhoods to flourish through the use of neighborhood character preservation (Theme A, Goal #3.a).
 - b. Protecting and enhancing the natural and cultural landscapes that give Lexington-Fayette County its unique identity and image (Theme D, Goal #3) by protecting historic resources and archaeological sites (Theme D, Goal #3.a), and incentivizing the renovation, restoration, development and maintenance of historic residential and commercial structures (Theme D, Goal #3.b).
 - c. Infill residential can and should aim to increase density while enhancing existing neighborhoods through context sensitive design (Design Policy #2).
 - d. Honor Lexington's History by requiring new development and redevelopments to enhance the cultural, physical, and natural resources that have shaped the community (Placemaking Policy #9).
 - e. Utilize critical evaluation to identify and preserve Lexington's historic assets, while minimizing unsubstantiated calls for preservation that can hinder the city's future growth (Growth Policy #5).
2. The Historic District Overlay (H-1) zoning for this area is mostly consistent with the recommendation of the Board of Architectural Review for an H-1 overlay district. The H-1 overlay district matches the recommendations found in the Pensacola Park Historic District (H-1) Designation Report (with one exception), and with the provisions of Article 13-3(g) of the Zoning Ordinance. Specifically, the following findings are applicable to the Pensacola Park neighborhood:
 - a. The study area is a cohesive, dense concentration of significant domestic architecture mainly dating from 1919 until 1944. This was a time of expansion and growth in Lexington's history. During this roughly 20 years (mostly between the world wars), the proposed historic district development offered well-designed, affordable, well-built homes to many first time homeowners and others.
 - b. The area includes over 400 period examples of the residential architecture popular during the development of Lexington between the wars. The historic buildings within the proposed district cover a range primarily of small and medium scale houses of one and one-and-one-half story in height. The area also includes a limited number of two-story, larger houses.
 - c. The structures within the study area are representative of several nationally popular architectural styles quite representative of the development period, including Colonial Revival, Craftsman, Bungalow, Tudor Revival, American Foursquare and Small American House.
 - d. The level of architectural integrity is very high throughout the study area. The historic houses maintain their character-defining styles and forms. The streetscapes and layout remain unchanged. There are very few incidents of adverse character altering changes to structures or sites within the boundaries of the proposed district.
 - e. The study area meets five of the nine criteria necessary for Local Historic (H-1) Overlay Zoning as established in Article 13, Section 13-3(g) of the Lexington-Fayette Urban County Zoning Ordinance. The historical importance and impact of the study area's diverse architectural styling on the Lexington community are only heightened by the continuity and integrity of the structures themselves, as well as the defined geographic area in which they were built. According to the Designation Report, the criteria met are:
 - i. Criteria 13-3(g)(1): It has value as part of the cultural or archaeological heritage of the county, state, or nation.
 - ii. Criteria 13-3 (g)(3): It is identified with a person or person or famous entity who significantly contributed to the development of the country, state, or nation.
 - iii. Criteria 13-3(g)(6): It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
 - iv. Criteria 13-3(g)(7): It has character as a geographically definable area possessing significant concentration of buildings or structures united by past events or by its plan or physical development.
 - v. Criteria 13-3(g)(8): It has character as an established and geographically definable residential neighborhood, agricultural area, or business district, united by culture, architectural style or physical plan and development.

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

- a. **ADOPTION OF 2020 MEETING & FILING SCHEDULE** - The Chair will announce that the Commission will consider adoption of the "Official Meeting and Filing Schedule for 2020" at this time. Once adopted, the staff will distribute copies of the 2020 schedule for use by the Commission and the general public.

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- b. **INITIAITON OF ZONING ORDINANCE TEXT AMENDMENT FOR ARTICLE 23 OF THE ZONING ORDINANCE** – Staff will report at the meeting.

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

- a. **Article 4-5(b) IMPROVEMENT PLAN PROGRESS REPORT** - When the project engineer has completed approximately fifty percent (50%) of the infrastructure design for the development, the project engineer shall submit a preliminary report to the Planning Commission informing the Commission of how stormwater, sanitary sewer and environmental conditions imposed by the Commission at the time of the approval of the preliminary subdivision plan will be addressed in the improvement plan. The report shall be distributed to the Commission at the next convenient meeting. The report is for information only, and no action by the Commission shall be taken; however, there shall be no issuance of the Notice To Proceed, as outlined in section 4-5(d), until the Planning Commission meeting is complete.

1. **PLN-MJDP-19-00057: ANDERSON 2 SUBDIVISION (AMD) (1/1/20)*** - located at 425 CHILESBURG RD., LEXINGTON, KY.
Council District 7
Project Contact: Barrett Partners

b. **Transportation Planning Activity Report**

1.1 Inventory/Monitor; Title VI/ADA; Participation; Coordination/Consultation

- Attended LFUCG Pedestrian Safety Work Group.
- Attended Commission for People with Disabilities meeting.
- Attended Bluegrass ADD Regional Transportation Committee.
- Attended four weekly paving meeting at LFUCG Streets and Roads.
- Attended University of Kentucky Bicycle Advisory Committee meeting.
- Attended KYTC/LFUCG Maintenance and Operations meeting.
- Met with Bluegrass Airport staff to discuss upcoming plans for the airport and opportunities for coordination.
- The MPO website had 1,319 visits from 928 users (80.9% new users) and 2,861 page views in September.
- The MPO's Twitter site had 2,062 followers in September.
- The MPO's Facebook page had 3,539 followers in September; reached 6,430 users; and had 792 engaged users.
- Finalized edits to the MPO's Title VI plan and received formal approval from KYTC.

1.2 Staff Development

- Attended Urban Design 101 training.
- Attended Connected and Autonomous Vehicle 101 seminar at U of L.
- Attended APA Webcast - Bus Rapid Transit: Insight on Project Development and Implementation.

2.1 Congestion Management Process (CMP)

- Scheduled a presentation on the FHWA LexMPO Certification Review Report for the CMC meeting.
- Worked with Traffic Engineering staff to recommend and select a CMC Co-Chair.
- Scheduled a presentation regarding the KYTC's Year 2020 HSIP Safety Targets.
- Used INRIX roadway analytics data to evaluate roadway bottlenecks and track congestion trends.
- Presented the proposal and scope of work for federal Planning (PL) funding for the Congestion Management / Bottleneck study for the MPO area (to commence in FY 21) at the CMC meeting.

2.2 Transportation Plan Update & Implementation

- Attended a project scoping meeting for the Southeast Fayette County (and northeast Jessamine Co) Connectivity Study.

3.1 Transportation - Land Use Impact Analysis

- Met with the selected consultant for the Nicholasville Road Land Use and Corridor Study to finalize detailed scope of work.
- Provided assistance and answered inquiries on various traffic related issues.
- Attended two pre-application meetings to provide transportation planning input on future land-use applications.
- Presented the staff's review of a traffic impact study for a proposed zone change in Lexington.
- Assisted LFUCG planning staff and Jessamine County planning staff on transportation related issues.
- Attended weekly meetings to coordinate future Zoning Text Amendments related to transportation including sidewalk and trail standards (adopted by Council in Sept), stub street connections and parking requirements.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 20 various citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Accela for various plans for bike and pedestrian circulation requirements.

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- Corresponded on various plans approved by the planning commission for compliance with conditional signoff requirements.
- Continued data organization and evaluation for the bike share pilot program.
- Continued work with GIS to update the Bike Lexington Map digital and print version.
- Continued to work on plan drawings for multi modal improvements on Alexandria, Pasadena and Malibu corridor.
- Held numerous meetings various LFUCG departments to implement the Shared Mobility Vehicle permit process.
- Held site visit with developer and Council Member to explore a public private partnership on a trail project.
- Submitted bike lane stripping plans for McGrathiana Pkwy at Coldstream Research Park.
- Continued work with Populus, a third party data management company platform, to process and evaluate multiple shared mobility company's' data.
- Gave presentation for UKLA students design week project.

3.3 Transit Planning

- Attended Via Creative board meeting as Co-Chair.
- Responded to two citizens regarding transit bus stop concerns.
- Attended Lextran board meeting.
- Maintained/edited bus stop inventory in GIS.

Mobility Coordination

- Launched Lex on the Movie media and website/toolkit and mass media campaign.
- Met with UK to discuss collaboration on the Lex on the Move Campaign.
- Held interview with ACE Weekly regarding the campaign.

3.5 Travel Demand Modeling and Project Forecasting

- Used travel demand model for analysis of current development alternatives.

4.1 Program Administration

- Committee meeting packets were prepared for the Bicycle & Pedestrian Advisory Committee and Transportation Technical Coordinating Committee.
- Developed and submitted a list of all MPO and Transportation Planning-related services for the Rethink Lexington initiative.

4.2 Transportation Improvement Programming (TIP)

- Completed TIP Mod #22 to add funds to two projects: Rosemont Garden Sidewalks and New Circle Road – Leestown to Georgetown.
- Monitored and coordinated efforts to obligate federal funds for a number of LPA projects including TAP, CMAQ and SLX funded projects.
- Began work to identify future projects for SLX funding including coordination meetings with Engineering, Traffic, Planning, District 7 and Lextran.
- Conducted a Project Coordination Team Meeting with District 7 and LFUCG agencies to track the status of TIP projects.

Unified Planning Work Program (UPWP)

- Prepared and submitted the MPO's FY 2020 Performance and Expenditure Report.
- Held a debrief meeting with the outgoing MPO / KYTC liaison.

c. Zoning Compliance Planning Activity Report

Enforcement

A total of 27 new case investigations were initiated in September. About 50% of the new cases related to alleged illegal business activity in residential zones. A total of 48 cases were resolved, meaning that necessary actions were taken by a property owner or occupant to fix a zoning compliance problem. Annual inspections were completed on 20 properties with conditional uses, and all were determined to be in substantial compliance with conditions imposed by the Board of Adjustment.

Permitting

Since January 1, 2012 a Zoning Compliance Permit (ZCP) has been required before a building or premises can be occupied for a specific use or a change in use, with some exceptions for agricultural uses and single family or two-family residences. In September, five ZCP's were issued, including two for family child care and one for an Airbnb. Technical assistance was also provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of four applications for new commercial or multi-family building construction, and 13 applications for remodel activity, "fit-ups" or change in use requests. Considerable effort was also devoted to completing zoning certification letters (7 for the month), providing zoning information to the general public, and assisting citizens with navigating through the on-line Acella application process.

Board of Adjustment

Eight appeals were fully considered by the BOA at the September 9th public hearing, consisting of six variances and two conditional use requests. All of the appeals were approved, with the exception of a request to reduce a landscape buffer width for a new equipment sales facility on Paris Pike. One of the approved conditional uses was for a major expansion of a fraternity house on Nicholasville Road at Audubon Avenue.

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 OCTOBER & NOVEMBER 2019

Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	October	31, 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	November	7, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	November	7, 2019
Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	November	14, 2019
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	November	21, 2019
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	November	27, 2019

X. ADJOURNMENT

TLW/TM/HB/dw

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