

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
COMPREHENSIVE PLAN AND ZONING ITEMS PUBLIC HEARING**

**May 23, 2019**

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2<sup>nd</sup> Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** - The minutes of the April 11, 2019 and April 25, 2019, meetings 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, May 2, 2019, at 8:30 a.m. The meeting was attended by Commission members: Headley Bell, Will Berkley, Karen Mundy, Mike Owens, Frank Penn, and Carolyn Plumlee. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Chris Woodall, Tom Martin, Chris Taylor, Cheryl Gallt, Lauren Hedge, Denice Bullock, Captain Greg Lengal and Firefighter Embry Beatty, Division of Fire & Emergency Services & Tracy Jones and Chad Edwards, 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. MAJOR SUBDIVISION ITEMS AND DEVELOPMENT PLANS**

**1. DEVELOPMENT PLANS**

- a. PLN-MJDP-19-00020: WEBB PROPERTIES, UNIT 1, BLK A, OUTLOT 2 (REGENCY POINT) (AMD) (6/30/19)\* - located at 150 W. LOWERY LANE AND 2350 NORMAN LANE, LEXINGTON, KY.  
Council District 10  
Project Contact: CMW

Note: The Planning Commission postponed this item at their May 9, 2019 meeting. The purpose of this amendment is to add a 4,550 sq. ft. building and associated parking on Outlot 2, Block A; add a new access drive on Nicholasville Road; revise interior parking layout on Lots 1 & 2, Block B and to revise the site statistics.

The Technical Committee and Staff Recommends: Postponement. There are concerns with the overall developments compliance with Article 18 VUA, Article 12 Commercial Center of the Zoning Ordinance, and the development of a regional detention basin.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Department of Highway's approval of access on Nicholasville Road.
11. Denote use of proposed and existing buildings.
12. Correct vicinity map.
13. Addition of proposed and existing utility easements.
14. Correct zoning category name in site statistics.
15. Delete notes requesting FAR waivers (not necessary).
16. Discuss requested tree canopy waiver per note #24.
17. Discuss compliance with VUA landscaping per Article 18 of the Zoning Ordinance.
18. Discuss compliance with Article 12-8(h) multi-modal accommodations.
19. Discuss access to Nicholasville Road (US 27).
20. Discuss proposed use of underground detention for a 50+ acre watershed for stormwater management.

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- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, May 2, 2019 at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Larry Forester; Bruce Nicol; and Graham Pohl. Staff members in attendance were: Traci Wade; Tom Martin; Jim Duncan; Jimmy Emmons; and Debbie Woods; and Tracy Jones and Chad Edwards, 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.

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. ZONING MAP AMENDMENT & BLACKFORD PROPERTY (PHASE 4) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-19-00003: BALL HOMES, INC. (6/4/19)\*- a petition for a zone map amendment from a Community Center (CC) zone to an Expansion Area Residential (EAR-2) zone, for 21.69 net (22.97 gross) acres, and to an Expansion Area Residential (EAR-3) zone, for 5.9 net and gross acres, for property located at 6600 Man O' War Blvd.

**COMPREHENSIVE PLAN AND PROPOSED USE**

The Expansion Area Master Plan (EAMP), an adopted element of the 2013 Comprehensive Plan (Expansion Area 2a), recommends Community Center (CC) land use for the subject property. The petitioner proposes to rezone the subject property to the Expansion Area Residential – 2 (EAR-2) and the Expansion Area Residential – 3 (EAR-3) zones to allow the construction of a multi-family residential development, comprised of 12 3-story and 4-story apartment buildings, at a residential density of 11.64 units per gross acre.

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

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

1. The requested rezoning to EAR-2 and EAR-3 is not in agreement with the Future Land Use Designations as proposed in the 1996 Expansion Area Master Plan. Subarea 2a recommends that the subject property's future land use be Community Center (CC), and the site's current zoning is in agreement with the EAMP.
2. The existing Community Center (CC) zone is appropriate for this location for the following reasons:
  - a. The intent for the Community Center (CC) zone is to implement the Community Center land use designation in the Expansion Area Master Plan by providing a mixture of residential uses and non-residential uses which serve the needs of the surrounding residential neighborhoods.
  - b. The CC zone accomplishes the goal of density that is proposed by the applicant, while also allowing for a mix of uses that provide neighborhood amenities and services.
  - c. The need for neighborhood services will continue to increase as the rest of Expansion Area 2a is developed with multiple types of residential land use.
3. There have been no major unanticipated changes of an economic, social or physical nature in the area of the subject property since the adoption of the 2013 Comprehensive Plan.

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- b. PLN-MJDP-19-00009: BLACKFORD PROPERTY (PHASE 4) (6/4/19)\* - located at 6600 MAN O' WAR BLVD.  
Project Contact: EA Partners

Note: The purpose of this amendment is to propose a rezoning of the property.

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

1. Provided the Urban County Council rezones the property EAR 2 & EAR 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. 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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Discuss proposed secondary access.
9. Discuss improvements to Man o' War Boulevard.

2. **EASLEY & FAUST PROPERTIES, LLC ZONING MAP AMENDMENT & LEXINGTON ESTATES (THE SILKS CLUB)(AMD) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-19-00007: EASLEY & FAUST PROPERTIES, LLC (6/30/19)\* - a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Planned Neighborhood Residential (R-3) zone, for 12.55 net (13.83 gross) acres, for property located at 1500-1561 Winner Circle and 3298-3300 Versailles Road.

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.

This petitioner is proposing the Planned Neighborhood Residential (R-3) to construct a single family residential development containing attached single family dwelling units (townhouses). The developer is planning to subdivide the properties as part of a 55 and older community. Additionally, the petitioner will be maintaining the historic residence located at the center of the subject property, and will utilize the space as a clubhouse or community facility, which will be supported and maintained by an HOA.

b. CONDITIONAL ZONING RESTRICTIONS

The Versailles Road corridor has been identified as one of Lexington's historic turnpikes and is a connection point for one of the gateways into the Bluegrass Region by the Rural Land Management Plan (RLMP), an adopted element of the 2018 Comprehensive Plan. As a gateway and historic turnpike, Versailles Road provides "a glimpse of the rural area as it was in the past." One of the primary goals of the RLMP is the preservation of the existing character of the rural roads, which encompasses such physical features as fencing, walls, trees, creeks and streams, shrubs, houses and barns. Based upon the goals and recommendations of the RLMP, and in order to protect the unique character of the corridor, conditional zoning restrictions are recommended for the subject property.

To protect the historic turnpike there shall be a 100-foot buffer area from the right-of-way of Versailles Road. Within the buffer area there shall be no principal or accessory structures. Additionally a Tree Preservation Area (TPA) shall be established within the buffer area. Only damaged or diseased trees, or those trees necessary for a public or private street may be removed, but shall be replaced in equal number to preserve the existing tree canopy and buffer. Replacement trees may be selected from Group A or B of the Plant List as referenced by Article 18 of the Zoning Ordinance.

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

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

1. The requested Planned Neighborhood Residential (R-3) 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 (Theme A, Goal #1), while also supporting infill and redevelopment (Theme A, Goal #2), and providing well-designed neighborhoods (Theme A, Goal #3).
  - b. The proposal seeks to accommodate the demand for housing in Lexington responsibly, by prioritizing a mixture of housing types (Theme A, Goal #1.b).

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- c. By utilizing the historic household and by providing the residents of the community private access to the neighboring Cardinal Run Park North, the applicant is providing amenities to the potential residents and opportunities for healthy activities (Theme D, Goal #2 and 3).
  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 is pedestrian-friendly, while also providing access to focal points and public green space. Additionally, the proposed rezoning seeks to utilize a vacant parcel of land while also minimizing the impacts on the surrounding environment and communities. Finally, the proposed development retains the historic structure and adaptively reuses it as a clubhouse for the community.
    - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity providing safe facilities for the potential residents of the site. Should LexTran determine a stop at this location, the applicant has indicated a willingness to work to achieve proper facilities.
    - 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, maintains the current tree lines and canopy, and provides delineated access to the nearby public park.
  3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use and buffering restrictions are recommended via conditional zoning:
    - a. There shall be a 100-foot buffer area (building setback) from the right-of-way of Versailles Road. The following shall apply within the buffer area:
      1. There shall be no principal or accessory structures; and
      2. A Tree Preservation Area (TPA) shall be established. Only damaged or diseased trees, or those trees necessary for a public or private street may be removed, but shall be replaced in equal number to preserve the existing tree canopy and buffer. Replacement trees may be selected from Group A or B of the Plant List as referenced by Article 18 of the Zoning Ordinance.
  4. This recommendation is made subject to approval and certification of PLN-MJDP-19-00019: Lexingtonian Estates (The Silks Club) (AMD), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. PLN-MJDP-19-00019: LEXINGTON ESTATES (THE SILKS CLUB)(AMD) (6/30/19)\* - located at 3298 & 3300 VERSAILLES ROAD AND 1500 THROUGH 1561 WINNERS CIRCLE.  
Project Contact: EA Partners

The Subdivision Committee Recommended: **Postponement** due to concerns with Placebuilder Criteria.

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. 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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Dimension existing house, pool and garage.
9. Denote height of townhouses in feet on plan.
10. Dimension townhouses and garages.
11. Discuss note #9 relative to existing and proposed easements.
12. Discuss additional screening adjacent to R-1A zone.
13. Discuss revision to access to provide greater tree protection of significant trees for Units 32-36.
14. Discuss location of park access to avoid vehicular and pedestrian conflicts.

Subsequent to the Technical Committee meeting, Planning Staff completed an evaluation of the Placebuilder development criteria.

15. Discuss the following Placebuilder Criteria:
  - I. D-PL7-1: Provide documentation of public outreach to adjacent property owners as indicated in the applicant justification.
  - II. B-SU11-1: Provide written or graphical description of green infrastructure as indicated in the applicant justification.
  - III. C-LI7-1, A-DS5-1, D-CO2-1: Improve the delineation between vehicular and pedestrian infrastructure in areas near the clubhouse, mailbox kiosk, and the future connection to the LFUCG park space.

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

1. **ZOTA 2019-1: AMENDMENT TO ARTICLE 18 AND ARTICLE 26, AND THE PLANTING MANUAL TO REFLECT CREDIT GIVEN FOR COLUMNAR VARIETY TREES** – a petition for a Zoning Ordinance text amendment to update Articles 18 and 26 of the LFUCG Zoning Ordinance and Planting Manual to designate all columnar tree varieties as small trees and reduce the canopy credit to 100 square feet. Additionally, all references to oversight of tree canopy requirements in the Planting Manual will be updated from the Division of Building Inspection to the Division of Environmental Services.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval**.

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

1. The proposed text amendments will satisfy the intent of Article 26 by properly counterbalancing the effects of the urban setting by applying the appropriate tree canopy coverage for the columnar tree varieties. The amendments will establish the maximum canopy credit of 100 square feet for any columnar variety tree, regardless of overall height.
  2. The proposed text amendments support *Imagine Lexington*, the 2018 Comprehensive Plan because the modification of the tree canopy coverage for columnar tree varieties seeks to apply environmentally sustainable practices to protect, conserve and restore landscapes and natural resources (Theme B, Goal #3).
  3. The proposed text amendments will implement the *Urban Forestry Management Plan*, as referenced by Theme B: Protecting the Environment, Restoration Policy #1, which calls for the protection and recovery of Lexington's urban forest by strategically planting new trees and creating walkable streetscapes. The amendment also supports the specific goals of ensuring tree-related ordinances and land subdivision regulations support the growth of a sustainable urban forest (Goal #4.2), and ensuring ordinances and regulations are consistent with each other, and other applicable LFUCG planning documents and manuals (Goal #4.3).
2. **ZOTA 2019-2: ALTERNATIVE REGULATION FOR ZONING MAP AMENDMENT (KRS 100.2111)** - petition for a Zoning Ordinance text amendment to update Article 6 to create an alternative zone change process.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval**.

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

1. The proposed text amendment to Article 6 to adopt an alternative map amendment request process will accelerate approval of uncontested zone changes, will ensure uncontested zone changes are not encumbered by extended Council breaks and will allow the government staff and decision makers to focus on the zone change applications that are likely to be contested.

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

- a. **PLAN 2005-302F: DENTON FARM, INC. UNIT 3 SECTION A (7/30/19)\*** - located at 3900-4000 RICHMOND ROAD, LEXINGTON, KY.  
Council District 7  
Project Contact: Delong Estates Development, LLC

Note: The Planning Commission original approved this item at their November 10, 2005, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street addressing by e911 staff.
6. Urban Forester's approval of tree preservation plan.

The plat was recorded on February 15, 2006. The applicant is now requesting a waiver to Article 6 of the Land Subdivision Regulations for street trees.

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The staff will report at the meeting.

- b. **TIF REPORT – STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN** - a review of a Tax Increment Financing application for the Fountains at Palomar Development Area, for property located at 3801, 3855, and 3901 Harrodsburg Road; 3755 Palomar Centre Drive; 2032 Summerhayes Court; and 2016 - 2072 Glade Lane (even address only); as well as the right-of-way of Harrodsburg Road general between Man o' War Boulevard and Bowman Mill Road. (Council District 10)

The staff will report at the meeting.

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

**A. Long-Range Planning**

Imagine Lexington

Following the Planning Commission's approval of *Imagine Lexington* on February 28<sup>th</sup>, Planning Staff went to work incorporating the final approved changes and refining some of the visual components in the plan. Cosmetic changes were done in order to make the plan, particularly The Placebuilder, less congested on certain pages. Staff posted the final version of *Imagine Lexington* for public viewing on March 15<sup>th</sup>. The plan was posted on [imaginelexington.com](http://imaginelexington.com) and on the digital publishing platform Issuu.

To continue building upon the public engagement initiated by Long Range Planning (LRP) Staff during the development of *Imagine Lexington*, LRP Staff teamed up with Planning Services to organize a series of workshops for both citizens and applicants that focus on The Placebuilder, a component of *Imagine Lexington*. Titled, "Continuing Education on The Placebuilder," these workshops are scheduled to take place throughout the months of March – July (& beyond as needed). In the month of April, Planning Staff led an applicant workshop on April 29<sup>th</sup>. This workshop featured guidance relating to zone change justifications and how The Placebuilder fits into the zone change process, similarly to the work session with Planning Commission members on February 21<sup>st</sup>. Staff also gave a presentation at a neighborhood meeting hosted in Council District 10 at the Beaumont Library on April 15<sup>th</sup>, which featured general information about The Placebuilder and *Imagine Lexington*.

April marked the beginning of discussion regarding the potential for an updated *Imagine Lexington* website that would provide the user with a more interactive platform to engage with the plan and its progress. A portion of this effort would be taken on by an outside consultant. In the meantime, Staff continues to update information hosted on *Imagine Lexington's* current website, [www.imaginelexington.com](http://www.imaginelexington.com). Studies, plans, data and presentations are all available so the public to access. Staff's desire is to make the website user friendly and attractive so that it serves the public and any interested parties to the best of their ability.

Staff continues to maintain *Imagine Lexington's* three social media sites – Facebook, Twitter and Instagram. Staff will continue to share photos and information as other events and meetings occur. Staff's intent is to be as transparent as possible and keep the public informed and aware of all in which the Division of Planning is involved.

In late-April, Long-Range Planning Staff also conducted interviews for the open Senior Planner position.

Senior Services Commission

Staff has participated in ongoing meetings with the Senior Services Commission (SSC) to continue the discussion about Accessory Dwelling Units (ADUs). The SSC has been leading the conversation around ADUs as a potentially more desirable and cost-effective option to house the growing senior population in Lexington. In 2018, the SSC was awarded a grant to develop a guidebook for ADUs for Lexington residents, particularly for those who are interested in 'aging in place.' Long Range Planning Staff Chris Woodall, Chris Taylor, Valerie Friedmann, and Grace Coy, in addition to Craig Bencz, assisted the SSC with the development of an ADU manual, titled, "Homeowner's Guide to Accessory Dwelling Units." A draft was completed on January 31, 2019, and is currently posted online for public review. The draft of this manual was also presented to the Planning Commission during the March 21<sup>st</sup> work session.

Public input meetings relating to the topic of ADUs and the ADU manual were scheduled throughout the months of April and May. These meetings were hosted at the Lexington Senior Center by the Senior Services Commission. Planning Staff assisted with the presentation and helped facilitate the public input activity organized for the audience. For meetings during the month of April (April 10<sup>th</sup> & April 23<sup>rd</sup>), events were well attended and featured a great variety of perspectives from the public. The Senior Services Commission will be processing the public input received during these meetings and incorporating those comments as they move forward.

Staff Study Group

Beginning the month of February, some of the relatively new additions to Planning Staff have been participating in a "study group" that meets every other week to discuss different planning topics. The group was formed in order to develop and enhance the participants' understanding of different planning processes, the Zoning Ordinance & Subdivision Regulations, and existing and up-and-coming studies/plans. Additionally, they are able to hear different perspectives from other Staff members working in different sections.

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On April 17<sup>th</sup>, the group did a field study of the Nicholasville Road corridor. The field-trip intended to encourage observation of the different land use patterns along Nicholasville Road between the downtown core of Lexington and Jessamine County and future opportunities that the corridor may provide.

#### General Work Activities

Using GIS, and Census data, Staff created maps and data sets for the Urban County Council, other LFUCG Departments, and agencies and officials outside the government.

Staff also attended LFUCG-sponsored trainings and Webinars.

#### APA Audio Conferences

For many years, Staff has hosted APA Audio Conferences for continuing-education credits for both LFUCG and AICP. There were two APA Audio Conferences hosted during the month of April, whose titles were: *Historic Preservation of African American Cemeteries & New Federal Rules for Cells Towers Inside and Outside Right-of-Way*.

### **B. Transportation Planning Activity Report**

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

- Attended LFUCG Pedestrian Safety Work Group.
- Attended LFUCG Corridors Commission.
- Attended Commission for People with Disabilities meeting and represented the Commission at the I Know Expo community event.
- Attended 4 weekly paving meetings at Streets and Roads.
- Attended University of Kentucky Bicycle Advisory Committee meeting.
- Attended KYTC/LFUCG Maintenance and Operations meeting.
- Attended KYTC Statewide Planning meeting.
- Attended SHIFT 2020 coordination meeting with District 7 and BGADD.
- Attended Jessamine County Task Force meeting.
- Attended Lexington's Neighborhoods in Transition Task Force meeting.
- Attended, presented and acted as judge for a UK Traffic Engineering student class project.
- The MPO website had 1,838 visits from 462 users (88% new users) and 1,068 page views in April.
- The MPO's Twitter site had 2,045 followers in April.
- The MPO's Facebook page had 3,516 likes in April; reached 4,057 users; and had 268 engaged users.

#### 1.2 Staff Development

- Attended webinar: Development without Gentrification from APA.

#### 2.1 Congestion Management Process (CMP)

- Worked to prepare a Top-10 bottleneck ranking spreadsheet to track congestion trends since 2016 using INRIX roadway analytics data.
- Reviewed congestion management process and intelligent transportation system architecture documents to prepare PowerPoint slides for LexMPO certification review.
- Used typical Google Traffic maps to document annual congestion trends at most congested time-of-day in a week and most congested month in a year for recurring congestion, such as bottlenecks and poor signal timing.

#### 2.2 Transportation Plan Update & Implementation

- Completed the short range and long range financial plan for the MTP.
- Analyzed and prepared a summary of the newly released 2018 pavement, bridge and safety data for Fayette and Jessamine Co for inclusion in the MTP.
- Completed a summary Performance Management Plan for inclusion in the MTP.
- Completed the second round of public outreach for the MTP. Prepared a summary report of public input, staff response to each comment, and presented this information to the Transportation Policy Committee for their consideration.
- Received approval of the public 2045 MTP by the Transportation Policy Committee on April 24.
- Continued work with the GIS Dept. to create an interactive online map of MTP 2045 Projects.

#### 2.3 Air Quality Activities

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- Updated sources for air quality forecasts on the MPO webpage.

### 3.1 Transportation - Land Use Impact Analysis

- Provided assistance and answered inquiries on various traffic related issues.
- Attended 3 pre-application meetings to provide transportation planning input on future land use applications.
- Continued coordination with 1 applicant about their traffic impact study for proposed zone changes in Lexington.
- Continued review of 1 amended traffic impact study.
- Provided assistance to LFUCG planning staff and Jessamine County planning staff on transportation related issues.
- Conducted 2 meetings on the Nicholasville Rd Corridor Study to initiate the contract with KYTC.
- Attended weekly meetings to coordinate future Zoning Text Amendments related to transportation.

### 3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 17 citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Accela for 9 plans for bike and pedestrian circulation requirements.
- Corresponded on 12 plans approved by the planning commission for compliance with conditional signoff requirements.
- Met with developer and engineer to resolve issues with the Tuscany Development Plan.
- Continued data organization and evaluation for the bike share pilot program.
- Prepared and presented a shared mobility policy and draft ordinance to the Planning and Public Safety subcommittee of the Urban County Council.
- Met with CAO and Law Dept. to discuss implementation and enforcement of Shared Mobility Vehicle Ordinance.
- Held conference call with Spin and UK to discuss data inaccuracies and how to remedy customer service and data issues for the pilot program.
- Met with Lex Park president to discuss how Shared Mobility Vehicle ordinance policies could be enforced by Lex Park employees.
- Continued work with GIS to update the Bike Lexington Map to a digital and print version.
- Met with representative from American Heart Association government policy liaison to discuss complete street policy adoption and implementation strategies that they have supported in other communities.
- Met with and assisted Jessamine County officials in preparing grant applications for the Wilmore Connector Trail project near Wilmore and the East High School Connector Project in Nicholasville.
- Prepared and gave a presentation at a meeting of the KY Institute of Traffic Engineers on the Safe Streets Academy and the benefits of demonstration projects prior to permanent installation of transportation safety projects.
- Attended Castlewood Neighborhood Association meeting to discuss the Bryan Avenue pedestrian safety projects and how to advance those as permanent hardscape projects.
- Continued to work on plan drawings for multi modal improvements on Alexandria, Pasadena and Malibu corridor.

### 3.3 Transit Planning

- Attended Via Creative board meeting as Co-Chair.
- Responded to 2 citizens regarding transit bus stop concerns.
- Attended Lextran board meeting.
- Attended Lextran work session.
- Consulted with UK architecture group concerning bus shelter placement on N. Limestone at Duncan Park.
- Programmed updates to bus stop inventory.

### Mobility Coordination

- Worked with LFUCG Traffic Engineering and KYTC to remove outdated carpool/vanpool signs in Fayette and surrounding counties.

### 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, Transportation Policy Committee and Congestion Management Committee.
- Worked with LFUCG Grants on FY 19 budget reconciliations and establishing FY20 budgets.
- Received and executed FY 20 contracts for FHWA/SLX programmatic funds.

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- Prepared and submitted Quarterly Report to KYTC for Jan-Mar 2019.
- Began preparations for the FHWA/FTA Certification Review of the Lexington MPO transportation planning process scheduled for June 25 & 26.

#### 4.2 Transportation Improvement Programming (TIP)

- Conducted a Project Coordination Team meeting with KYTC and LFUCG agencies to track TIP projects.
- Attended a public meeting for the Liberty Road Improvement Project hosted by KYTC.
- Completed a draft of Performance Management Plan to be incorporated into the TIP.
- Completed TIP Mod #16 – to add four awarded CMAQ Projects: 1) Lextran purchase of electric buses, 2) Sidewalks on Wilson Downing Rd. 3) Multimodal improvements on Mt Tabor Rd, and 4) Town Branch Trail crossing improvements.
- Completed TIP Mod # 17 - I-75 SB Exit Ramp improvements and traffic signal at Man O' War Blvd.

#### Unified Planning Work Program (UPWP)

- Finalized and received TPC approval of the FY 20 UPWP on April 24.

### **C. Zoning Compliance Planning Activity Report**

#### Enforcement

A total of 31 new case investigations were initiated in April. Nearly 68% of the new cases related to illegal business activity in residential areas and various signage issues. Thirty-nine old 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 18 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 April, seven ZCP's were issued, including one for an Airbnb rental operation. The Zoning Compliance office is receiving a steady stream of inquiries from citizens about Airbnb's, from both concerned parties as well as those interested in pursuing that type of rental activity in their homes.

Technical assistance was provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of 11 applications for new commercial or multi-family building construction, and 17 applications for remodel activity, "fit-ups" or change in use requests. Permitting staff also devoted much time to issuing official zoning certification letters (7 for the month), responding to numerous citizen inquiries about a diversity of zoning issues, and providing assistance to citizens with getting through the Accela online application process.

#### Board of Adjustment

Seven appeals were fully considered by the BOA at the April 8th public hearing, consisting of four variances and three conditional use requests. One of the variances was disapproved, which involved a fence that was constructed within the limited side yard (3') of a residence in a Planned Neighborhood Residential (R-3) zone. All of the conditional use requests were approved, including an expansion of the Lexington Catholic School at Clays Mill Road and Stratford Drive.

**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 MAY 2019**

Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	May	29, 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	June	6, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	June	6, 2019
<b>Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers.....</b>	<b>June</b>	<b>13, 2019</b>
Work Session, Thursday, 1:30 p.m., 3 <sup>rd</sup> Floor Phoenix Building.....	June	20 2019
<b>Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....</b>	<b>June</b>	<b>27, 2019</b>

### **X. ADJOURNMENT**

TLW/TM/HB/dw

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