

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

**August 27, 2020**

**I. CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. **via video teleconference**.

Due to the COVID-19 pandemic, state of emergency and Governor Beshear's Executive Orders regarding social distancing, this meeting is being held via teleconference pursuant to Senate Bill 150 (as signed by the Governor on March 30, 2020) and Attorney General Opinion 20-05, and in accordance with KRS 61.826, because it is not feasible to offer a primary physical location for the meeting.

Please utilize the following information to participate in this public hearing:

<https://zoom.us/join>

Webinar ID: 936 6731 9426

Password: 247598

Call in Number

+1 (929) 436-2866

If participants have items to submit for consideration by the Planning Commission (photos, videos, documents, etc.), please email them to [planningmailbox@lexingtonky.gov](mailto:planningmailbox@lexingtonky.gov) before 10:00 a.m. on the day of the meeting. Information may also be mailed to the Division of Planning, 101 E. Vine Street, Suite 700, Lexington, KY 40507. Members of the public will have the opportunity to speak during the meeting, but will not have the opportunity to share their screens during the video teleconference. If members of the public wish to speak during the meeting, but are unable to connect or have other technical difficulties, please contact the Division of Planning via email at [planningmailbox@lexingtonky.gov](mailto:planningmailbox@lexingtonky.gov), or (859) 258-3160.

If you do not feel comfortable participating in a video teleconference meeting, written comments may be sent to the Division of Planning at the above listed email address, and will be distributed to the Planning Commission members.

The media and public may view the public hearing on LexTV Spectrum channel 185, MetroNet channel 3, Windstream channels 3 and 20, or via live stream at the following link: [http://fucg.granicus.com/MediaPlayer.php?publish\\_id=12](http://fucg.granicus.com/MediaPlayer.php?publish_id=12)

**II. APPROVAL OF MINUTES** – The minutes of the July 9, 2020, July 16, 2020 and July 23, 2020, 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, August 6, 2020, at 8:30 a.m. The meeting was attended by Commission members: Headley Bell, Jan Meyer, Frank Penn, Carolyn Plumlee and Headley Bell. Committee members in attendance were: Deepika Eyunni, Division of Traffic Engineering and Vaughan Adkins, Division of Engineering. Staff members in attendance were: Traci Wade, Tom Martin, Hal Baillie, Lauren Hedge, Stephanie Cunningham, Allison Morris; 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

---

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

- (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.

**1. FINAL SUBDIVISION PLAN**

- a. PLN-FRP-20-00035: WILSON SUBDIVISION (AMD) (10/4/20)\* - located at 1601 VERSAILLES RD., LEXINGTON, KY.  
Council District 11  
Project Contact: CAM Surveying

**Note:** This plan requires a waiver. Representation was hired after waiver deadline. The purpose of this amendment is to subdivide Lot 2 into two lots. This item was postponed at the Planning Commission's August 13, 2020 meeting.

The Subdivision Committee Recommended: Postponement. The proposed lot does not meet the minimum size or frontage for the R-1C zone.

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. United States Postal Service Office's approval of kiosk locations or easement.
10. Dimension street cross-section for location indicated.
11. Addition of all required street tree information.
12. Discuss revision of Lot 2 to meet R-1C zone minimum standards.
13. Discuss street improvements to Woodford Drive.
14. Discuss Land Surveyor's Certification.
15. Discuss Urban County Engineer's Certification.

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, August 6, 2020, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Zach Davis, Larry Forester, Bruce Nicol, Graham Pohl, and Bill Wilson. Staff members in attendance were: Traci Wade, Hal Baillie, Tom Martin, and Debbie Woods, 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.

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

---

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

- (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. JUBY, LLC (AMD) ZONING MAP AMENDMENT & RAMSEY SULLIVAN PROPERTY (FKA BELMONT INDUSTRIAL PARK TRACT 1) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-20-00002: JUBY, LLC (AMD) (8/27/20)\*- an amended petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Light Industrial (I-1) zone, for 37.87 net (40.82 gross) acres, from a Professional Office (P-1) zone to a Highway Service Business (B-3) zone, for 7.98 net (9.12 gross) acres, from an Agricultural Rural (A-R) zone to a Highway Service Business (B-3) zone, for 1.69 gross acre, and from a Planned Neighborhood Residential (R-3) zone to a Highway Service Business (B-3) zone, for 0.82 gross acre, for properties located at 2501 and 2701 Spurr Road, and 2710 Sullivans Trace.

**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 two zone changes for the properties located at 2710 Sullivan Trace, 2701 Spurr Road and 2501 Spurr Road. The first zone change remains the same and is seeking to rezone 2710 Sullivan Trace, 2701 Spurr Road and a portion of 2501 Spurr Road from a Planned Neighborhood Residential (R-3) zone to a Light Industrial (I-1) zone. The proposed development includes the creation of four (4) industrial lots. The petitioner has amended their request for the second area of rezoning and is now seeking to rezone the remaining portion of 2501 Spurr Road from a Professional Office (P-1) zone to a Highway Service Business (B-3) zone. The proposed development includes the creation of a retail center and three (3) associated outlots with unspecified businesses. As the application involves two disparate development types and the petitioner has indicated different Place-Types, the review of the application will include a separate discussion of each of the zone changes, followed by a review of how they integrate to the area. A Traffic Impact Study was submitted with the requested zone changes.

**The Zoning Committee Recommended: Postponement** 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 completely address the Goals and Objectives of the 2018 Comprehensive Plan. The following Goals and Objectives require further discussion by the applicant to address compliance with the Comprehensive Plan:
  - a. Theme A, Goal #3.b: Strive for positive & safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians & various modes of transportation.
  - b. Theme D, Goal #1: Work to achieve an effective and comprehensive transportation system.
  - c. Theme D, Goal #1.c: Concentrate efforts to enhance mass transit along our corridors in order to facilitate better service for our growing population, as well as efficiencies in our transit system.
  - d. Theme D, Goal #1.d: Improve traffic operation strategies.
2. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the Industrial and Production Place-Type, specifically the Industrial and Production Non-Residential Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
  - a. B-SU11-1: Green infrastructure should be implemented in new development.
  - b. D-CO1-1: Rights-of-way and multi-modal facilities should be designed to reflect and promote the desired place-type.
  - c. D-CO2-1: Safe facilities for all users and modes of transportation should be provided.
  - d. B-PR7-2: Trees should be incorporated into development plans; prioritize grouping of trees to increase survivability.
  - e. B-PR7-3: Developments should improve the tree canopy.
  - f. E-ST3-1: Development along major corridors should provide for ride sharing pick up and drop off locations along with considerations for any needed or proposed park and ride functions of the area.

---

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

3. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the Corridor Place-Type, specifically the Medium Density Non-Residential / Mixed Use Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
  - a. A-DS5-4: Development should provide a pedestrian-oriented and activated ground level.
  - b. A-DS7-1: Parking should be oriented to the interior or rear of the property for non-residential or multi-family developments.
  - c. A-EQ3-1: Development should create context sensitive transitions between intense corridor development and existing neighborhoods.
  - d. B-SU11-1: Green infrastructure should be implemented in new development.
  - e. D-CO1-1: Rights-of-way and multimodal facilities should be designed to reflect and promote the desired place-type.
- b. PLN-MJDP-20-00001: RAMSEY SULLIVAN PROPERTY (FKA BELMONT INDUSTRIAL PARK TRACT 1) (8/27/20)\* - 2501 & 2701 SPURR RD AND 2710 SULLIVANS TRACE, LEXINGTON, KY.  
Project Contact: Strand Associates

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

The Subdivision Committee Recommended: Postponement. There were some questions regarding the compliance with Article 21, proposed access and the Placebuilder criteria.

1. Provided the Urban County Council rezones the property B-3 and 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. 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. United States Postal Service Office's approval of kiosk locations or easement.
8. Complete site statistics per Article 21 requirements.
9. Revise notes #11 and #12.
10. Discuss proposed access to Spurr Road.
11. Discuss re-alignment of and improvements to Spurr Road.
12. Discuss proposed access to Georgetown Road and need for a waiver.
13. Revise cross-sections to meet Land Subdivision Regulations.
14. Discuss cross access between Lots 2, 3, and 4.
15. Discuss Placebuilder criteria.

*Proposed Zone Change from the R-3 zone to the I-1 zone*

- a. B-SU11-1: Green infrastructure should be implemented in new development.
- b. D-CO1-1: Rights-of-way and multi-modal facilities should be designed to reflect and promote the desired place-type.
- c. D-CO2-1: Safe facilities for all users and modes of transportation should be provided.
- d. B-PR7-2: Trees should be incorporated into development plans; prioritize grouping of trees to increase survivability.
- e. B-PR7-3: Developments should improve the tree canopy.
- f. E-ST3-1: Development along major corridors should provide for ride sharing pick up and drop off locations along with considerations for any needed or proposed park and ride functions of the area.

*Proposed Zone Change from the P-1 zone to the B-3 zone*

- a. A-DS5-4: Development should provide a pedestrian-oriented and activated ground level.
- b. A-DS7-1: Parking should be oriented to the interior or rear of the property for non-residential or multi-family developments.
- c. A-EQ3-1: Development should create context sensitive transitions between intense corridor development and existing neighborhoods.
- d. B-SU11-1: Green infrastructure should be implemented in new development.
- e. D-CO1-1: Rights-of-way and multimodal facilities should be designed to reflect and promote the desired place-type.

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

- a. **PFR 2020-3: UNIVERSITY OF KENTUCKY CHILDCARE** – a Public Facility Review to utilize a vacant structure for a child care center for school aged children, located at 1530 Nicholasville Road.

The staff will report at the meeting.

---

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

**VII. STAFF ITEMS** – The staff will report at the meeting.**Long Range Planning Activity Report**Imagine Lexington

During the month of July, Long Range Planning staff continued to move forward with a number of implementation items related to the 2018 Comprehensive Plan.

Uncommon Commons

In July, LRP staff kicked off the Uncommon Commons webinar series “Mornings with Planning,” with a discussion of how Planning is responding to Lexington’s changing needs during the COVID-19 pandemic. Planning is underway for the next edition of the webinar series, which will be held on September 2<sup>nd</sup> at 9:00am, and will discuss how the City of Lexington is planning for the future of parks and public open space. Staff has begun work on additional offerings for the Uncommon Commons project, including an Urban Design video series.

Imagine Lexington Website & Social Media

Staff continued with maintenance and updates to imaginelexington.com in July, with a goal of complete Phases II and III by the end of 2020.

Staff also continues to maintain the Imagine Lexington Facebook, Twitter, and Instagram social media accounts. In July, staff created posts for all Planning Commission and Board of Adjustment agendas, and post-meeting summaries of the votes taken during the meetings.

Zoning Ordinance Text Amendments (ZOTAs) and Subdivision Regulation Amendments (SRAs)

In April of 2019, the Planning staff began a division-wide effort to draft and initiate a series of text amendments, many related to the 2018 Comprehensive Plan.

In July, the Planning Commission approved a text amendment related to parking requirements for mixed-income housing developments. Staff also provided presentations at the Commission’s July 30<sup>th</sup> work session on upcoming text amendments related to road network continuity and traffic impact studies. Text amendments that are currently in the “planning and research” phase include: open space (Article 20); Multi-Family Design Standards (multiple locations); parking (multiple locations); and revisions to intent statements for multiple articles.

Development Handbook

Staff continued meeting with the Development Handbook advisory group in July, reviewing the existing Developer’s Handbook document to determine where additional information would be needed to provide a fully inclusive look at the development process for both professionals and citizens. Staff also meets bi-weekly to support the advisory group’s efforts and prepare for upcoming meetings.

As part of the Development Handbook process, Senior Planner Lauren Well. Weaver has continued working with staff from other sections to develop a series of detailed process workflows for zone change requests, subdivision and development plans, and Board of Adjustment applications.

Imagine Nicholasville Road

The Imagine Nicholasville project team, including representatives from Long-Range Planning and the Metropolitan Planning Organization (MPO) met with consultants to continue discussions on the project relative to land use and transportation recommendations for the corridor.

ESRI Conference

Long Range Planning Manager Chris Woodall and staff members Samantha Castro, Grace Coy, Valerie Friedmann, and Lauren Well. Weaver attended the annual ESRI User Conference, which was held virtually during the week of July 13<sup>th</sup>. Staff reported that the sessions they attended were engaging and should be helpful in meeting mapping/GIS needs for several ongoing projects.

Study Group

Several Long Range Planning and Planning Services staff members continued their participation in a self-guided “study group” that meets every other week to discuss planning topics. The group was formed in order to develop and enhance the participants’ understanding of different planning process, the Zoning Ordinance and Subdivision Regulations, and existing and upcoming studies and plans.

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. In addition, Chris Woodall and Lauren Well. Weaver have continued work on projects related to Lexington demographics, creation of infographics and metrics, and land use classification.

---

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

**B. Transportation Planning Report**

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

- Attended 4 weekly paving meetings.
- Attended KYTC/LFUCG Maintenance and Operations meeting.
- Attended KYTC Statewide Planning meeting.
- Attended quarterly coordination meeting with various LFUCG divisions and Fayette County Public Schools.
- Continued work with the Equity in Planning work group.

**1.2 Staff Development**

- Attended Webinar: Just Suburbs: Creating Equitable Opportunities in Suburban Development
- Attended Webinar: Pedaling Through Pandemic: How (E-) Cycling Can Keep Post-COVID Cities Moving
- Attended Webinar: Translating Dutch Cycling Ideas to an American Context
- Staff attended ESRI Users Conference virtually over 4 days.

**2.1 Congestion Management Process (CMP)**

- Worked with various LFUCG Divisions to finalize and advertise the Request for Proposals (RFPs) for the Lexington Area Congestion Management (CM) Bottleneck Study project. Established a consultant selection committee to evaluate and score the consultants' proposals.
- Improved the CMP vision, mission, goals and objectives for the Congestion Management Committee (CMC) to review at the next CMC meeting.

**2.2 Transportation Plan Update & Implementation**

- Continued in-house development of a Freight Plan.
- Continued work to incorporate the KYTC Draft Highway Plan into the draft TIP.
- Secured KYTC Statewide Planning & Research (SPR) funding for a feasibility study of a potential connector road in the Hamburg area - across I-75 from Polo Club Blvd to Sir Barton Way. Held a kick off meeting with KYTC and the project consultants.

**3.1 Transportation - Land Use Impact Analysis**

- Conducted several project team meetings for the Imagine Nicholasville Road Study.
- Added a map-based summary of all public comments collected during the INR study to the project website.
- Provided comments to KYTC regarding public relations & outreach for the Jessamine/Fayette Connectivity Study.
- Provided assistance and answered inquiries on various traffic related issues.
- Attended three pre-application meetings to provide transportation planning input on future land-use applications.
- Assisted LFUCG planning staff and Jessamine County planning staff on transportation related issues.
- Continued to review and presented staff review of two traffic impact studies related to current zone change proposals in Fayette County, including meeting with the applicants to discuss the assertions and conclusions of the study and to request further information from them.
- Attended regular LFUCG Subdivision and Zoning Committee meetings.
- Continued work on the Street Continuity SRA, Parking ZOTA and Greenspace ZOTA including multiple coordination meetings and presentations to the Planning Commission.
- Continued work and research on curbside management policy and solutions for increasing demands on the curb in the public right of way.
- Began work to update various elements of Traffic Impact Study requirements.

**3.2 Multimodal/Transportation Enhancement Planning**

- Responded to approx. 28 various citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Accela for bike/pedestrian circulation requirements.
- Corresponded on plans approved by the Planning Commission for compliance with conditional signoff requirements.
- Responded to 26 inquiries with development groups to work through requirements for multi-modal compliance with the subdivision regulations.
- Attended a field meeting with a contractor and design consultant to locate a sidewalk as a part of their development plan.
- Continued work on the print version of the Lexington Bike Map.
- Conducted multiple meetings with shared mobility providers.

---

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

- Continued work to implement Shared Mobility Vehicle permits, managed current licensees, and associated data and enforcement.
- Revised and submitted a report for the Planning and Public Safety Subcommittee and Urban County Council on Shared Mobility Vehicle usage and licensed company's performance in Lexington.
- Continued work with Populus, a third party data-management company platform, to process and evaluate multiple shared mobility companies' data.
- Coordinated with the media liaison in the Mayor's office on shared mobility media outreach.
- Continued work on developing conceptual level plans for connections to the Town Branch Commons.
- Attended a Town Branch Commons public relations event.
- Reviewed and approved shop drawings for bicycle and pedestrian counters included in the Town Branch Commons project.
- Reviewed paving lists for inclusion and/or refreshing of on-road bicycle facilities during upcoming resurfacing projects
- Completed two repaving striping plans to include bike lanes and pedestrian markings and submitted to Traffic Engineering for review and approval.
- Inventoried existing bike facilities in need of refreshed striping and lane markings (independent of resurfacing projects) for Streets and Roads.
- Coordinated efforts to pressure wash two areas of experimental green paint applications for bike boxes in preparation for the installation of the material on the 4th St Legacy Trail project.
- Coordinated with Estep Shell service station located adjacent to the Legacy Trail to incorporate a bicycle repair station and bicycle parking.
- Coordinated with Streets and Roads to get bridge abutment transitions repaired on the Legacy Trail.

### 3.3 Transit Planning

- Provided data to neighborhood group pertaining to transit.
- Attended Lextran board meeting virtually
- Held multiple virtual meetings with developers and Lextran staff concerning transit aspects on submitted plans.

### 3.4 Public Participation & Outreach

- Conducted several meetings with the Division of Environmental Quality to coordinate FY 21 outreach plans including developing outreach goals and strategies as well as coordinating accounting and social media procedures.
- Coordinated with DEQ & Government Communications to consolidate Bike Lexington and Legacy Trail facebook pages.
- The draft TIP was posted to the MPO website and a 30-day public review period was initiated including a legal ad and press release.
- Produced and aired TV ads promoting the public comment period for the draft TIP.
- Attended meetings with Fayette Alliance for an August presentation to the Citizens Planning Academy titled Responsible Infrastructure.
- Coordinated with the local chapter of the Sierra Club to present at their upcoming September meeting.
- Continued work on a major update of the MPO website.
- The MPO website had 1,240 visits from 958 users (87% new users) and 2,623 page views in July.
- The MPO's Twitter site had 2,047 followers in July.
- The MPO's Facebook page had 3,510 followers in July; reached 191 users; and had 9 engaged users.

### 3.5 Travel Demand Modeling and Project Forecasting

- No activity to report

### 4.1 Program Administration

- Packets and meeting minutes were prepared for the Bicycle & Pedestrian Advisory Committee.
- Participated in several grants coordination meetings regarding year end close outs and set up for FY 21.

### 4.2 Transportation Improvement Programming (TIP)

- Continued work on the FY 2021-2024 TIP Update. The public draft was posted and promoted (see 3.4 above).
- Completed TIP Mod #31 - Avenue of Champions and Euclid Avenue Multimodal Improvements – added SLX funding for construction phase,
- Completed TIP Mod #32 – KY 29 / US 68 Wilmore intersection reconstruction – added SLX funding for construction phase.
- Held one TIP Project Coordination Team meeting with KYTC/MPO/LFUCG.

---

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

- Reviewed draft plans and participated in a Highway Safety Improvement Project meeting for KY 169 (Keene Rd) in Jessamine County.
- Visited project sites and took pictures to support the TIP update and posting project-based content on the MPO website.
- Responded to several citizen questions regarding a KYTC sound wall project on New Circle Rd.
- Participated in several meetings regarding obligations outlined in the Newtown Pike Sunset Agreement for environmental justice mitigation.

4.3 Unified Planning Work Program (UPWP)

- Completed and submitted the Q4 narrative report for the FY 2020 UPWP.

**C. Zoning Compliance Planning Activity Report**

During the month of July, 37 cases were initiated consisting of the usual mix of illegal business activities, sight triangle issues, parking on unpaved surfaces, occupancy complaints, signage, etc. The majority involved reports of vehicles parking on unpaved surfaces and illegal businesses operating in residential zones. Thirty-five cases were also resolved, meaning that necessary actions were taken by a property owner or occupant to correct 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 or conditions have been permanently satisfied, requiring no further inspections.

Board of Adjustment

Three appeals were considered by the BOA in July 2020. These appeals were all requests for variances. One of the requests was approved and the other two were denied by the Board.

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. Zoning Compliance signoff in the ACCELA permitting system may also suffice for a Zoning Compliance Permit. All commercial building and paving permit applications originating in Building Inspection during the month are forwarded to Zoning Compliance for review and approval. During July, a total of 80 commercial, paving and residential permits were reviewed in ACCELA by Zoning Compliance. Due to the continuing restrictions on public access, no commercial plan review sessions are being scheduled by Building Inspection at this time; all construction plan review is performed online.

During the month of July, a total of 5 Zoning Compliance Permits were issued, which included uses such as Family Child Care in the home (BOA case approval), two mobile food vendors, and documentation for two existing child care/early learning centers. Technical assistance was also provided to customers and Building Inspection with regard to review of second kitchens within residences, interpretation of Article 15 yard requirements, accessory structures, and review of plans for residential projects within ND-1 areas. A total of 6 zoning certification letters were requested and provided during July to various law offices and due diligence zoning research firms. State forms required for liquor licenses, auto dealerships, and salons are also being managed at this time via e-mail, and 21 of these application forms were reviewed and approved during July. In addition, numerous calls from design professionals, investors, real estate agents, attorneys and the general public were taken, and several persons were assisted with navigating through the on-line Accela application process.

**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 SEPTEMBER 2020**

Subdivision Committee, Thursday, 8:30 a.m., via teleconference.....	September 3, 2020
Zoning Committee, Thursday, 1:30 p.m., via teleconference.....	September 3, 2020
<b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., via teleconference .....	<b>September 10, 2020</b>
Work Session, Thursday, 1:30 p.m., via teleconference .....	September 17, 2020
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building).....	September 23, 2020
<b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., via teleconference.....	<b>September 24, 2020</b>

**X. ADJOURNMENT**