

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

November 21, 2019

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** - The minutes of the October 21, 2019 and October 24, 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, November 7, 2019, at 8:30 a.m. The meeting was attended by Commission members: Anthony de Movellan, Karen Mundy, 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: Traci Wade; Tom Martin; Cheryl Gallt; Hal Baillie; Denice Bullock; Valerie Friedmann; Scott Thompson; Captain Greg Lengal and Firefighter Embry Beatty, 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, November 7, 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, Graham Pohl and Bill Wilson. Staff members in attendance were: Hal Baillie, Tom Martin, Traci Wade, Samantha Castro, and Debbie Woods; Stephen Parker, Division of Traffic Engineering; Thad Scott, Division of Code Enforcement; 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
 - (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. APTITUDE DEVELOPMENT ZONING MAP AMENDMENT & LYNDBURST SUBDIVISION BLK D LOTS 2-7 (THE MARSHALL LEXINGTON) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-19-00013: APTITUDE DEVELOPMENT (11/21/19)*- 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 114.9 dwelling 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.

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- 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.
 - 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) (11/21/19)* - 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.

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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.

2. F2 COMPANIES ZONING MAP AMENDMENT & HAYNES BROTHERS PROPERTY, LLC ZONING DEVELOPMENT PLAN

- a. PLN-MAR-19-00014: F2 COMPANIES (11/21/19)*- a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a High Rise Apartment (R-5) zone, for 5.6 net (5.951 gross) acres, for property located at 840 Angliana 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 Wholesale and Warehouse Business (B-4) zone to the High Rise Apartment (R-5) zone in order to construct a multi-family development for 5.6 net (5.91 gross) acres for the properties located at 840 Angliana Avenue. The proposed development includes five (5) multi-family apartment buildings, with a total of 385 dwelling units. The proposed development represents a density of 68.75 dwelling units per acre. Associated with the dwelling units, the petitioner is seeking to include resident amenities on-site. A variance is also requested to reduce the off-street parking requirements.

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 development criteria for a zone change within the 2nd Tier Urban Place Type, and the Medium Density Residential Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS3-1: Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 1. Site Planning.
 2. Open Space and Landscaping.
 3. Architectural Design
 - b. A-DS1-1: Mass transit infrastructure such as seating and shelters should be provided/enhanced along transit routes. (A-EQ7).
 - c. A-DS1-2: Direct pedestrian linkages to transit should be provided.
 - d. 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. (E-GR10, E-GR7).
- b. REQUESTED VARIANCE
 1. To reduce the number of required parking spaces from 491 to 387 within the Infill and Redevelopment Area.

The Zoning Committee recommended: **Approval** for the following reason.

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

1. Granting the requested variance should not adversely affect the public health, safety, or welfare; nor should it affect the character of the general vicinity. The property is located within the defined Infill & Redevelopment Area where parking variances of up to 50% may be granted. The general vicinity has adequate pedestrian facilities, on-street parking and public transportation is available.
2. The need for the variance arises from the special circumstances of the proposed development, which is a redevelopment of an already built out parcel at a higher level of density.
3. The project is unique in comparison to similar projects, as the applicant is proposing a high proportion of one-bedroom units, which substantially increases the amount of dwelling units on the site. This is reinforced by average bed count per dwelling unit of 1.12 beds per unit. The strict application of the off-street parking regulation would create an unnecessary hardship on the proposed development as it would reduce the available F.A.R. and the associated density for the site for parking that surrounding development has not needed.
4. The request is not a result of a willful violation of the Zoning Ordinance. The applicant has taken care to go through the necessary process for this project and has requested the variance prior to commencing construction.

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This recommendation of Approval is made subject to the following conditions:

- a. Provided the Planning Commission approves the requested zone change to the R-5 zone, otherwise the requested variance shall be null and void.
 - b. The development shall be constructed in accordance with the approved Final Development Plan, or as that plan is amended to address design requirements of the Divisions of Engineering, Traffic Engineering, or Building Inspection.
 - c. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
 - d. Action of the Planning Commission shall be noted on the Development Plan for the subject property.
- c. PLN-MJDP-19-00045: HAYNES BROTHERS PROPERTY, LLC (11/21/19)* - located at 840 ANGLIANA AVE., LEXINGTON, KY.
Project Contact: Vision Engineering

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 R-5; 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. Denote lot coverage and building height per Article 21 of the Zoning Ordinance.
- 8. Denote pool and pool courtyard dimensions.
- 9. Denote Building F open plaza dimensions and remove plus/minus (±) from the typical building layout on the plan.
- 10. Discuss access to Porter Place.
- 11. Discuss compliance with Article 15-7 of the Zoning Ordinance regarding Infill and Redevelopment requirements.
- 12. Resolve stormwater quantity and quality features at the time of the final development plan.
- 13. Discuss open space compliance.
- 14. Discuss requested parking variance.
- 15. Discuss compliance with Placebuilder criteria:
 - a. A-DS3-1: Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 - b. A-DS1-1: Mass transit infrastructure, such as seating and shelters, should be provided/enhanced along transit routes.
 - c. A-DS1-2: Direct pedestrian linkages to transit should be provided.
 - d. 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.

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

- A. **BOAR 2019-3: 359 SOUTH MILL STREET** – An appeal to the Planning Commission of the Board of Architectural Review (BOAR) decision to disapprove the Certificate of Appropriateness with respect to altering the utility strip along the frontage of the property located at 359 South Mill Street, in the South Hill Historic District.

The staff will report at the meeting.

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

A. Long Range Planning Activity Report

Imagine Lexington Public Workshops

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

To continue building upon the public engagement initiated during the development of *Imagine Lexington*, LRP Staff has 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 2019 (& beyond as needed). In the month of October, Planning Staff led two of these workshops, one for citizens on October 1st and one for applicants on October 28th. For citizens, the content is more focused on the overall function of the Comprehensive Plan and The Placebuilder and how it can be used as a bridge between the public and developers during the engagement process. For applicants, the content is focused more on guidance relating to zone change justifications and how The Placebuilder fits into the zone change process.

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Going out into the community, staff has also given several presentations for neighborhood associations and other civic/professional groups. A highlight from October includes the Citizens Planning Academy program that is being run by Fayette Alliance this fall. The events have been fairly well attended and have encouraged healthy and productive dialogue between stakeholders in our community's development.

Imagine Lexington Website

Progress on the Imagine Lexington website continued in October as planning staff continued to work with a local consulting firm, APAX Software. The "Imagine Lexington" section of the site is near complete, leading to the expectation of a launch this winter. Staff met with the APAX staff on October 2nd for a short training session on the webhost, Drupal, and for discussion about revisions to add to site aesthetics and functionality. Staff, in tandem with APAX, has been working to bring the site up to standard throughout October and into November.

Overall, Long Range staff's main goal is to provide the user with a more interactive platform to engage with the comprehensive plan without having to download and search through the full document. When all components of the site are developed, it will also serve as a much needed mechanism to connect people with current goings-on in Planning and ways to get involved.

In the meantime, staff continues to update information hosted on *Imagine Lexington's* current website, www.imaginelexington.com. Studies, plans, data and presentations are all available for the public to access. Staff's desire is to make the website as user friendly and attractive as possible 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.

Zoning Ordinance Text Amendments (ZOTAs)

Beginning in late April, a Division-wide effort to discuss the initiation of a series of ZOTAs, many related to the 2018 Comprehensive Plan, took place. Throughout October, select groups continued discussions regarding potential ZOTAs for 2019-2020. Certain members of LRP staff also participated in the overarching ZOTA workgroup, which acts as a general overseer and shepherd to all the ZOTAs coming into the pipeline over the next year.

Accessory Dwelling Units ZOTA

Throughout October, staff continued working on the proposed regulations for Accessory Dwelling Units in Lexington.

Following the Public Hearing on September 26th, staff began processing the large amount of public input and integrating changes into the proposed text. These changes were presented to the Planning Commission at the October 17th work session, where discussion and consensus-building on the ordinance items subject to change were held.

A continuance of the ADU Public Hearing took place Monday, October 21st. At the hearing, staff formally presented the proposed changes to the ordinance in response to public input. After discussion, the Planning Commission voted to recommend unanimous approval of the ordinance. The text is now subject to further review by the Urban County Council in the coming months.

Public Engagement Toolkit (PET)

In October, LRP staff had three meetings for the Public Engagement Toolkit (aka PET Project). As a reminder, the goal of the PET Project is to help guide developers on what constitutes "meaningful engagement" as described in the Placebuilder section of the Comprehensive Plan, as well as giving tips and tools for success. On the flip side, Planning is also looking for this toolkit to become a resource to the general public, and a way for them to understand how the development approval process works, how they find out about new developments, at what stages of the process they can provide input, and the means to either support or argue against a proposed development.

The first, on October 16, was a kickoff meeting to outline the scope and schedule of the project, and set expectations of participants. The second, on October 23, included the participants being broken out into two groups: one pulling participants who had experience from the development side of the process, and the other being focused primarily on neighborhood interests. These two groups generated an extensive list of potential tools to be included in the toolkit. The third, October 30, was a recap of those outcomes and an initial dive into some of the tools. The Planning Commission was provided an update in their meeting on October 31. The next meeting will be November 13.

Urban Design 101, 102, & Urban Design Decoder

Staff began the creation of an Urban Design training series of three sessions for the Planning Commission. The series explores the basics of this urban design, outlines its core tenets, analyzes visual examples of urban design guiding principles, and takes an in depth look at the design details.

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On October 31st, Planner Senior Sam Castro presented Urban Design 102 during the Planning Commission Work Session on October 31. This session delved into the details of Urban Design, breaking the focus into three realms: Site Planning, Public Space, and Built Form. During this session, the Planning Commission was also given the "Urban Design Decoder," which was a booklet developed and designed by LRP staff to aid the commission (and eventually the public) in familiarizing themselves with common urban design "jargon" and concepts.

Urban Design 103, the final part of the training series, will be held weather permitting sometime in early 2020.

KY-APA Fall Conference & Presentation

Several members of LRP staff attended the KY-APA Fall Conference on October 25. Chris Woodall, Manager of Long Range Planning, and Chris Taylor, Administrative Officer for Long Range Planning, teamed up with Kristy Stambaugh from Aging and Disability Services for a presentation and discussion with conference attendees regarding the recent efforts to allow and regulate Accessory Dwelling Units in Lexington. The presentation focused on the need for ADU's in Lexington, the public input process undertaken during the drafting of the ordinance, and the steps taken by staff to get to a recommendation for approval from the Planning Commission.

On the Table 2020-

LRP Planner Senior Valerie Friedmann will be representing the Division of Planning as a member of the 2020 On the Table Engagement Team. On October 17th, she attended the monthly planning and coordination meeting for Engagement Team members.

KAMP Conference

LRP Senior Planner Lauren Weaver attended and presented at the Kentucky Association for Mapping Professionals (KAMP) Conference, which took place October 9th-11th. Her presentation was titled, "Neighborhood Delineation and Asset Access in Lexington, Kentucky." Weaver also participated as a moderator and Story Map competitor.

On the Table 2020 is being organized by CivicLex and will be held on March 25th, 2020. This year's theme is about how Lexington's neighborhoods are changing - what's good, what's bad, and how Lexingtonians might guide our community in a direction in which it can be successful.

Greenspace Commission

LRP Senior Planner, Valerie Friedmann, attended the Greenspace Commission meeting on October 16th.

ReThink Lexington

In addition to meeting as a full section to discuss current work responsibilities and areas for improvement, LRP staff selected two of its members to serve as representatives for division-focused talks that took place in October which intended to provide staff-informed insight for City officials as they pursue the ReThink Lexington initiative for the entire LFUCG.

Staff Study Group

Some of the newer members to Planning Staff have continued their participation 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.

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. Some highlights of this work from May include:

- Collecting data and mapping neighborhood assets in Lexington.
- Developing a planning processes workflow.
- Developing system for tracking metrics related to implementation of the 2018 Comprehensive Plan.
- Assisting Transportation Planning with the content and design of a new bicycle map for 2019; also in collaboration with Cricket Press and Broomwagon.
- Creating supporting material in the form of maps for Staff Zoning Review meetings.

Staff also attended pre-application meetings arranged by Planning Services, Zoning/Technical Review Committee meetings, Board of Adjustment meetings, & LFUCG-sponsored trainings/orientation.

APA Audio Conferences

For many years, Staff has hosted APA Audio Conferences for continuing-education credits for both LFUCG and AICP. There were four APA Audio Conferences hosted during the month of October, whose titles were: *Integrating Urban and Regional Sustainability Planning*, *Path as Place: The Experiential Side of Transportation*, *Planning in the Bahamas: History, Culture and Conversation*, and *APA Ethics Case of the Year Panel Discussion*.

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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 Corridors Commission meeting.
- Attended four weekly paving meetings at LFUCG Streets and Roads.
- Attended University of Kentucky Bicycle Advisory Committee meeting.
- Attended KYTC/LFUCG Maintenance and Operations meeting.
- Attended Fayette County Neighborhoods in Transition Task Force meeting.
- The MPO website had 736 visits from 599 users (84% new users) and 1,483 page views in October.
- The MPO's Twitter site had 2,054 followers in October.
- The MPO's Facebook page had 3,537 followers in October; reached 1,915 users; and had 1,534 engaged users.

1.2 Staff Development

- Attended Urban Design 102 training.
- Attended APA Webcast – APA ethics case of the year panel discussion.
- Attended the 2019 KAPA Fall Conference.
- Attended state GIS conference.

2.1 Congestion Management Process (CMP)

- Researched the FHWA congestion management process update requirements, such as incorporating travel time reliability and multi-modalism into the CMP, and worked on the CMP update.
- Worked with Traffic Engineering staff to evaluate and rank roadway bottlenecks, and track congestion trends using INRIX roadway analytics data.

2.2 Transportation Plan Update & Implementation

- Began the in-house Freight Plan update with an initiation/scoping staff meeting.
- Prepared a summary of priority transportation projects in Fayette County to share with KY Legislative Representatives.

3.1 Transportation - Land Use Impact Analysis

- Finalized the professional services agreement with the selected consultant for the Nicholasville Road Land Use and Corridor Study and submitted to the Urban County Council for approval.
- Provided assistance and answered inquiries on various traffic related issues.
- Attended one pre-application meeting 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 stub street connections and parking requirements.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 34 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.
- Corresponded on various plans approved by the planning commission for compliance with conditional signoff requirements.
- Attended 5 meetings with development groups to work through requirements for multi-modal compliance with the subdivision regulations.
- Gave a presentation on multi-modal subdivision regulation requirements and planning goals for multi-modal network connectivity at the orientation for new planning employees and commission members.
- Continued work with GIS to update the Bike Lexington Map digital and print version.
- Held numerous meetings various LFUCG departments to implement the Shared Mobility Vehicle permit process.
- Conducted 3 interviews with various media outlets regarding the shared mobility ordinance.
- Conducted multiple meetings with shared mobility providers.

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- Continued work with Populus, a third party data management company platform, to process and evaluate multiple shared mobility company's' data.
- Met with members of the Corridors Commission to discuss a potential sidewalk project on North Broadway.
- Met with Engineering to discuss bicycle/pedestrian improvements on Euclid Ave.

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 and presented an update on the Nicholasville Rd Corridor/Land Use study.
- Maintained/edited bus stop inventory in GIS.
- Attended FTSB board meeting at Chair.

Mobility Coordination

- Coordinated the October "Lex on the Movie" business commuter challenge and mass media campaign.

3.5 Travel Demand Modeling and Project Forecasting

- Used travel demand model for analysis of current development alternatives.
- Updated the 2020, 2030 & 2045 model updates and delivered to KYTC and Stantec.

4.1 Program Administration

- Committee meetings were held and packets were prepared for the Bicycle & Pedestrian Advisory Committee, Transportation Technical Coordinating Committee, Congestion Management Committee and Transportation Policy Committee.
- Continued to participate in the Rethink Lexington initiative to enhance MPO and Transportation Planning-related services.
- Processed three right of way closure requests.
- Presented Joey David, Senior Transit Planner, with a 20-year Service Award to recognize his valuable contributions to our organization and community.

4.2 Transportation Improvement Programming (TIP)

- Completed TIP Mod #23 to update schedule and funding for the Mercer Rd at Greendale Rd Turn Lanes project.
- Monitored and coordinated efforts to obligate federal funds for a number of LPA projects including TAP, CMAQ and SLX funded projects.
- Continued work to identify future projects for SLX funding including coordination meetings with Engineering, Traffic, Planning, District 7, Lextran and Jessamine County officials. Presented a draft plan to the TPC at their October meeting.
- Met with KYTC Highway Safety Improvement Program officials to coordinate and review opportunities for collaboration on safety improvement projects in the Lexington MPO area.

Unified Planning Work Program (UPWP)

- No activity.

C. Zoning Compliance Planning Activity Report

Enforcement

A total of 31 new case investigations were initiated in October. New cases consisted of the usual mix of illegal business activities in residential zones, occupancy complaints, signage and various other zoning compliance issues. A total of 43 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 10 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 October, ten ZCP's were issued, which included a child care center and an Airbnb. Technical assistance was also provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of three applications for new commercial or multi-family building construction, and 20 applications for remodel activity, "fit-ups" or change in use requests. Considerable effort was also devoted to completing zoning certification letters (10 for the month), providing zoning information to the general public, and assisting citizens with navigating through the on-line Acella application process.

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Board of Adjustment

Ten appeals were fully considered by the BOA at the October 14th public hearing, consisting of seven variances, two conditional use requests and an administrative appeal. A variance to allow unpermitted paving to remain at a single family residence was disapproved. Considerable time was spent reviewing the administrative appeal, which involved several third party objections to the permitting of a detached accessory building (with laundry facilities and garage) for a nonconforming apartment building in a Single Family Residential (R-1D) zone. The Board ultimately determined that the permitted building represented an expansion of the nonconforming use, thereby approving the appeal and nullifying the building permit.

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 DECEMBER 2019

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	December	5, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	December	5, 2019
Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	December	12, 2019
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	December	18, 2019
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	December	19, 2019

X. ADJOURNMENT

TLW/TM/HB/dw

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