

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

June 25, 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: 923 2005 5467
Password: 840411

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** 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 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

II. APPROVAL OF MINUTES – The minutes of the March 12, 2020, meeting will be considered at this time.

III. POSTPONEMENTS AND WITHDRAWALS - Requests for postponement and withdrawal will be considered at this time.

IV. LAND SUBDIVISION ITEMS - The Subdivision Committee met on Thursday, June 4, 2020, at 8:30 a.m. via Zoom teleconference. The meeting was attended by Commission members: Frank Penn, Mike Owens, Karen Mundy, Carolyn Plumlee, Anthony de Movellan and Headley Bell. Committee members in attendance were: Jeff Neal and Deepika Eyunni, Traffic Engineering and Vaughan Adkins, Division of Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Captain Greg Lengal, Division of Fire & Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.

A. NO DISCUSSION ITEMS – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

- Criteria:**
- (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
 - (2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
 - (3) no discussion of the item is desired by the Commission, and
 - (4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
 - (5) the matter does not involve a waiver of the Land Subdivision Regulations.

B. DISCUSSION ITEMS – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)

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

- (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, June 4, 2020, at 1:30 p.m. via Zoom Teleconference to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Patrick Brewer, 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
 - (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. SCHILLING PROPERTIES ZONING MAP AMENDMENT & MORNINGSIDE ADDITION (BLUE DOOR SMOKEHOUSE EXPANSION) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-20-00001: SCHILLING PROPERTIES (6/25/20)*- a petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone, for 0.061 net (0.095 gross) acres, for property located at 706 Aurora 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 applicant is seeking a zone change from the Single Family Residential (R-1D) zone to the Neighborhood Business (B-1) zone for the property located at 706 Aurora Avenue. The zone change application is seeking the enlargement of the commercial zoning to allow for the expansion of the current footprint of the Blue Door Smokehouse building. The applicant is also seeking to update their development plan to address pedestrian mobility around the site, and vehicular movement through the site, while also increasing the available off-street parking.

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

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

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

1. The requested Neighborhood Business (B-1) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning supports infill and redevelopment as a strategic component of growth (Theme A, Goal #2 and Theme A, Goal #2.a).
 - b. The expansion of the existing one-story structure will remain in line with the existing building, and will respect the built context and design features of the surrounding development, remaining compatible with the existing urban form (Theme A, Goal #2.b).
 - c. The proposed development provides a location for positive and safe social interactions in the neighborhood (Theme A, Goal #3.b) and those proposed sidewalk and parking improvements will enhance the neighborhood (Theme D, Goal #1.d).
 - d. The proposed enhancement of the restaurant along the edge of an established and walkable neighborhood, helps deemphasize single-occupancy vehicle dependence (Theme B, Goal #2.d).
 - e. The proposed neighborhood business zone can provide for entertainment and other quality of life opportunities that attract young and culturally diverse professionals to Lexington (Theme C, Goal #2.d).
 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 increases safe pedestrian mobility and provides a neighborhood use.
 - b. The proposed rezoning includes safe facilities for the potential users of the site by prioritizing the inclusion of safe pedestrian facilities. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape, limits the impacts on the surrounding environment, and adds tree canopy coverage in the form of street trees and landscape buffers.
 3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are recommended via conditional zoning:
 - a. Prohibited Uses:
 - i. Drive-Through Facilities
 - b. Outdoor speakers or the amplification of live music shall be prohibited on the subject property.
 - c. Lighting shall be a maximum of 10 feet in height and shall be shielded and directed away from the neighborhood adjacent to the property.

These restrictions are appropriate and necessary for the following reasons:

 1. To reduce the potential impact of allowable neighborhood business uses on the adjacent neighborhood.
 2. To reduce the potential impact of lighting and sound on the adjacent neighborhood.
 4. This recommendation is made subject to approval and certification of PLN-MJDP-20-00003: Morningside Addition (Blue Door Smokehouse Expansion), 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-20-00003: MORNINGSIDE ADDITION (BLUE DOOR SMOKEHOUSE EXPANSION) (6/25/20)* - located at 222, 224 AND 226 WALTON AVENUE AND 706 AURORA AVE., LEXINGTON, KY.
Project Contact: Midwest Engineering

Note: The purpose of this development plan is to rezone the property located at 706 Aurora Avenue and incorporate the lot into the adjoining business area.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the discussion items. Should this plan be approved, the following requirements should be considered:

1. Provided the Urban County Council rezones the property B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
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, greenspace and open space.
6. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
7. Denote building height in feet in site statistics.
8. Dimension existing buildings.
9. Discuss proposed access to Aurora Avenue.
10. Discuss use of existing building at 222 Walton Avenue.
11. Discuss timing of shared parking lot construction located on 222 and 224 Walton Avenue and consolidation with one of the adjoining lots.
12. Discuss perimeter (zone to zone) landscape screening along the shared property line with 708 Aurora Avenue.

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13. Discuss pedestrian access from parking lot and right-of-way to front entrance.
14. Discuss Placebuilder criteria:
 - a. A-DS5-3: Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - b. A-DS7-1: Parking should be oriented to the interior or rear of the property for non-residential or multi-family developments.
 - c. B-SU11-1: Green infrastructure should be implemented in new development.

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

- a. PLN-MAR-20-00002: JUBY, LLC (6/25/20)*- a 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 Neighborhood Business (B-1) zone, for 7.98 net (9.12 gross) acres, from an Agricultural Rural (A-R) zone to a Neighborhood Business (B-1) zone, for 1.69 gross acres, and from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 0.82 gross acre, for properties located at 2501 and 2701 Spurr Road, and 2710 Sullivans Trace.

COMPREHENSIVE PLAN AND PROPOSED USE

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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 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. Additionally, the petitioner is seeking to rezone the remaining portion of 2501 Spurr Road from a Professional Office (P-1) zone to a Neighborhood Business (B-1) 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 both 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: **Disapproval**, for the following reasons:

1. The requested rezoning to Light Industrial (I-1) and Neighborhood Business (B-1) are not in agreement with the 2018 Comprehensive Plan for the following reasons:
 - a. The requested rezoning does not address the Goals and Objectives of the 2018 Comprehensive Plan.
 - b. The requested rezoning does not address the Development Criteria of the 2018 Comprehensive Plan.
 2. 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 2018 Comprehensive Plan.
 3. The existing R-3 and P-1 zones remain appropriate for the following reasons:
 - a. The housing needs and demands serve the existing community need.
 - b. The existing landuse and zoning are compatible with adjacent land uses.
 - c. A complete neighborhood can be accomplished via the existing landuse and zoning configurations.
- b. PLN-MJDP-20-00001: RAMSEY SULLIVAN PROPERTY (FKA BELMONT INDUSTRIAL PARK TRACT 1) (6/25/20)* - 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 8, Article 21, proposed access and the Placebuilder criteria. Should this plan be approved, the following requirements should be considered:

1. Provided the Urban County Council rezones the property B-1 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.

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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 Tree Protection Plan (TPP) to Tree Inventory Map (TIM) per Article 26.
10. Revise notes #4, #6, #12 and #16.
11. Discuss need for enhanced screening between proposed I-1 and existing R-3 zones.
12. Discuss proposed B-1 zone compliance with setback requirements.
13. Discuss proposed access to Spurr Road.
14. Discuss re-alignment of and improvements to Spurr Road.
15. Discuss proposed access to Georgetown Road.
16. Discuss proposed temporary access easement.
17. Discuss plan status.
18. Discuss Placebuilder criteria.

3. CENTENNIAL AMERICAN PROPERTIES ZONING MAP AMENDMENT & SHARKEY PROPERTY UNIT 1 LOT 10A & A PORTION OF UNIT 4 SEC 2 (AMD) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-20-00004: CENTENNIAL AMERICAN PROPERTIES (6/25/20)*- a petition for a zone map amendment from a Neighborhood Business (B-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.6 net (0.69 gross) acre, from a Light Industrial (I-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.466 net (0.482 gross) acre, and from an Planned Neighborhood Residential (R-3) zone to a Wholesale and Warehouse Business (B-4) zone (ROW), for 0.038 gross acre, for properties located at 132 and 148 Louie Place.

COMPREHENSIVE PLAN AND PROPOSED USE

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The applicant is seeking a zone change from a Light Industrial (I-1), Neighborhood Business (B-1) and Planned Neighborhood Residential (R-3) zone to the Wholesale and Warehouse Business (B-4) zone for the properties located at 132 and 148 Louie Place. The zone change application is seeking to allow for the development of a five (5) story, climate controlled self-storage warehouse.

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

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

1. The requested Wholesale and Warehouse Business Zone (B-4) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning allows for the development of vacant parcels (Theme A, Goal #2.a), while also decreasing the intensity of uses from an unrestricted I-1 zone, to a restricted B-4 zone.
 - b. The proposed development provides a well-designed neighborhood (Theme A, Goal #3) by providing safe connections to the surrounding businesses, preferencing pedestrian safety along Louie Place, and activating the street frontage.
 - c. The proposed development will promote, maintain, and expand the urban forest (Theme A, Goal #3.d) by increasing the canopy coverage, while also maintaining the established tree line along the rear of the subject properties.
 - d. The proposed rezoning will assist in the maintenance of the Urban Service Area concept (Theme E, Goal #1) by allowing greater density of business use, and by maximizing development on a vacant parcel and redevelopment of the other parcel in a manner that enhances existing urban form (Theme E, Goal #1.d).
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 business development that supports pedestrian mobility, while also providing cross access between businesses. Need something about activation of the streetscape.
 - b. The proposed rezoning includes safe facilities for the potential users, as well as the residents located at the southern portion of the Townley Development by prioritizing multi-modal connections and increasing pedestrian facilities. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape, and limits the impacts on the surrounding environment.

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3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use and buffering restrictions are recommended via conditional zoning:
 - a. The following uses would be prohibited:
 1. Laundry, clothes cleaning or dyeing shops.
 2. Ice plant.
 3. Machine shop.
 4. Kennels, animal hospitals or clinics.
 5. Establishments and lots for the display, rental, sale and repair of farm equipment, contractor equipment, automobiles, trucks, mobile homes, recreational vehicles, motorcycles or boats or supplies for such items.
 6. Truck terminals and freight yards.
 7. Establishments for the display and sale of precut, prefabricated or shell homes.
 8. Carnivals.
 9. Retail sale of building materials and lumber.
 10. Pawnshops.
 11. Shredding, sorting and baling of paper scrap and storage of waste paper.
 - b. In addition, any self-storage facility on the premises shall not have outdoor storage, and shall not have direct access to the outdoors from individual units.
 - c. There shall be no exterior lighting along the southwest portion of the building that abuts the residential zoning.
 - d. There shall be a 10-foot landscaping buffer between the Wholesale and Warehouse Business (B-4) zone and the southwest portion of the property that abuts the residential zoning.
4. This recommendation is made subject to approval and certification of PLN-MJDP-20-00007: Sharkey Property, Unit 1, Lot 10A and a Portion of Unit 4, Sec 2 (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-20-00007: SHARKEY PROPERTY UNIT 1 LOT 10A & A PORTION OF UNIT 4 SEC 2 (AMD) (6/25/20)* - located at 132 AND 148 LOUIE PL., LEXINGTON, KY.
Project Contact: Barrett Partners

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

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

1. Provided the Urban County Council rezones the property B-4; 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. Correct zoning on adjacent property in the rear.
6. Denote construction access point on plan.
7. Clarify street cross-section from previous plats.
8. Denote recorded building line setback.
9. Discuss requested variance to reduce the overhead door opening spacing to residential zone per Article 8-21(o) of the Zoning Ordinance.
10. Discuss proposed driveway connection on adjacent property per previous plan.
11. Discuss flow of traffic through building and width of drive aisles.
12. Discuss need for enhanced zone to zone screening from B-4 zone to R-3 zone.
13. Discuss access spacing along Louie Place.
14. Discuss Placebuilder criteria.

4. **CENTENNIAL AMERICAN PROPERTIES ZONING MAP AMENDMENT & EASTLAND PARKWAY SUBDIVISION TRACT 1 BLK B LOT 3 ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-20-00005: CENTENNIAL AMERICAN PROPERTIES (6/25/20)*- a petition for a zone map amendment from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone, for 1.744 net (2.745 gross) acres, for property located at 1540 Eastland Parkway (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

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The applicant is seeking a zone change from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone for a portion of the property located at 1540 Eastland Parkway. The zone change application is seeking to allow for the development of a three (3) story, climate controlled self-storage warehouse.

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 Corridor Place-Type, and 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-DS4-2: New construction should be at an appropriate scale to respect the context of neighboring structures; however, along major corridors, it should set the future context in accordance with other Imagine Lexington corridor policies and Placebuilder priorities.
 - b. A-DS5-4: Development should provide a pedestrian-oriented and activated ground level.
 - c. B-SU11-1: Green infrastructure should be implemented in new development. (E-GR3).
 - d. E-GR10-2: Developments should provide walkable service and amenity-oriented commercial spaces.
 - e. A-EQ3-2: Development on corridors should be transit-oriented (dense & intense, internally walkable, connected to adjacent neighborhoods, providing transit infrastructure & facilities). (B-SU3).
 - f. D-CO1-1: Rights-of-way and multi-modal facilities should be designed to reflect and promote the desired place-type.
 - g. D-CO2-1: Safe facilities for all users and modes of transportation should be provided.
 - h. B-PR7-2: Trees should be incorporated into development plans; prioritize grouping of trees to increase survivability.
 - i. B-PR7-3: Developments should improve the tree canopy.
 - j. B-RE1-1: Developments should incorporate street trees to create a walkable streetscape.
- b. PLN-MJDP-20-00014: EASTLAND PARKWAY SUBDIVISION TRACT 1 BLK B LOT 3 (6/25/20)* - located at 1540 EASTLAND PKWY., LEXINGTON, KY.
Project Contact: Barrett Partners

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-4**; 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. Resolve preliminary subdivision lot layout and approved final record plat.
 8. Discuss Placebuilder criteria:
 - a. A-DS4-2: New construction should be at an appropriate scale to respect the context of neighboring structures; however, along major corridors, it should set the future context in accordance with other Imagine Lexington corridor policies and Placebuilder priorities.
 - b. A-DS5-4: Development should provide a pedestrian-oriented and activated ground level.
 - c. B-SU11-1: Green infrastructure should be implemented in new development. (E-GR3).
 - d. E-GR10-2: Developments should provide walkable service and amenity-oriented commercial spaces.
 - e. A-EQ3-2: Development on corridors should be transit-oriented (dense & intense, internally walkable, connected to adjacent neighborhoods, providing transit infrastructure & facilities). (B-SU3).
 - f. D-CO1-1: Rights-of-way and multi-modal facilities should be designed to reflect and promote the desired place-type.
 - g. D-CO2-1: Safe facilities for all users and modes of transportation should be provided.
 - h. B-PR7-2: Trees should be incorporated into development plans; prioritize grouping of trees to increase survivability.
 - i. B-PR7-3: Developments should improve the tree canopy.
 - j. B-RE1-1: Developments should incorporate street trees to create a walkable streetscape.
- 5. MVO ACQUISITIONS, LLC ZONING MAP AMENDMENT & MASTERSON STATION CENTER (CITATION VILLAGE)(CITATION FLATS)(AMD) ZONING DEVELOPMENT PLAN**
- a. PLN-MAR-20-00006: MVO ACQUISITIONS, LLC (6/25/20)*- a petition for a zone map amendment from a Highway Service Business (B-3) zone to a High Density Apartment (R-4) zone, for 8.163 net (8.727 gross) acres, and from a Professional Office (P-1) zone to a High Density Apartment (R-4) zone, for 0.027 net (1.352 gross) acre, for property located at 2679 Leestown Road (a portion of). A dimensional variance has also been requested.

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The applicant is seeking a zone change from a Highway Service Business (B-3) zone, and Professional Office (P-1) zone to a High Density Apartment (R-4) zone for a portion of the property located at 2679 Leestown Road. The zone change application is seeking to allow for the development of an apartment complex including two buildings, and associated amenities and parking.

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

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

1. The requested High Density Apartment (R-4) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning expands housing choice (Theme A, Goal #1) by accommodating the demand for housing in Lexington responsibly, prioritizing higher-density and a mixture of housing types (Theme A, Goal #1.b), by introducing multi-family dwelling units into the immediate area.
 - b. The proposed rezoning will support Infill and Redevelopment throughout the Urban Services Area as a strategic component of growth (Theme A, Goal #2) by utilizing currently vacant land.
 - c. The proposed rezoning and associated development respect the context and design features of areas surrounding development projects by stepping up in height of the buildings as the development extends away from the existing neighborhood and toward Citation Boulevard (Theme A, Goal #2.b), and also incorporates adequate greenspace and open space that would serve the needs of the intended residents and neighboring single family residential development (Theme A, Goal #2.c).
 - d. The proposed rezoning and associated development will provide a well-designed neighborhood and community (Theme A, Goal #3) by respecting the context of the existing neighborhoods to and expanding options for mixed type housing (Theme A, Goal #3.a).
 - e. The proposed increase in the pedestrian facilities and open and green space will allow for positive and safe social interactions in neighborhoods (Theme A, Goal #3.b), while also minimizing the disruption of natural features when building new communities (Theme A, Goal #3.c).
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 increase the intensity of use on an underutilized, vacant parcel of land, while also minimizing the impacts on the surrounding environment and communities.
 - b. The proposed rezoning includes safe facilities for the potential users of the site by prioritizing the inclusion of safe pedestrian facilities. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape, limits the impacts on the surrounding environment, and adds tree canopy coverage in the form of street trees and landscape buffers.
3. This recommendation is made subject to approval and certification of PLN-MJDP-20-00011: Masterson Station Center (Citation Village)(Citation Flats)(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. REQUESTED VARIANCE

The applicant is requesting a reduction of the zone to zone buffer between residential zoning and commercial 15 foot buffer zone to 0 feet.

This request will be reviewed by the Landscape Review Committee on Tuesday, June 23rd, 2020. The findings of the committee and the staff report will be presented at the public hearing.

- c. PLN-MJDP-20-00011: MASTERSON STATION CENTER (CITATION VILLAGE)(CITATION FLATS)(AMD) (6/25/20)* - located at 2679 LEESTOWN RD., LEXINGTON, KY.
Project Contact: Tarr Group

Note: The purpose of this amendment is to rezone a section of the property to High Density Apartment (R-4) zone.

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

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

1. Provided the Urban County Council rezones the property R-4; 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. United States Postal Service Office's approval of kiosk locations or easement.
9. Denote required and provided open space.
10. Delete omitted notes and renumber general notes.
11. Correct spelling in cross-sections.
12. Provide required Tree Inventory Map (TIM) per Article 26-4(b) of the Zoning Ordinance.
13. Correct northeastern property boundary per recorded plat (Cab. S, Slide 52) and zoning boundary per Ordinance 1-2019.
14. Resolve enhanced landscaping for parking area adjacent to Citation Blvd at time of Final Development Plan.
15. Resolve enhanced landscaping for parking area adjacent to Robinson Way at time of Final Development Plan.
16. Resolve zone-to-zone screening along Abigail Way per Article 18 of the Zoning Ordinance at time of Final Development Plan.
17. Discuss Placebuilder criteria.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMEMENDMENTS

1. **PLN-ZOTA 20-00001: ARTICLE 23 - REALLOCATION OF EXACTION CREDITS** (9/2/20)* – a petition for a Zoning Ordinance text amendment to update Article 23C-7(c) of the Zoning Ordinance to clarify the application and reallocation of exaction credits in the Expansion Areas of the Urban County.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval**.

The Staff Recommends: **Approval**, of the staff alternative text for the following reasons:

1. The proposed text amendments will satisfy the intent of Article 23 by providing an accurate depiction of the improvements, costs, and credits associate with the development in the expansion areas.
2. The proposed text streamlines the government process, providing the public with the most accurate information on official documentation.

2. **PLN- ZOTA-20-00002: ARTICLE 8 - FLOOR AREA RATIO (FAR) UPDATES FOR R-3, R-4, AND R-5 ZONES** (9/4/20)*– a petition for a Zoning Ordinance text amendment to update Article 8 to modify the allowable Floor Area Ratio (FAR) and Lot Coverage in the Planned Neighborhood Residential (R-3), High Density Apartment (R-4) and High Rise Apartment (R-5) zones.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval**.

The Staff Recommends: **Approval**, of the staff alternative text for the following reasons:

1. The proposed text amendment is in agreement with *Imagine Lexington*, the 2018 Comprehensive Plan.
 - a) The proposed text allows for additional flexibility for different multi-family housing types and provides for additional housing choice. (Theme A, Goals 1).
 - b) The proposed text supports infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goals 2) by aiding the development of smaller sites that come into conflict the current FAR and lot coverage limitations.
 - c) The proposed text expands options for mixed-type housing throughout Lexington-Fayette County by promoting the urbanized form of multi-family housing that is more consistent with Lexington's historic built environment prior to city and county merger. (Theme A, Goals 3).

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

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

A. **Long Range Planning Activity Report (March - May 2020)**

Due to the emergency shutdown of nonessential government services from March 30th – May 4th, there are no items for the month of April from Long Range Planning. Items listed are for the months of March and May.

Imagine Lexington

During the months of March and May, Long Range Planning staff continued to move forward with a number of implementation items relating to the 2018 Comprehensive Plan.

Due to the recommended social distancing guidelines set in response to COVID-19, the Division of Planning has been tasked with finding new and engaging ways to connect with people digitally in lieu of in-person workshops and meetings. LRP's efforts have focused on developing a series of virtual engagement offerings for the upcoming season, which will be titled "The Uncommon Commons." This series will include materials that can be accessed from anywhere and seek to further Imagine Lexington's public outreach mission. The materials will include a host of evolving tools that intend to respond to the real-time needs of the Lexington community. Such offerings include (but are not limited to): informational videos, interactive webinars, published online materials, and virtual walking tours.

Imagine Lexington Website

Long Range Planning staff continued with maintenance and updates to imaginelexington.com throughout March and May. Phases II & III of the website, known as "Inform" and "Implement," will be fully available by the end of 2020 to allow the public to learn about ways to get involved in the planning process, and see the Plan in action with updates on metrics, implementation project pages and more.

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.

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 of 2019, a Division-wide effort to discuss the initiation of a series of ZOTAs, many related to the 2018 Comprehensive Plan, took place. Throughout March and May, select groups continued discussions regarding these ZOTAs for 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.

During the Planning Commission Work Session on May 21st, Planning staff members Chris Taylor and Jimmy Emmons, AICP, gave a presentation on proposed updates to the parking requirements as outlined within the Zoning Ordinance. The first round of proposed updates will attempt to eliminate barriers posed by current parking requirements for Mixed Income Housing Units, intending to serve as a driver for more Affordable Housing developments in Lexington. The second proposal will be a larger revision of Article 16 within the Zoning Ordinance, which will focus on the development of a "responsive parking system" for future projects in Lexington.

ZOTAs that are now currently in the "planning and research" phase include – open space (Article 20), Multi-Family Design Guidelines (multiple loc.), tree protection (Article 26), street continuity (multiple loc.), and revisions to intent statements for multiple articles.

There are currently two ZOTAs applications "in process:"

- **ZOTA 2020-1: AMENDMENT TO ARTICLE 23 FOR EXACTION CREDITS** – petition for a Zoning Ordinance text amendment to update Article 23C-7(c) of the Zoning Ordinance to clarify the application and reallocation of exaction credits in the Expansion Areas of the Urban County.
- **ZOTA 2020-2: AMENDMENT TO ARTICLE 8 - FLOOR AREA RATIO & LOT COVERAGE** – petition for a Zoning Ordinance text amendment to Article 8 to modify the allowable Floor Area Ratio (F.A.R) and Lot Coverage in the Planned Neighborhood Residential (R-3), High Density Apartment (R-4) and High Rise Apartment (R-5) zones.
 - On March 11th, the details of this ZOTA were presented to the Building Industry Association of Central Kentucky by Chris Taylor, Administrative Officer, and Valerie Friedmann, Senior Planner.

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Public Engagement Toolkit (PET)

The first edition of the Public Engagement Toolkit was made available to the public at the end of February. Staff then began working on a PET resolution for the Planning Commission to consider for their June meeting.

In March, staff responded to requests for presentation of the material to different local groups. Samantha Castro, AICP, LEED, Senior Planner, who has been leading the PET development efforts, gave a presentation to the Fayette County Neighborhood Council on March 9th. A presentation was also developed for the Infill and Redevelopment Steering Committee, but the meeting was postponed.

In response to COVID-19, the PET was revised and expanded to include guidance focused on best practices and tools for digital engagement and online meetings. Content for this addendum was contributed in part by PET Advisory Group member Richard Young of Civic Lex and Michelle Franzetti from the Division of Parks and Recreation. The revisions to the Toolkit were presented to the Planning Commission at the May 21st Work Session.

Staff also began discussing next steps regarding the action items within the Toolkit, one of which challenges staff to evaluate different mechanisms that would make Public Hearings (and other related meetings), more accessible to the broader public. Mechanisms might include shifting meeting times (or providing additional meetings) or providing the public with better means and access to submitting virtual comments via web form. LRP Senior Planner, Lauren Weaver, GISP, was working with a third-party contact with PeopleSpeak – a digital engagement platform for use in public hearings – to discuss the feasibility of employing this platform to facilitate accessible, online engagement during Planning Commission Hearings (and other meetings). These discussions are indefinitely on hold for budget reasons.

There are several supplemental products that are being developed in response to recommendations from the Toolkit, including handouts, meeting materials, educational videos, signage, and much more for the use of both developers and neighborhoods. Some of these materials have been tied in with “The Uncommon Commons,” which is a digital engagement series being developed to address limitations to public engagement at this time.

Development Handbook

Planning staff has decided to follow the success of the PET Advisory Group model and reconvene multiple members of that group to provide insight for the update of the Development Handbook (formerly the Developer’s Handbook). Sam Castro, Senior Planner, has begun work on a preliminary outline, project scope, and revised project schedule for the update, which is expected to be completed by the end of the year. The kick-off meeting for the Development Handbook Advisory Group will be in mid-June.

Imagine Nicholasville Road

Consultants with the wsp firm have continued to work with Planning staff throughout the months of March-May to keep the Nicholasville Corridor study on track for completion in 2020.

On March 4th, the project team hosted the first of two large public input meetings in the Community Room at the Lexington Green shopping center. The meeting was attended by more the 125 people and featured various stations where attendees were able to provide feedback relating to the Nicholasville Road corridor. The consultants will be using the feedback to “help prepare redevelopment and transportation improvement concepts for Nicholasville Road.” In addition to the public meeting, an online survey was widely distributed to people living and working in Lexington; there were over 5000 responses.

The consultants have been continually updating the project website, imaginenicholasvilleroad.com, as the project progresses. Notably, they have uploaded a summary presentation of the public input received from March’s in-person and online offerings.

As the study progresses, staff will be providing support in various ways, such as with data preparation and analysis as well as coordination for potential collaborations with the UK College of Design in the fall. The study is set to conclude in Fall of 2020.

As a way to help promote and provide updates on the project, LRP staff members, Chris Woodall, Manager, and Lauren Weaver, Senior Planner, participated in an interview with local radio station, RadioLex, during the month of March.

On the Table 2020

Due to COVID-19, the annual On the Table event has been postponed to a still TBD date. LRP Senior Planners Valerie Friedmann and Lauren Weaver continued to represent the Division of Planning as members of the 2020 On the Table Accessibility Team and Engagement Team respectively and both attended a meeting on March 11th to discuss potential pathways forward with the new limitations.

This year’s theme for On the Table relates to 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.

Local Planning Committee FCPS

Chris Woodall, Manager, attended the FCPS Local Planning Committee meeting. The local committee consists of parents, school-level administrators, teachers, community members, and school board members.

Infill & Redevelopment Steering Committee

Staff attended the Infill & Redevelopment Steering Committee meeting, and updated attendees on Comprehensive Plan implementation items.

NSF Civic Innovation Challenge Grant Application

In collaboration with the University of Kentucky and LFUCG administration, multiple LRP staff members worked on assembling a grant application for NSF's Civic Innovation Challenge (CIVIC) grant. The grant proposal focused on ways to analyze and address potential spatial mismatches between housing affordability and places of employment.

For additional context on the purpose of these CIVIC grants, here is an outline of the overarching goals of the grant program - "(1) CIVIC flips the community-university dynamic, asking communities to identify civic priorities ripe for innovation and then to partner with researchers to address those priorities; (2) CIVIC focuses on research that is ready for piloting in and with communities on a short timescale, where real-world impact can be evaluated within 12 months; (3) CIVIC requires the inclusion of civic partners in the core project team, to emphasize civic engagement; and (4) CIVIC organizes and fosters "communities of practice" around high-need problem areas that allow for meaningful knowledge sharing and cross-site collaboration during both pre-development and piloting."

KY-APA Newsletter

Lauren Weaver (Senior Planner) and Grace Coy (Planner Tech) have joined the Communications Committee of the APA Kentucky Chapter. Part of their responsibilities revolve around designing and developing the 2019 Annual Report and the KY-APA quarterly newsletters. The report is set to be completed in June of 2020, after some delay with Executive Committee review.

Summer 2020 Planning Internship- The internship opportunity for students interested in geography and planning, led by Lauren Weaver (Senior Planner), was put on hold due to the halting of government services in April. Efforts to provide such an opportunity for interested students will be revisited in the future.

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 March and May include:

- Collecting data and mapping neighborhood assets in Lexington
- Development of a system for land use classification for Lexington
- Developing planning process workflows
- Creating council district related infographics
- Analyzing data relating to building age in Lexington
- 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 and provided technical support for virtual pre-application meetings arranged by Planning Services, Zoning/Technical Review Committee meetings, Board of Adjustment meetings, & LFUCG-sponsored trainings/orientations.

Staff also worked with Staff in the Mayor's Office to provide guidance on dimensional standards for the outdoor restaurant seating proposal put forth in response to COVID-19 social distancing guidelines for businesses.

APA Audio Conferences

For many years, Staff has hosted APA Audio Conferences for continuing-education credits for both LFUCG and AICP. There was one APA Audio Conferences hosted during the month of March:

- *State and Local Planning for Energy: Exploring the new planning platform from the NREL.*

B. Transportation Planning Report

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

- Attended 1 LFUCG Pedestrian Safety Work Group.
- Attended 1 Commission for People with Disabilities meeting.
- Attended 1 University of Kentucky Bicycle Advisory Committee meeting.
- Attended 8 KYTC/LFUCG Maintenance and Operations meeting.

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- Met internally to prepare for an upcoming review of the MPO's Title VI Program to be conducted by the KYTC Office of Civil Rights.
- Submitted annual Title VI accomplishments report to KYTC Division of Planning.
- Conducted Title VI triennial review with the KYTC Office of Civil Rights and Business Development.
- Met with Lexpark and members of the Commission for People with Disabilities to begin a project to evaluate accessible parking availability in the downtown area.
- Met internally to discuss project to assist LFUCG with prioritization of curb ramp retrofits.
- The MPO website had 2,055 visits from 1,563 users (87% new users) and 4,568 page views in February, March, April and May.
- The MPO's Twitter site had 2,048 followers in February, March, April and May.
- The MPO's Facebook page had 7,051 followers in February, March, April and May; reached 825 users; and had 108 engaged users.

1.2 Staff Development

- Attended webinar - Complete Streets Responses to COVID-19.
- Attended webinar - Commute Revolution 2020.
- Attended webinar – Autonomous Vehicle Implementation for Transportation Planning.
- Attended webinar – Life after Carbon: The Next Global Transformation.
- Attended GoToWebinar - Quick Build Networks for All (Part II).
- Attended webinar - Commute Revolution 2020.

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 2020.
- Updated CMP goals, objectives and congestion management committee roster.
- Worked with Traffic Engineering staff to evaluate and rank roadway bottlenecks and track congestion trends using INRIX roadway analytics data.
- Worked with Traffic Engineering staff to review and update the Intelligent Transportation System-Congestion Management System (ITS-CMS) proposed expenditures for FY 2021.
- Attended ITS Architecture stakeholder meetings and continued to work on the ITS Architecture Update.
- Received final ITS Architecture deliverable and posted to the MPO website.
- Contacted and coordinated with the Intelligent Transportation System (ITS) Architecture consultants to arrange a project report presentation for the June's CMC Zoom meeting.
- Worked with an Asbury University research team to prepare a presentation to the next CMC meeting. The research topic is Algae Air Purifying System.
- Developed Request for Proposals (RFP) for Congestion Management Bottleneck Study project. Reviewed, revised and refined the RFP.
- Updated and refined the CMP vision, mission, goals and objectives for Congestion Management Committee (CMC) to review.
- Contacted and coordinated with the Lexington Police Traffic Analyst to arrange a presentation for the June's CMC Zoom meeting. The presentation topic was Lexington Police 2019 Annual Traffic Report.

2.2 Transportation Plan Update & Implementation

- Continued in-house development of a Freight Plan.
- Received TPC approval in support KYTC's annual safety targets (Feb TPC meeting).
- Reviewed the KYTC Draft Highway Plan and met with KYTC District 7 to discuss desired changes to advocate for the MPO area.
- Prepared a draft summary of the KYTC State Highway Plan for the Transportation Policy Committee (Feb TPC meeting).
- Submitted TPC feedback on the draft State Highway Plan to regional legislators.
- Participated in one meeting and provided input on the KYTC Statewide Corridor Plan as Advisory Team member.
- Participated in a team meeting and provided input on the SE Lexington / NE Jessamine Connectivity Study.

3.1 Transportation - Land Use Impact Analysis

- Various public outreach materials were developed for the INR study.
- A public survey for INR was launched during March and received over 5,000 responses.
- A public meeting was held on March 6 for the INR study and was attended by 125 members of the public.
- Various coordination meetings and conference calls were held with INR consulting team.
- Received and reviewed the Existing Conditions Summary, Case Study Report and Public Input Summary.
- Conducted various meetings with INR project stakeholders.
- Provided assistance and answered inquiries on various traffic related issues. Participated in several media interviews about the project.
- Attended seven 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.
- Reviewed three traffic impact study related to a current zone change proposal in Fayette County, including meeting with the applicants to discuss the assertions and conclusions of the study and to request further information from them.
- Continued work on Street Connectivity SRAs.
- Continued work on the Responsive Parking System ZOTA.
- Attended LFUCG Subdivision and Zoning Committee meetings.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 54 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.
- Responded to 22 inquiries with development groups to work through requirements for multi-modal compliance with the subdivision regulations.
- Continued work with GIS to update the Bike Lexington Map digital and print version.
- Conducted multiple meetings with shared mobility providers.
- Continued work to implement Shared Mobility Vehicle permits, managed current licensees, and associated data and enforcement.
- Continued work with Populus, a third party data-management company platform, to process and evaluate multiple shared mobility companies' data.
- Continued work with the American Heart Association on the Complete Streets Coalition.
- Attended review of student projects for North Limestone Streetscape and transportation complete streets project.
- Continued work on the Greenspace ZOTA.
- Launched the digital interactive Bike Lexington Map.
- Advised the Mayor's office and research street closures to increase seating capacity for restaurants.
- Met with representatives from Jessamine County to discuss steps moving forwards for pedestrian and bike transportation as it relates to the 2018 BPMP.

3.3 Transit Planning

- Sought LFUCG Council approvals for two FTA grants.
- Attended Via Creative meetings as Co-Chair.
- Responded to 2 citizens regarding transit bus stop concerns.
- Attended Lextran board meetings, financial committee and work session.
- Maintained/edited bus stop inventory in GIS, providing transit data to other LFUCG divisions.
- Sought LFUCG Council approvals for two FTA grants.
- Attended FTSB board meeting as Chair.

3.4 Mobility Coordination

- Launched final FY 20 marketing campaign ads.
- Updated MPO website to reflect new messaging including a revamp of visual quality of site home page. Added features to highlight the new interactive bike map.

3.5 Travel Demand Modeling and Project Forecasting

- Performed Travel Demand Model maintenance.
- Worked on familiarization with Trans Modler.

4.1 Program Administration

- Packets and meeting minutes were prepared for the Bicycle & Pedestrian Advisory Committee, Congestion Management Committee, Transportation Technical Coordinating Committee and Transportation Policy Committee.
- Held several meetings with LFUCG Grants to resolve year end budget close out activities.
- Worked with LFUCG Grants and KYTC to draft, edit and seek Council approval of all MPO-related contracts and grants for FY 21 MPO activities.

4.2 Transportation Improvement Programming (TIP)

- Held 2 Project Coordination Team Meetings (one via web conference).
- Completed TIP Mod #27 - Installation of Striping on US 421.
- Completed TIP Mod #28 - Unified Planning Work Program (UPWP).
- Completed TIP Mod #29 - Brighton Rail Trail Bridge Phase IV & KY 169 (3rd St Bridge).
- Submitted a formal request and received approval from KYTC to apply Toll Credits to the Bright Rail Trail Bridge Project.
- Attended 2 meetings with KYTC, District 7 and Nicholasville officials to resolve project scope and funding issues for the 3rd St Bridge Project.
- Attended KYTC District 7 Highway Safety Improvement Program (HSIP) project review meeting to provide input into proposed safety improvements in the Lexington Area.
- Began drafting the 2021-2024 TIP Update.

Unified Planning Work Program (UPWP)

- Completed final edits to the draft the FY 21 UPWP to KYTC and FHWA.
- Prepared and submitted Q3 financial and narrative report to KYTC.

C. Zoning Compliance Planning Activity ReportEnforcement

A total of 83 new case investigations were initiated during the months of February through May of 2020. 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 83 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 93 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. For the time period of February through May of this year, a total of 15 Zoning Compliance Permits were issued, which included uses such as short-term rentals (Air B & B), Family Child Care in the home, documentation of two non-conforming trailer parks, mobile food vendor, Residential Care facilities, the Bluegrass Farmers Market setup, a K-9 training facility and an existing hotel use in the B-3 zone. Technical assistance was also provided to the Division of Building Inspection with regard to review of second kitchens within residences, interpretation of Article 15 yard requirements, rural unplatted lots, and review of plans for ND-1 residential projects. During February and March, which were the last months a live permitting plan review session was conducted in Building Inspection, we reviewed 35 permit applications for commercial and residential building projects. A total of 23 zoning certification letters were requested and provided to various law offices and due diligence zoning research firms. In addition, numerous calls from design professionals, investors, real estate agents attorneys and the general public were taken, and several citizens were assisted with navigating through the on-line Accela application process.

Board of Adjustment

Twelve appeals were considered by the BOA during the months of February and March 2020. No meetings were held in April and May due to the COVID 19 pandemic. These appeals consisted of six variances, five conditional uses and one administrative appeal. All of the variances were approved. Four of the conditional uses were approved and the administrative appeal was disapproved.

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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 JULY 2020**

Subdivision Committee, Thursday, 8:30 a.m., via video teleconference	July 2, 2020
Zoning Committee, Thursday, 1:30 p.m., via video teleconference.....	July 2, 2020
Subdivision Items Public Meeting , Thursday, 1:30 p.m., via video teleconference.....	July 9, 2020
Zoning Items Public Hearing and Work Session , Thursday, 1:30 p.m., via video teleconference	July 16, 2020
Zoning Items Public Hearing , Thursday, 1:30 p.m., via video teleconference.....	July 23, 2020
Technical Committee, Wednesday, 8:30 a.m., via video teleconference	July 29, 2020
Work Session, Thursday, 1:30 p.m., via video teleconference	July 30, 2020

X. **ADJOURNMENT**

6/19/2020

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