

Planning and Public Works Committee Meeting
August 12, 2014
Summary and Motions

Chair Bill Farmer Jr. called the meeting to order 1:02 p.m. All committee members except Mossotti and Lawless were in attendance. Akers, Scutchfield, and Stinnett were also in attendance.

1. July 1, 2014 Special Committee Summary

Motion by Beard, second Ellinger to approve the July 1, 2014 Special Committee summary.
Motion passed unanimously.

2. University of Kentucky Master Plan Update

Judy Needham, Facilities Planning Manager for the University of Kentucky, presented the components of the University of Kentucky Master Plan.

Farmer asked if the planning process started before UK President Capiluto started his tenure. Needham responded that the planning process began in summer of 2012 when UK started their housing initiative and subsequently made the decision to move forward with a master plan update. UK's Board accepted the master plan in October 2013.

Needham stated that UK reviewed their borders, and how those areas affect Lexington. Over 70 meetings and charettes were held within one year with community stakeholders. Current renovation and/or expansion of academic facilities include the Gatton Expansion (April 2016 expected completion), University Lofts at Bolivar (March 2015 expected completion), and the Academic Science Building (Fall 2016 expected completion).

In response to a question from Farmer, Needham commented that the Chemistry/Physics building will remain and will be used for first and second-year programs and classes.

Needham presented new student housing projects, including Champions Court I and II, Woodland Glen, Limestone Park, and other new facilities.

Farmer asked how many beds are being added by these projects. Needham responded that 5,733 total beds will exist on campus with the new projects, not including other facilities in the planning phase. UK has a goal of providing a total of 9,000 beds on campus.

Needham reported that a total renovation of the Student Center will be completed by December 2017, and a new Commons building will be completed in Fall of 2015 near the library. The university has also focused on mobility throughout the campus and multi-modal safety, with an emphasis on pedestrian and transit improvements as well as regional connectivity.

In response to a comment by Farmer, Needham noted that studies and traffic counts are underway to identify the best solution for Rose Street.

Needham stated that the university has formally requested the transfer of ownership of Washington Avenue from the LFUCG back to UK for greenspace reclamation and to enhance pedestrian usage of the space. UK is working with the Fire Department to ensure adequate access for emergency vehicles in the reconfigured area. Improvements are also being planned for Alumni Drive, which are programmed for completion within one year.

Needham reported that a landscape plan is also being implemented to provide for cohesive greenspace connectivity throughout the campus.

Beard asked if the Law school was planned for relocation to Scott Street. Needham responded that the project is approved to move forward for expansion and renovation, but requires fundraising.

Gorton made positive comments about the plan, and in favor of the planning process for Rose Street. Needham responded to a question from Gorton regarding improvements adjacent to Washington Avenue. Gorton asked if the streets within UK's boundaries are city-owned, and Needham stated that ownership varied on streets throughout the campus. Gorton spoke in favor of the proposed roundabouts and the protection of the Arboretum.

In response to questions from Stinnett, Needham stated that the proposed Alumni Drive roundabouts are at University Drive and Commonwealth Drive, which is a proposed street near where Sports Center Drive currently connects to Alumni Drive. She stated that the improvements are being studied, and construction should begin by early Spring 2015. Once improvements are completed, UK would like to transfer ownership of the right-of-way to the LFUCG.

Stinnett asked for the total cost of improvements being completed by UK, and Needham responded that \$1 billion in improvements are authorized and underway.

Henson spoke in favor of the improvements, and requested information regarding the economic impact of the improvements. Needham stated that UK does not have a calculated total of economic impact.

In response to a question from Farmer, Needham stated that Alumni Drive would be slightly realigned for safety and to accommodate the proposed roundabouts. Farmer spoke in favor of the improvements, and of potentially including public art as part of the right-of-way improvements.

3. P-1 Text Amendment for Mobile Food Vendors

Akers introduced the item, and stated that this item is being brought forth to allow food trucks to operate in the P-1 zone per requests from food truck operators and business owners, and introduced Chris King to present the item.

King reviewed the history of this item, and reviewed current zones and requirements that allow mobile food units as principal and/or accessory uses. He stated that this amendment to the code would allow food trucks to serve existing uses in professional office zones, and presented four alternatives: 1) unrestricted accessory use; 2) unrestricted accessory use when 500' or greater from residential zoning (conditional otherwise); 3) conditional use (Board of Adjustment approval required); or 4) unrestricted accessory use in a designated "Professional Office Project".

King stated that, should the Committee choose to move forward with one of these options, it would be considered by the Planning Commission within 60 days, and then move forward to the Council for final approval.

In response to a question from Akers, King stated that the LFUCG does not currently have a mapped inventory of Professional Office Projects.

Henson voiced concerns regarding the appearance of food trucks, and the fact that some set up outside dining areas near the food truck. King responded that the appearance cannot be regulated, and tables and chairs are allowed as long as they do not impede the traffic circulation or parking requirements for the site. He stated that signage could be regulated through the Code.

Kay spoke in support of moving forward with Alternative 2.

Gorton reviewed each alternative's requirements with King, and asked Akers to provide additional background for this item. Akers provided examples of requests for food trucks in professional office zones.

Gorton requested information regarding creating additional restrictions on Alternative 4, and King responded that staff must first create a mapped inventory of Professional Office Projects. Gorton inquired regarding the possibility of placing a threshold within the requirement, such as minimum number of employees in the Professional Office Project. King responded that it would be difficult to enforce this requirement.

In response to a question from Stinnett, King stated that food trucks currently operating in P-1 zones are presumed to be operating illegally, and reviewed the streamlined approval process for food truck operations. He stated that the food truck requirements are different if they seek to locate on public rights-of-way. Stinnett asked why food trucks would be accessory to principal uses in P-1, and King responded that P-1 zones do not otherwise allow retail/restaurant uses as principal uses.

Stinnett and King commented regarding noise issues related to the use of generators, and the challenges in regulating this issue.

Farmer commented that no action is required for this issue, and that may be the best option.

Ford requested clarification regarding retail uses in P-1 zones, and King stated that retail and restaurants are only allowed as incidental and accessory to principal uses. Per Ford's request, King reviewed zones where food trucks are currently allowed as principal and accessory uses. Ford asked if a pilot program is still operating for food trucks on public rights-of-way, and Farmer stated that the program was reauthorized for an additional year in December 2013. Ford noted that some of the areas where food trucks are currently allowed are underutilized.

In response to a question from Clarke, King stated that Alternative 2 would approve a much broader area, and clarified that Alternative 2 would include the area referenced in Alternative 4. Clarke asked how the request would proceed in Alternative 3, and King stated that the request must be authorized by the owner of the property.

Gorton asked for a new alternative that combines alternatives 2 and 4. King clarified the request, and discussed the possibility of amending Alternative 4 to include a minimum distance requirement from residential uses. Gorton and King requested the potential for minimum site acreage requirements.

Kay motioned, second Ellinger, to approve Alternative 2 – unrestricted accessory use when 500 feet or greater from residential zoning, and conditional if less than 500 feet – and forward to Council for consideration.

Gorton stated a concern that the Board of Adjustment could approve the accessory use when less than 500 feet from residential zoning, and clarified that any P-1 zoned property can apply.

In response to a question from Ford, King stated that the LFUCG generally cannot regulate the hours of the accessory use. King discussed the intent of P-1 uses as transitions between residential and higher-intensity commercial uses.

Kay asked for clarification regarding Board of Adjustment approvals, and King stated that any alternative requiring conditional approvals would involve the Board of Adjustment.

Motion failed via tie vote. Ellinger, Kay, Beard, and Clarke voted "yes". Farmer, Gorton, Ford, and Henson voted "no".

4. Municipal Aid Program

Stinnett introduced the item, and stated the need to review the administration of the program funds.

Commissioner O'Mara stated that the MAP fund represents Fayette County's share of the state gasoline tax, presented the allowed uses of the funds, and reviewed the budget process for the program.

In response to a question from Beard, O'Mara stated that state law required allocation of funds based on population rather than gallons of gasoline used.

O'Mara responded to a question from Stinnett and stated that MAP funds pay for a percentage of personnel costs for relevant divisions. Stinnett asked for a list of MAP projects over the past five years, and asked if MAP funds can be used for trails. CAO Hamilton is researching this with Law, and will report back to the committee.

5. Streetlight Installation Plan

Dowell Hoskins Squier reported that the calendar year goal for streetlight installation is 400, and 214 had been installed as of August 11, 2014. Kentucky Utilities has three crews actively installing lights, and 60 to 90 lights can be installed each month. She stated that the process is monitored on a weekly basis, and the timeline for installation is typically two months from the date the locations are marked.

Squier stated that a policy is being developed for adding new developments to the list of streetlight installations. There are currently 652 lights on the list, and approximately 450 still require installation.

Meeting adjourned at 2:53 PM.