

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

1. **ZOTA 2019-4: AMENDMENT TO ARTICLE 8: B-2 ZONES FOR TOWN BRANCH COMMONS** - petition for a Zoning Ordinance text amendment to update Article 8 to require compliance with the Town Branch Commons Masterplan and Design Standards in the downtown business zones.

INITIATED BY: Urban County Planning Commission

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The proposed text amendment to Article 8 of the LFUCG Zoning Ordinance to require compliance with the Town Branch Commons Masterplan and Design Standards between the Town Branch Commons Corridor and development that is adjacent to, connected to, or interacts directly with the Town Branch Common Corridor supports the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles (Theme D, Goal #1.a). Additionally, through the implementation of the Masterplan and the Design Standards, the Urban County will also be providing quality of life opportunities that attract young, and culturally diverse professionals, and a work force of all ages and talents to Lexington (Theme C, Goal #1.d).
2. The proposed text amendment will implement Appendix B of the Comprehensive Plan, while also supporting the Policies of the Comprehensive Plan (Growth Policy #2, Livability Policy #8, and Sustainability Policy #4).

Staff Text Amendment Presentation – Mr. Baillie presented and summarized the staff report and recommendations for this text amendment, and said that the Urban County Council initiated this Zoning Ordinance text amendment to require compliance with the Town Branch Commons Master Plan and Design Standards between the Town Branch Commons Corridor and development that is adjacent to, connected to, or interacts directly with the Town Branch Common Corridor. This requirement will only apply in the Downtown Business zones (B-2, B-2A, B-2B). The following provision has been proposed for the special provisions for the B-2, B-2A, B-2B zones:

*For any development that is located adjacent to, connects to, or interacts directly with the Town Branch Commons corridor, such development of the site shall comply with the Town Branch Commons Masterplan & Design standards; taking precedent over the Downtown Streetscape Master Plan where conflicts occur.*

Mr. Baillie said that the Town Branch Commons Corridor is not only improving mobility, it will also restore and reveal water features, clean-up rainfall areas, and connect mobility patterns throughout the area. He displayed a drawing of the proposed roadway and trails, and photos of the design improvements. He said that by incorporating compliance with the Town Branch Commons Masterplan and Design Standards for those properties adjacent to, connected to, or interacts directly with the Town Branch Common Corridor, subsequent development will need to consider the impacts that they may have to this vital portion of the community's multi-modal infrastructure, but also the surrounding context of their development. It is necessary to apply such standards within the context of the downtown area, as these developments will be a major beneficiary of the improvements made by the City, but can also lead to the most detrimental impacts to the trail, if not regulated. Furthermore, by maintaining consistent design standards along the Corridor, the Urban County Government will be able to create a more enticing space for potential residents, visitors, and businesses into the downtown commercial area.

Mr. Baillie said that in addition to the language recommended by the Urban County Council, staff is recommending the deletion of two sections of the LFUCG Zoning Ordinance: 8-17(o)(1) and 8-19(o)(1). Each of these sections reference the Urban Renewal Project Area and the Urban Renewal Plan. Both of the Area and the Plan are outdated and are no longer utilized by the Planning Commission in review of development in the B-2 and the B-2B zones. He said that the staff is recommending approval of this text amendment, including these minor deletions.

Zoning Action – A motion was made by Mr. Forester, seconded by Ms. Mundy, and carried 8-0 (Bell, Brewer, and Wilson absent) to approve **ZOTA 2019-4: AMENDMENT TO ARTICLE 8: B-2 ZONES FOR TOWN BRANCH COMMONS**, for the reasons provided by the staff.