

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

August 13, 2009

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – Prior Planning Commission meeting minutes of July 9, 2009, will be considered at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, August 6, 2009, at 8:30 a.m. The meeting was attended by Commission members: Mike Cravens, Mike Owens, Marie Copeland and Carolyn Richardson. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Bill Saltee, Chris Taylor, Tom Martin, Denise Bullock, Cheryl Gallt, Jimmy Emmons, Kenzie Gleason and Barbara Rackers, as well as Rochelle Boland, Department of Law; Capts. Charles Bowen and Allen Case, Division of Fire & Emergency Services; Paul Hockensmith, Street Addressing Office; and Bob Carpenter, Division of Building Inspection. 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 is in agreement with the Subdivision Committee recommendation and the 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 consideration of these remaining plans is as follows:

- Staff Report(s)
- Petitioner's Report(s)
- Citizen Comments – (a) in support of the request, and (b) in opposition to the request
- Rebuttal – (a) petitioner's comments, (b) citizen comments, and (c) staff comments
- Commission discusses and/or votes on the plan

1. Final Subdivision Plans

- a. **PLAN 2008-76F: BOGIE ESTATE, LOT 1** (8/13/09)* - located at 5846 Old Richmond Road.
(Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this plan at its July 10, 2008; August 14, 2008; September 11, 2008; October 9, 2008; November 13, 2008; December 11, 2008; January 8, 2009; February 12, 2009; March 12, 2009; April 9, 2009; May 14, 2009; June 11, 2009, and July 9, 2009 meetings. The purpose of this plat is to subdivide one 14-acre lot into two lots, consisting of one 4-acre lot zoned B-1 and one 10-acre lot zoned A-R. This subdivision also requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: Postponement. There were questions regarding the need for a waiver of Article 6-6(a) of the Land Subdivision Regulations concerning minimum lot size for a septic tank and right-of-way dedication.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.

* - Denotes date by which Commission must either approve or disapprove plan.

3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street names and/or addresses per the street addressing office.
5. Addition of utility easements, as required by the utility companies.
6. Addition of the entire A-R zoned lot on this plan.
7. Denote buildable and non-buildable areas on proposed A-R lot.
8. Correct 300-foot building line (to scale) from right-of-way of Jacks Creek Road.
9. Kentucky Transportation Cabinet's approval of right-of-way dedication.
10. Discuss waiver to Article 6-6(a) in relation to the 10-acre rule and septic system.
11. Discuss right-of-way dedication on Jacks Creek Road.

- b. PLAN 2009-39F: RAMSEY/SULLIVAN PROPERTY, UNIT 3, SECTION 2, LOTS 33-45 (KEARNEY HALL) (AMD)
(8/13/09)* - located at Meadowsweet Lane and Kittens Joy Circle. (Council District 12) **(Foster – Roland, Inc.)**

Note: The Planning Commission postponed this plan at its May 14, 2009, June 11, 2009, July 9, 2009, and July 23, 2009, meetings. The purpose of this amendment is to reduce the building line from 20' to 10' on lot 37, reduce the original lotting scheme by one lot, show the release of the street light easement on lot 44 and create an access easement.

The Subdivision Committee Recommended: Postponement. There were questions regarding the conflict between the utilities, access and drainage easements.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
8. Denote: This property shall be developed in accordance with the approved final development plan.
9. Addition of general notes from previous plan.
10. Addition of street tree schedule notes.
11. Addition of flood protection elevation information from previous plan.
12. Addition of permanent overflow swale note from previous plan or amend as necessary.
13. Addition of access easement dimensions.
14. Correct bearing and distance for lot 44 (eastern property line).
15. Correct Planning Commission certification note.
16. Correct purpose of amendment note (access easement).
17. The 6' street light easement on lot 44 must be released prior to certification of plan.
18. Denote: Street trees shall be planted prior to issuance of Certificate of Occupancy.
19. Remove amended building line from plan.
20. An amended development plan must be certified prior to certification of plan.
21. Addition of private access easement maintenance note per Article 5-4 of the Land Subdivision Regulations.
22. Addition of utilities provided per Article 5-4(e) of the Land Subdivision Regulations.
23. Discuss the access easement and storm and sanitary sewer easement and swale conflicts.

- c. PLAN 2009-69F: WRITT STATION SUBDIVISION (AMD) (10/8/09)* - located at Laclede Avenue.
(Council District 6) **(Summit Engineering)**

Note: The purpose of this amendment is to remove the provisions for shared driveway access.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Denote: This property shall be developed in accordance with the approved final development plan.
7. Correct Planning Commission's certification.
8. Addition of private utilities listing per Article 5-4(e) of the Land Subdivision Regulations.
9. Denote: Street trees and arterial screening are to be planted within a year of recordation of this plat.
10. Provided the Planning Commission grants a waiver to Article 5-4(h)(2) of the Land Subdivision Regulations.

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- d. PLAN 2009-70F: INGLESIDE APARTMENTS (AMD) (10/8/09)* - located at 1201 Devonshire Avenue.
(Council District 11) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide one lot into two lots.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and required street tree information.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Addition of private utilities listing per Article 5-4(e) of the Land Subdivision Regulations.
 8. Clarify note numbers 2 and 4.
 9. Denote detention easement.
 10. Denote: No access to parcel 2 from Devonshire Avenue.
 11. Identify the location of the sinkhole related to non-buildable area (from application).
 12. Delete the utility easement from the tree protection area.
- e. PLAN 2009-71F: BROCK MCVEY & BARRY DOTSON PROPERTY, UNIT 1, LOTS 1 & 3 (AMD) (10/8/09)* - located at 1063 East New Circle Road. (Council District 5) **(Endris Engineering)**

Note: The purpose of this amendment is to subdivide Lot 1 into two lots and to show right-of-way dedication.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and required street tree information.
 4. Addressing Office's approval of street names and addresses.
 5. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
 6. Denote: This property shall be developed in accordance with the approved final development plan.
 7. Addition of adjacent information.
 8. Addition of notes from previously approved plan.
 9. Label access easement.
 10. Denote: Landscaping shall conform to Article 18-3(a)(2) of the Zoning Ordinance.
 11. Denote: the signage restriction for Lot 3 per the development plan.
- f. PLAN 2009-72F: LANSLOWNE-MERRICK SUBDIVISION, UNIT 3-A (AMD) (10/8/09)* - located at 3119 Lansdowne Drive. (Council District 5) **(Wheat and Ladenburger)**

Note: The purpose of this amendment is to revise the building line.

The Subdivision Committee Recommended: Postponement. There were questions regarding the proposed setback in relation to those on the adjacent properties along Montavesta Road.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and required street tree information.
 4. Addressing Office's approval of street names and addresses.
 5. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
 6. Provided the Planning Commission grants a waiver to Article 5-4(h)(2) of the Land Subdivision Regulations.
 7. Correct building line setback to 30.'
- g. PLAN 2009-73F: LEXINGTON HOUSING AUTHORITY (10/8/09)* - located at 898 Georgetown Road.
(Council District 1) **(Sherman/Carter/Barnhart)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.

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5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Denote: Mailbox location(s) shall be subject to the approval of the United States Postal Service.
8. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
9. Addition of private utilities listing per Article 5-4(e) of the Land Subdivision Regulations.
10. Addition of tree planting easement on cross-section.
11. Denote: Street trees are to be planted within a year of recordation of this plat.
12. Denote: Home builders are responsible for the planting of street tree.

- h. PLAN 2009-74F: HAROLD R. BLACK PROPERTY (AMD) (10/8/09)* - located at 3521 & 3589 Combs Ferry Road.
(Council District 12) **(Wes Witt)**

Note: The purpose of this amendment is to subdivide 2 lots into 3 lots and to remove non-building restrictions. This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
6. Delete consolidation information and correct plan title.
7. Addition of name and address of property owner.
8. Addition of north arrow.
9. Addition of buildable and/or non-buildable areas.
10. Addition of private utilities listing per Article 5-4(e) of the Land Subdivision Regulations.
11. Provided the Planning Commission grants a waiver to Article 6-8(b) of the Land Subdivision Regulations.
12. Kentucky Department of Transportation approval of access to Combs Ferry Road prior to certification.
13. Denote: the Board of Health's approval of the use of septic tanks on the plan face.

- i. PLAN 2009-82F: LOCHMERE, UNIT 2 (ANDOVER HILL) (A PORTION OF) (AMD) (10/20/09)* - located at Gingermill Lane. (Council District 7) **(EA Partners)**

Note: The purpose of this amendment is to amend the cross-section of Gingermill Lane.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.

- j. PLAN 2009-83F: MARSHALL PROPERTY, UNIT 2-J (10/20/09)* - located at 3000 Leestown Road.
(Council District 2) **(EA Partners)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
9. Addition of adjoining property information on the west property line.
10. Review by Technical Committee prior to certification.
11. Provided the Planning Commission makes a finding per Article 6-8(m) of the Land Subdivision Regulations on the access easement.

- k. PLAN 2009-87F: MAHAN PROPERTY, LOT 1 (AMD) (10/27/09)* - located at 4057 Mooncoin Way.
(Council District 9) **(EA Partners)**

Note: The purpose of this amendment is to remove the non-building restrictions.

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The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of building lines.
8. Resolve the timing of construction and dedication of Victoria Way prior to certification.
9. Review by Technical Committee prior to certification.

- I. PLAN 2009-88F: COMMONWEALTH OF KENTUCKY PROPERTY (FOR THE UNIVERSITY OF KENTUCKY)
(10/27/09)* - located at 351 Scott Street. (Council District 3) **(EA Partners)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Addition of written scale.
8. Addition of all calls and dimensions on Lot 1.
9. Complete adjacent property information.
10. Review by Technical Committee prior to certification.

2. Development Plans

- a. DP 2009-27: RAMSEY/SULLIVAN PROPERTY (AMD) (8/13/09)* - located at 2663 and 2671 Kearney Ridge Boulevard.
(Council District 12) **(Carol Goes)**

Note: The Planning Commission postponed this plan at its May 14, 2009; June 11, 2009, and July 9, 2009 meetings. The purpose of this amendment is to depict the density increase on the new layout.

The Subdivision Committee Recommended: Postponement. There were questions regarding the timing of Spurr Road improvements, given the proposed density increase; the need for noise abatement; and the existing conditional zoning restrictions.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Solid Waste's approval of refuse collection.
9. Addressing Office's approval of street names and addresses.
10. Addition of conditional zoning restrictions.
11. Addition of notes # 2, 4, 5 and 9 through 25 from prior preliminary subdivision plan.
12. Addition of all graphic information from prior preliminary subdivision plan.
13. Addition of typical building information and parking dimensions.
14. Correct building coverage, floor area, and floor area ratio statistics.
15. Denote construction access location(s).
16. Discuss the need for noise abatement.
17. Discuss the conditional zoning restrictions related to the required park area.
18. Discuss the improvements proposed in proximity to the existing cemetery.
19. Discuss single family lots being proposed.
20. Discuss the balconies and building line conflict.
21. Discuss the geometrics of street extensions/stream crossing proposed.
22. Discuss the plan status.

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- b. DP 2009-34: BEAUMONT FARM, UNIT 1, SECTION 1 (A PORTION OF) (AMD) (8/13/09)* - located at 3100 Beaumont Centre Circle. (Council District 10)
(EA Partners)

Note: The Planning Commission postponed this plan at its June 11, 2009, and July 9, 2009, meetings. The purpose of this amendment is to add a turn lane and access off Beaumont Centre Circle, and add a generator yard next to the dumpster location.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Solid Waste's approval of refuse collection.
7. Addressing Office's approval of street names and addresses.
8. Remove the entrance to Beaumont Centre Circle, as per the approved development plan.

- c. DP 2009-45: RAMSEY/SULLIVAN (KEARNEY HALL), UNIT 3, SECTION 2, LOTS 1-44 (AMD.) (9/10/09)* - located at Kearney Ridge Lane, Meadowsweet Lane and Kittens Joy Circle. (Council District 12) **(Foster – Roland, Inc.)**

Note: The Planning Commission postponed this plan at its July 9, 2009 and July 23, 2009, meetings. The purpose of this amendment is to revise the unit layout and add building envelopes.

The Subdivision Committee Recommended: Postponement. There were questions regarding the lack of information being provided from the previous plan.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Division of Fire's approval of emergency access and fire hydrant locations.
 6. Division of Solid Waste's approval of refuse collection.
 7. Addressing Office's approval of street names and addresses.
 8. Addition of all proposed buildings, garages, driveways and private open spaces.
 9. Addition of building heights, lot coverage and floor area ratio information.
 10. Identify storm water detention locations.
 11. Clarify extent of street construction proposed.
 12. Addition of name and address for developer.
 13. Addition of all notes and information applicable from previous plan.
 14. Addition of all proposed building dimensions.
 15. Complete site statistics.
 16. Correct plan title.
 17. Clarify area of amendment.
 18. Clarify released street light easement along south property line.
 19. Resolve building envelopes and building/easement conflict.
- d. DP 2009-49: INTERSTATE SERVICE CENTER (AMD #26) (10/8/09)* - located at 1927 Stanton Way.
(Council District 12) **(Design Engineering)**

Note: The purpose of this amendment is to add square footage and revise the parking area for a restaurant.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Addressing Office's approval of street names and addresses.
6. Addition of dimensions to parking aisles and parking spaces.
7. Addition of dimensions to the existing building.
8. Addition of site statistics and information for the existing restaurant building.
9. Addition of dumpster locations.
10. Verify floodplain information and reference current FEMA Map(s).

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11. Correct adjacent property information to match the approved development plan and/or provide updated information.
 12. Clarify the metes and bounds information.
 13. Correct plan title to state "AMD #26" and clarify area of amendment.
- e. DP 2009-50: B.M. COLE ESTATE (CARMAN PROPERTY, LLC) (AMD) (10/8/09)* - located at 651 West New Circle Road. (Council District 1) **(CMW)**

Note: The purpose of this amendment is to increase the building square footage and revise the off-street parking.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Addressing Office's approval of street names and addresses.
 6. Verify floodplain information and reference current FEMA Map(s).
 7. Denote the required five off-street parking spaces for employees.
 8. Clarify and correct parking statistics for subject lot.
 9. Clarify limits of customer parking area and automobile display area.
 10. Addition of Lot 1 to tree planting plan.
 11. Addition of all existing and proposed easements.
- f. DP 2009-51: ANGLIANA AVE. ADAPTIVE REUSE/SHOWPROP LEXINGTON, LLC (10/8/09)* - located at 474, 475, 497 & 498 Angliana Avenue & 701 South Broadway. (Council District 2) **(Strand Associates)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities, including increased pedestrian connectivity from Angliana Avenue near the building entrances.
 5. Department of Environmental Quality's approval of any identified environmentally sensitive areas.
 6. Addressing Office's approval of street names and addresses.
 7. Clarify dumpster location to the approval of the Division of Solid Waste.
 8. Complete or correct all items pertaining to Article 21 required content and format.
 9. Denote: This property is anticipated to be constructed in phases. As this is an adaptive reuse project, the following issues associated with the project shall be further studied in detail at the time of the final development plan:
 - a. Timing of development relative to the adaptive reuse building renovation;
 - b. Timing of development relative to any TIF public improvement;
 - c. Pedestrian safety, especially at street crossing(s);
 - d. Provisions for deliveries and other truck traffic considerations;
 - e. Traffic movement and the possible need for turn lanes; and
 - f. Overall landscaping plan and its phases.
 10. Discuss Curry Avenue improvements or other road alternatives relative to a future connection to the Red Mile area.
- g. DP 2008-12: HOPE CENTER APARTMENTS (11/3/09)* – located at 1518 Versailles Road. (Council District 11) **(Carman & Associates)**

Note: This item was originally approved by the Planning Commission on February 14, 2008, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of the tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Environmental Planner's approval of environmentally sensitive areas.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Approval of street names and addresses per e911 staff.
10. Correct site statistics (zoning).
11. Remove extraneous information from plan.
12. Certification of consolidation plat prior to plan certification.

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13. Clarify street cross-section information.
14. Add pedestrian improvements to cross-section.
15. Resolve tree protection area.
16. Resolve parking lot reconfiguration and shared parking.

Note: The applicant requests a reapproval of this item.

The Staff Recommended: Reapproval, subject to the previous requirements.

3. Minor Plans

- a. PLAN 2009-90PA: CLARK PROPERTY (RAILROAD ROW) (11/1/09)* - located at Deer Haven Lane.
(Council District 12) **(2020 Land Surveying)**

The Staff Recommended: Approval, subject to the following requirements:

1. Correct labeling of "County Clerk" to "Council Clerk."
2. Provided the Urban County Council approves a resolution to acquire the property prior to certification.
3. Provided the Planning Commission grants a waiver to Article 3-4(f)(1) of the Land Subdivision Regulations.

- b. PLAN 2009-91PA: CLARK PROPERTY, UNIT 1-E (RAILROAD R-O-W) (11/1/09)* - located at Polo Club Boulevard.
(Council District 12) **(2020 Land Surveying)**

The Staff Recommended: Approval, subject to the following requirements:

1. Correct labeling of "County Clerk" to "Council Clerk."
2. Correct land surveyors certification.
3. Clarify vicinity map.
4. Provided the Urban County Council approves a resolution to acquire the property prior to certification.
5. Provided the Planning Commission grants a requested waiver to Article 3-4(f)(1) of the Land Subdivision Regulations.

- C. PERFORMANCE BONDS AND LETTERS OF CREDIT – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

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

- VI. STAFF ITEMS – Staff items, if any, will be considered at this time.

- A. SUBDIVISION REGULATION TEXT AMENDMENT INITIATION – ARTICLE 1-5 FOR WAIVERS REGARDING LOW IMPACT DEVELOPMENT – The staff will request Commission initiation of an amendment to this article of the Land Subdivision Regulations to allow the Planning Commission to consider formal Waiver requests to allow low impact development, as has been recommended by the Federal E.P.A. If initiated today, this request could be considered by the Commission at a regular meeting in the next few months.

- VII. 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.

VIII. NEXT MEETING DATES -

Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	August 20, 2009
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	August 26, 2009
Zoning Items Public Hearing, 2nd Floor Council Chambers.....	August 27, 2009
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 3, 2009
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	September 3, 2009
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers	September 10, 2009
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	September 17, 2009

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Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 23, 2009
Zoning Items Public Hearing, 2nd Floor Council Chambers.....	September 24, 2009
Planning Committee/Planning Commission Joint meeting, Tuesday, 9:00 a.m., Lexington Public Library.....	September 29, 2009

X. ADJOURNMENT

CT/CG/TM/JE/BR/BS/DB/TW

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