

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

September 24, 2009

- I. **CALL TO ORDER** – The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – Prior Planning Commission meeting minutes of August 13, 2009, and August 27, 2009, 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, September 3, 2009, at 8:30 a.m. The meeting was attended by Commission members: Mike Cravens, Mike Owens, Marie Copeland, Derek Paulsen and Carolyn Richardson. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jim Gallimore, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Chris Taylor, Tom Martin, Denice Bullock and Cheryl Gallt, as well as Rochelle Boland, Department of Law; Captain Charles Bowen, 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.*

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, September 3, 2009, at 1:30 p.m. in the Division of Planning Office. The meeting was attended by Commission members Patrick Brewer, Ed Holmes, Frank Penn, Lynn Roche-Phillips, and Joan Whitman. The Committee reviewed applications, and made recommendations on zoning items as noted.

A. **ABBREVIATED PUBLIC HEARINGS ON ZONE MAP AMENDMENTS AND RELATED PLANS**

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 AND RELATED PLANS** – 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. **URBAN COUNTY PLANNING COMMISSION ZONING MAP AMENDMENT**

- a. **MAR 2009-11: URBAN COUNTY PLANNING COMMISSION** - petition for a zone map amendment to add a Neighborhood Design Character Overlay (ND-1) zone for 239.0± net (253.3± gross) acres, to preserve existing neighborhood character for properties located at 3828-3860 Carleton Drive; 2571-2595 Edgehill Drive; 3713-3737 Gloucester Court; 3533-3901 Gloucester Drive; 3800-3825 Karen Court; 3800-3825 Margo Court; 3524-3784 Salisbury Drive; 2658-2686 Sussex Drive; 2538-2551 Westmorland Court; 2586-2766 Westmorland Road; and 3800-3880 Wyse Square.

Proposed Design Standards:

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

1. Exterior building materials for the principal structure, or expansion of the existing principal structure, must be brick or stone. If the original primary structure was not constructed with brick or stone, any remodel, expansion or addition must be made with the same material as the existing home. Exceptions are eaves, dormers or porches.
2. Principal structure may not exceed two stories in height.
3. Minimum rear yard setback shall be 25' or one-third the lot depth, whichever is greater. Corner lots may meet the setback requirement by using one side yard, if necessary.
4. Garages must be attached to the principal structure using the same exterior finish materials as the principal structure. The garage door opening must not be constructed to face the primary street.
5. No fences shall be erected on any lot except as required for swimming pools.
6. Pool fences shall enclose an area surrounding the pool. Total area fenced (including pool) may not exceed 400% of the pool area dimension.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan recommends Existing Rural Residential (ERR) land use for the Westmorland subdivision area, and Core Agricultural and Rural Land (CARL) for one parcel within the subject area just to the west of the subdivision. The Planning Commission has initiated a zone change request to add a Neighborhood Design Character Overlay (ND-1) zone in order to regulate exterior building materials, building height, rear yard setbacks, garage door orientation, and provide fence restrictions. The underlying Agricultural Rural (A-R) zoning is not proposed to be changed.

The Zoning Committee Recommended: Withdrawal of 3860 Carleton Drive from this request , and Approval of the ND-1 overlay zone for the remaining properties with the Staff Alternative Design Standards, for the reasons provided by staff.

The Staff Recommends: Withdrawal of 3860 Carleton Drive from this request, for the following reasons:

1. This proposed ND-1 overlay zone is not appropriate for the property located at 3860 Carleton Drive since it is a 38-acre agricultural property. Although one single-family residence does exist on the property, the property is not materially similar to the 1-7 acre lots in the Westmorland subdivision.
2. The 2007 Comprehensive Plan recommends Core Agricultural and Rural Land (CARL) land use for this property and not Existing Rural Residential (ERR) land use as for the remainder of the subject area.
3. The property at 3860 Carleton Drive is located outside of the platted bounds of the Westmorland subdivision.

The Staff Recommends: Approval of the ND-1 overlay zone for the remaining properties with the Staff Alternative Design Standards, for the following reason:

1. The requested Neighborhood Design Character (ND-1) overlay zone is in agreement with the 2007 Comprehensive Plan for the following reasons:
 - a. The Goals & Objectives of the Plan identify eight themes, one of which is "preserving, protecting, and maintaining existing residential neighborhoods in a manner that ensures stability and the highest quality of life for all residents." Further, Goal 15, Objective I states that neighborhood protection overlay zoning provisions should be implemented for establishing stability and protection in existing and, especially, older neighborhoods.
 - b. The implementation of a Neighborhood Design Character (ND-1) overlay zone is in agreement with the Comprehensive Plan's Goals & Objectives by providing specific standards that will maintain the existing character of the neighborhood, independent of the underlying zoning.
 - c. The Westmorland neighborhood has completed a design character study, defined the existing character of the neighborhood, developed preservation goals, and proposed appropriate neighborhood design standards (in need of only slight modification), thus meeting the requirements of the ND-1 zone.
 - d. One of the eight overriding themes of the 2007 Comprehensive Plan is for "preserving, protecting, and maintaining existing residential neighborhoods in a manner that ensures stability and the highest quality of life for all residents." This will be enhanced with this rezoning for Westmorland.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENT REQUESTS

1. **ZOTA 2009-1: AMEND ARTICLE 9: GROUP RESIDENTIAL PROJECTS** – petition for a Zoning Ordinance text amendment to Article 9 to simplify existing regulations regarding open space and yard setbacks, and to provide for pedestrian accommodation and bicycle parking.

INITIATED BY: Urban County Planning Commission

PROPOSED TEXT: (Copies of the latest draft for this text are available upon request)

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Approval, for the following reasons:

1. The proposed text amendment to Article 9 of the Zoning Ordinance, which regulates Group Residential Projects, will allow for more appropriately scaled and designed Group Residential Projects by reducing the required Project perimeter yards,

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allowing indoor recreational facilities to meet open space requirements, requiring adequate pedestrian connections, limiting over-building of surface parking and requiring bicycle parking spaces.

2. These changes will allow for slightly more dense development of our urban land without compromising open space and recreation amenities that benefit the residents of such Projects.
3. The proposed amendments to Article 9 will simplify Group Residential Project regulations for those designing townhouse and apartment development plans, as well as for the Planning Commission and the LFUCG staff who administer the Zoning Ordinance.

2. **ZOTA 2009-6: MODIFY THE MIXED-USE COMMUNITY (MU-3) ZONE REQUIREMENTS** – petition for a Zoning Ordinance text amendment to Articles 17 and 28, to modify the Mixed-Use Community (MU-3) zone to allow additional uses; alter lot, height, and yard requirements; modify the special provisions; and increase the allowable signage in the MU-3 zone.

REQUESTED BY: Lexington Trots Breeders Association, LLC

PROPOSED TEXT: (Copies of the latest draft for this text are available upon request)

The Zoning Committee Recommended: **Approval of the staff alternative text**, for the reasons provided by staff.

The Staff Recommended: **Approval of the Staff Alternative text**, for the following reasons:

1. This is a significant and timely text amendment to the MU-3 portion of the Zoning Ordinance, given the energy and citizen involvement that went into the formulation of the Red Mile Development Plan, culminating in its recent acceptance by the Planning Commission.
2. This proposal will implement the vision and direction of that Plan to “create a model for mixed-use development in Lexington and the region and explore innovative zoning regulations supporting mixed-use.” That Plan has had extensive review and citizen involvement over a five-month period of time earlier this year.
3. If implemented as proposed, this text amendment will help achieve the Plan’s goal to “lay the groundwork for additional development that would support and enhance the existing racetrack and ancillary operations at the Red Mile.”
4. Expanding the provisions of the MU-3 zone to include new regulations for “Entertainment Mixed Use Projects” will provide a tool to ensure proper design for such large, 10-acre developments in other portions of Lexington-Fayette County in the future.

3. **ZOTA 2009-7: AMENDMENT TO ARTICLE 17 FOR COMMERCIAL REAL ESTATE SIGNS** – petition for a Zoning Ordinance text amendment to Article 17-3, 17-4, and 17-6 to modify the provisions for commercial real estate signs.

REQUESTED BY: Commercial Property Association of Lexington, Inc.

PROPOSED TEXT: (Note: Text underlined indicates an addition to the current Zoning Ordinance.)

ARTICLE 17: SIGN REGULATIONS

17-3 DEFINITIONS

17-3(b) BASIC SIGN TYPES BY FUNCTION - The following categories of signs are hereby defined based upon the nature of the information they are intended to provide:

- (18) **REAL ESTATE SIGN** - A temporary sign indicating only sale, lease or rental of property or buildings on which the sign is erected.

17-4 GENERAL PROVISIONS

17-4(d) REMOVAL OF REAL ESTATE SIGNS - All real estate and tract signs shall be removed within ten (10) days after completion of the sales, rental, or lease activities in connection with the property or tract to which they pertain.

17-6 PERMITTED SIGNS IN ALL ZONES - The following signs shall be permitted within all zones, subject to the restrictions specified:

.....

- (c) Real estate signs, limited to one (1) sign per street frontage, and further regulated as follows: ; non-illuminated;
 - (1) When associated with single- and two- family residential or agricultural use of the property, such sign area shall not exceeding six (6) square feet in area and six (6) feet in height; and removed within ten (10) days after completion of the sale or lease of the property to which they pertain. Such sign shall be non-illuminated.

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- (2) When associated with business or commercial, industrial, mixed-use, or multi-family residential use of the property, such sign area shall not exceed thirty-two (32) square feet in area and ten (10) feet in height. Such sign shall be non-illuminated or indirectly illuminated.
- (3) When associated with vacant property where no structures exist other than for an agricultural use or in an agricultural zone, such sign area shall not exceed sixteen (16) square feet in area and six (6) feet in height. Such sign shall be non-illuminated.

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

The Staff Recommends: **Approval of the Staff Alternative Text** for the following reasons:

1. The proposed text amendment will allow for larger and taller real estate signage for vacant property; commercial, business, or industrial land use; mixed-use development; or a Group Residential Project. A larger sign is appropriate in these circumstances, and allowed in comparable communities to Lexington-Fayette County, due to the size and scale of development expected of such land uses.
2. The existing regulations of Article 17 remain appropriate for residential (other than a Group Residential Project) and agricultural properties.

V. COMMISSION ITEMS

VI. STAFF ITEMS

A. Planning Services Activity Report

- During the month of August, the Planning Services staff processed 3 zone map amendments, 3 Zoning Ordinance text amendments, 32 subdivision and development plan items, and 14 Board of Adjustment appeals. Processing of the above items included attendance and/or preparation of materials and presentations for the following: Technical, Subdivision and Zoning Committee meetings, one Planning Commission public hearing, one Planning Commission public meeting, one Planning Commission work session, and one Board of Adjustment public hearing. In addition, the staff held 2 pre-application conferences for zoning map amendment requests, and several pre-application meetings for subdivision, development plan and Board of Adjustment items.

Much of the staff's time was spent answering numerous inquiries from people concerning zoning, subdivision plans, development plans, Board of Adjustment appeals and related matters. The staff also provided floodplain assistance for 12 local property inquiries.

- Senior Planner Jimmy Emmons, along with Planning Manager Bill Sallee, presented the Infill & Redevelopment Steering Committee with information about Accessory Dwelling Units at their meeting on August 28. Information about the Planning Commission's deliberations on this topic, as well as zoning regulations from a few selected cities across the country were outlined, along with concept plans and an issue list for the regulation of these uses in single family residential zones. It is expected that the IR Policy Task Force will continue discussing this issue over the coming months.
- Administrative Specialist Denice Bullock and Senior Planner Tom Martin continued work on the FEMA public outreach efforts by disseminating the flood insurance information to area insurance agents and insurance companies in August. They were successful in utilizing professional organization e-mail lists for this purpose, as was done earlier this summer with the real estate and mortgage industry contacts.
- Several Planning Services staff members, and Director Chris King attended a meeting with the Division of Planning, Computer Services, the Mayor's Office and Public Information Office on August 6, to consider improvements to Neighborhood Association list and website information. As a result of this improvement meeting and wrap-up discussions, the Neighborhood Association list is now maintained by the Division of Planning, and is now linked to the LFUCG's website "Map It!" function to allow the public to easily identify the neighborhood association they are located near, merely by entering their street address. Planning Services has provided notification to all registered neighborhood associations for years regarding proposed Zoning Ordinance text amendments, and Zoning Map Amendments (aka: zone changes) in their vicinity.
- Senior Planner Traci Wade and Bill Sallee attending the Tree Board meeting on August 12 to discuss possible future Zoning Ordinance and Subdivision Regulation text amendments related to street tree requirements. Traci has agreed to participate in the Tree Board sub-committee's review of potential text amendments, and attended a follow-up meeting with that group on August 20. Any future text amendments recommended by the Tree Board or its sub-committee will be forwarded to the Planning Commission for their consideration.
- Senior Planner Jim Marx has continued work on a data base for Board of Adjustment cases. At present, the data base has 4,473 case entries, and is complete from August 2009 back to July 1978. The BOA has averaged almost a dozen cases each and every month over this 32-year period.

- In August, Senior Planner Jimmy Emmons continued working with the Distillery District adaptive reuse project on Manchester Street concerning floodplains and improvements relating to TIF improvements.
- In August, planning staff members Barbara Rackers, Jimmy Emmons, Planning Manager Jim Duncan and Bill Sallee continued to provide assistance to Director King and the consulting firm Urban Collage to finalize the Red Mile Development Plan refinements. The Commission accepted the results of these efforts at their August Work Session.

B. Long Range Planning Activity Report

- South Nicholasville Road Small Area Plan – Planning staff hosted the third public input meeting for the South Nicholasville Road SAP at the Bates Creek Library. The meeting included a presentation of the plan process and other background data along with detailed recommendations for the draft plan. Throughout the presentation, citizens attending the meeting offered their thoughts on the draft plan and the planning process as well as other issues of community concern in the south Nicholasville Road area. About 40 people attended the meeting, which started at 6:30 p.m. The SNR SAP steering committee will review the final draft in September. For more information, please see the SNR SAP Website at: <http://www.lexingtonky.gov/index.aspx?page=1468>.
- Central Sector and East End Plan Implementation – A team of community leaders and LFUCG staff began prioritizing implementation tasks for the Central Sector and East End Small Area Plans. The team identified projects from both plans that could be addressed immediately along with those that needed input from other sources. The team will meet regularly to assess the progress of implementation.
- Green work, Greenways and Bike/Ped – As a member of the LFUCG Green Team, staff is participating in a government-wide initiative to increase participation in recycling and energy conservation activities. The Team will also lead a charity drive to collect shoes for distribution to the needy. Staff attended the Greenway Coordinating Committee meeting and continued to update the LFUCG trail and greenway properties databases and maps.
- Development Review – Staff conducted a variety of development review duties and meetings, conducted field work, and coordinated greenway and greenspace development issues.
- General Work Activities – Staff attended the day-long Minority Business Expo at Heritage Hall to become more familiar with opportunities for the Division of Planning to engage minority- and women-owned businesses as suppliers of good and services. Staff prepared for and attended the monthly meetings of the Greenspace Commission and Technical Review Committee. Staff also answered questions about land use and other comprehensive plan issues as well as neighborhood association issues. Staff updated the Neighborhood Association data base. Using GIS, Census data, and PCensus software, staff created maps and data sets for the Urban County Council, other LFUCG Departments, and agencies and officials outside the government. Staff also attended LFUCG-sponsored training sessions, including PeopleSoft training.

C. Transportation Planning Activity Report

Administration – Committee meeting packets were prepared and distributed for the following Transportation Planning/MPO meetings held in August: Bicycle and Pedestrian Advisory Committee (BPAC), and Transportation Technical Coordinating Committee (TTCC).

- MPO Newsletter - "Bluegrass Traveler" – working on newsletter for next edition.

Transportation Improvement Programming (TIP) –

- Completed revisions to the TIP based on comments received from KYTC and FHWA. Modified the TIP on August 21, 2009. Presented modifications at the 8/26/2009 TPC and mailed revised documents 9/9/2009.

Intelligent Transportation Systems (ITS) –

- The MPO staff continued to monitor ITS issues and pursue additional coordination with the LFUCG Division of Traffic Engineering, KYTC, and FHWA.

Surveillance –

- MPO Website Development – website continues to receive slow to moderate growth in all categories. MPO staff updates the web site with new links, graphics and content on a continual basis.
- Staff attended The Bluegrass ADD Regional Transportation Committee meeting in August.
- Other important meetings with MPO staff participation included: Corridors Committee.
- Staff attended (as a member) the South Nicholasville Rd SAP Steering Committee meeting.
- Staff attended (as a member) the North Nicholasville Rd SAP Steering Committee meeting.

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- Staff attended the Harrodsburg Rd Corridor Plan Advisory Committee meeting.
- Staff organized ARRA project implementation coordination meeting.
- Staff attended the Blue Grass Airport Board meeting in August.
- Staff attended Kentucky Healthy Communities Summit.

Transportation Plan Update –

- The approved 2035 Metropolitan Transportation Plan (MTP) was being readied for mail out to Transportation routing list stakeholders.
- The Lexington MPO Public Participation/Involvement Access Database continues to be updated. The database now includes over 833 records.
- Travel Demand Model – Staff modeler continues to provide travel demand forecasts upon request and interprets modeling forecast results.

Transit Planning –

- Staff attended KY Healthy Community Conference in Frankfort. Transit related.
- Staff attended and spoke at ArtStop dedication on 3rd and Elm Tree Lane. (Art-in-Motion's second completed project.)
- Staff met with CDP Engineers to discuss possible art sculpture bus shelter on Tates Creek Rd as a part of the Tates Creek Side Walk project.
- Met with LexTran and LFUCG Long Range Planner to discuss possibilities/opportunities in South Nicholasville Road Small Area Plan.
- Staff met with IT consultants TransSystems to start the technological implementation plan from the ARRA funds recently received. The MPO will be involved with this project as it unfolds.

Transportation-Land Use Impact Analysis and Forecasting –

- Staff participated in regularly scheduled development review meetings, and provided review and input on transportation, transit, and land use impact issues.
- Staff performed the monthly review of proposed zoning map amendments and proposed development plans for “general consistency” among planning efforts and different Planning units.
- Traffic count and roadway functional classification and TDM data information was provided to several development professionals, private consultants, and to citizens in August.
- The MPO staff continues to monitor the Jessamine Journal and the Jessamine County Comprehensive Plan to track on-going land development and consults with County officials on a regular basis to keep abreast of development activities.
- Identified roadway safety issues in Fayette and Jessamine counties.

Multimodal / Intermodal Planning –

- Trail projects – Staff updated and prepared trail project maps for the Mayor's Office and Bike Task Force. Staff attended a kick-off meeting for Town Branch Trail Phase 3 design and Phase 4 study.
- BPAC members met with the LFUCG Police Traffic Analyst to review pedestrian collision data from 2008. There were 9 pedestrian fatalities in 2008, representing 30% of all fatal traffic collisions in 2008.
- Grants – Funding awards for several transportation grants were announced in August totaling \$4.5 million. They include Southland Drive Bike/Ped Improvements, University Drive Bike Lanes, Loudon Ave Sidewalks, Legacy Trail Phase 3, Town Branch Trail Crossing, South Limestone Streetscape Improvements and a Safe Routes to School project.
- Safe Routes to School – Staff meet with Glendover Elementary and the PTA president to kick off this year's program. Staff met with LTMS to review arrival and dismissal procedures and to address some safety concerns.
- Share the Road Campaign – The KYTC approved the installation of signage on state routes. The contract for the educational campaign has been executed and work may begin.
- Jessamine County trails – Staff met with the Jessamine County Trails Association and Bluegrass ADD to work on incorporating bike/ped/trail plans into the Comprehensive Plan Update.
- Second Sunday – Staff assisted with event planning scheduled for Oct 11, 2009, and attended a press conference on 8/28.
- Public Information/Education Campaign – Staff is working with LFUCG's PIO and Bike Task Force to launch a Bike Lexington webpage.
- Curb ramps – Staff worked with Engineering and GIS to prioritize a list of curb ramp installations for FY 2009-10.
- South Limestone Multimodal Transportation Study – three draft alternatives were presented to the Steering Committee. A public meeting will be scheduled for late September or early October.
- Freight Planning – The final draft of the Freight Section Extension is complete and available for review by MPO members and interested parties.

Air Quality Activities –

- Air quality forecasting continued in August.
- Staff attended Southern Transportation and Air Quality Summit (STAQS) conference.
- Staff attended a LFUCG Local Action Plan meeting to develop a plan to address climate change.

Congestion Management Process (CMP) –

- Staff continued to work on the Congestion Management Process (CMP) Overview document.
- Staff prepared the Congestion Management Committee (CMC) meeting agenda and presentation for the September CMC meeting.
- Staff continued to work on the Linking Planning, Engineering, Operations and Safety (LPEOS) program.
- Staff attended a seminar at KYTC-Frankfort on August 14. The seminar was presented by INRIX Services regarding historic and real-time traffic congestion monitoring technology and program.
- Staff attended planning and transportation planning related meeting to gain ideas in addressing congestion issues when Fayette County Public Schools and University of Kentucky are back in session.
- Staff collected road closure information and prepared to help citizens and residents in regard to selecting alternate commute routes when roadways are closed or partially-closed for construction or re-construction.

Mobility Office Activities –

- Regular mobility office activities continued this month as well as researching new initiatives for the upcoming mobility marketing campaign.

Staff Development –

- Staff continues to monitor the latest information from planning, engineering, and traffic engineering publications.
- Staff attended Division-wide safety training meeting.

Unified Planning Work Program (UPWP) –

- Staff reviewed UPWP to ensure work program elements are being fulfilled, monitored, and improved for relevancy and changing Public Works needs.

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. MEETING DATES FOR OCTOBER, 2009

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	October 1, 2009
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	October 1, 2009
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	October 8, 2009
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	October 15, 2009
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	October 22, 2009
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	October 28, 2009
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	October 29, 2009

IX. ADJOURNMENT

TLW/TM/BJR/BS/src

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