

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

January 14, 2010

- 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 November 12, 2009 and December 10, 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, January 7, 2010, at 8:30 a.m. The meeting was attended by Commission members: Derek Paulsen, Mike Owens and Mike Cravens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Tom Martin, Chris Taylor, Cheryl Gallt and Denise Bullock, as well as Captain Charles Bowen and Firefighter Allen Case, Division of Fire & Emergency Services 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 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 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. PRELIMINARY PLANS

- a. **PLAN 2010-1P: HILLENMEYER (GREENDALE ROAD) (AMD) (3/30/10)*** - located at 745 Greendale Road and 2801 Sandersville Road. (Council District 2) **(Hall-Harmon)**

Note: The purpose of this amendment is to revise the detention areas in Area A and Area B.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers, and floodplain area.
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. Department of Environmental Quality's approval of environmentally sensitive areas.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Denote the source of contour information.
7. Denote the proposed easement.
8. Denote the construction access.
9. Denote the general description of the trees.
10. Denote the private utilities providers.
11. Denote the average lot size for single family lots.
12. Denote the acreage in the proposed right-of-way.
13. Denote the lineal feet of the proposed streets.
14. Denote: No development or Improvement Plans for the streets adjacent to and including lots 15-52, 63-101, 116-144 and 166-180 shall be approved until cemetery protection measures have been determined.
15. Review by the Technical Committee prior to certification.

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

2. DEVELOPMENT PLANS

- a. DP 2010-1: MAN O' WAR DEVELOPMENT, UNIT 2A, LOT C-2 (PET SUITES) (AMD) (2/28/10)* - located at 2057 Bryant Road. (Council District 6)
(Summit Engineering)

Note: The purpose of this amendment is to add 4,500 square feet of buildable area.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers, and the treatment of steep slopes.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas, to include the development on areas of steep slopes (greater than 15%).
 7. Division of Fire's approval of emergency access and fire hydrant locations.
 8. Division of Waste Management's approval of refuse collection.
 9. Provide owner and developer's information.
 10. Denote construction access and document access agreement with adjoining property.
 11. Delete note #8.
 12. Revise note #16 to indicate current NFIP map number.
 13. Denote building height(s).
 14. Correct owner's certification.
 15. Denote location of detention.
 16. Correct parking information in site statistics.
 17. Provide dimensions on existing building.
- b. DP 2008-131: ELLERSLIE PLACE, LOT 2 (BELL PLACE) (AMD.) (4/8/10)* - located at 225 Walton Avenue.
(Council District 3)
(Barrett Partners)

Note: The purpose of this amendment is to construct the proposed access to Midland Avenue.

Note: The Planning Commission originally approved this plan on October 9, 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 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 Waste Management's approval of refuse collection.
9. Approval of street names and addresses per the street addressing office.
10. Correct note number 6.
11. Addition of the required Private Access Easement maintenance note.
12. Addition of typical parking and drive aisle dimensions.
13. Addition of building dimensions, floor area and height of existing building.
14. Denote: The pedestrian access and the potential for gates will be discussed with an amended final development plan.
15. Extend the pavement 30' beyond the rail line right-of-way into the interior of the property.

Note: The applicant now requests reapproval. This plan has also been forwarded to the Planning Commission for continued discussion by the Infill & Redevelopment Senior Planner. The applicant and the IR Senior Planner met and reviewed the proposed changes to access from Midland Avenue required by the State. The proposed changes do not require any additional conditions from those approved by the Planning Commission on October 9, 2008.

The Staff Recommends: Reapproval of this plan, subject to the previous conditions.

- 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.

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

- A. **PFR 2009-7: FAYETTE COUNTY PUBLIC SCHOOLS** – a public facilities review of acquisition of property located at 1126 Russell Cave Road for use as a storage/warehouse facility.

The staff will report at the meeting.

- B. **ELECTION OF OFFICERS** – The Commission's By-laws state that at the first regular meeting in January, the Commission shall elect a Chairperson, Vice-Chairperson, Secretary, and Parliamentarian. The nominating committee will present its slate for consideration by the Planning Commission. Nominations may also be made from the floor.

The current officers are as follows:

Chairperson	-	Frank Penn
Vice Chairperson	-	Carlyon Richardson
Secretary	-	Mike Owens
Parliamentarian	-	Mike Cravens

- C. **DELEGATION OF SECRETARY'S DUTIES** – The Commission's past procedure for carrying out the Secretary's duties, except for signing minutes, has been to delegate that authority to the Director of the Division of Planning and his staff. The Chair will request the Commission consider taking action on this matter.

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

- 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	January 21, 2010
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	January 27, 2010
Zoning Items Public Hearing/Work Session, Thursday, 1:30 p.m., 2nd Floor Council Chambers	January 28, 2010
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	February 4, 2010
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	February 4, 2010
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers	February 11, 2010

IX. **ADJOURNMENT**

CT/CG/TM/WLS/BR/SDB