

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

April 8, 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 February 25, 2010 and March 11, 2010, 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, April 1, 2010, at 8:30 a.m. The meeting was attended by Commission members: Mike Cravens, Mike Owens, Carolyn Richardson, Derek Paulsen and Marie Copeland. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Chris King, Director; Bill Sallee, Tom Martin, Chris Taylor, Cheryl Gallt, Jimmy Emmons, Traci Wade, Denice Bullock and Barbara Rackers, as well as Captain Charles Bowen, Division of Fire & Emergency Services; Rochelle Boland, Law Department and Paul Hockensmith, Addressing Office. 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 SUBDIVISION PLANS**

- a. **PLAN 2010-13P: FAIRWAY LANDS, UNIT 11 (5/02/10)*** - located at 350 Henry Clay Boulevard.
(Council District 5) **(EA Partners)**

Note: The Planning Commission postponed this plan at its March 11, 2010, meeting.

The Subdivision Committee Recommended: Postponement. There are questions regarding the proposed geometrics for a new cul-de-sac, the lack of Tree Protection information and potential vehicular access conflicts with an existing retaining wall.

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. Urban Forester's approval of tree protection plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Complete existing retaining wall information (required by Article 5-2(d)(11)) of the Land Subdivision Regulations and/or denote its removal.
7. Addition of cul-de-sac detail information.
8. Correct unit number in plan title.
9. Correct cross-section "A-A" to reflect on-street parking & existing sidewalk dimension.

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

10. Delete note #8.
11. Complete Tree Protection Plan information.
12. Denote existing utility locations.
13. Denote: The retaining wall height relative to driveway access and sight distance (lots 1-6) shall not exceed 3'-0".
14. Denote compliance of underground utilities as required by Article 6-5(a) of the Land Subdivision Regulations (lots 1-12).
15. Denote the detention basin on a free-standing lot.
16. Discuss "C-C" cross-section (16' median & 17' lane).
17. Discuss the reduction in sidewalk widths ("A-A" & "B-B" cross-sections).
18. Discuss the proposed cul-de-sac and the possible need for a waiver to the Subdivision Regulations.
19. Discuss the tree preservation area for the 30" Oak tree in the proposed right-of-way.
20. Discuss the detention basin conflict with the 40" Maple tree.
21. Discuss the tree preservation areas for significant trees on lot 15.
22. Discuss the possibility for pedestrian connections to Kingsway Drive.
23. Discuss the tree protection area and utility easement conflict (lots 12-18).

2. FINAL SUBDIVISION PLAN

- a. PLAN 2010-19F: BLUEGRASS BUSINESS PARK (PEMBERTON FARM) (LOTS 4, 6 & 7) (AMD #8) (5/30/10)* - located at 2540 Spurr Road. (Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to create 4 lots, record easements and revise notes from the previous plan.

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 protection information.
 6. Division of Environmental Quality's approval of environmentally sensitive areas (Royal Spring Aquifer).
 7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 8. Denote: This property shall be developed in accordance with either the approved final development or preliminary subdivision plan (and delete other similar notes).
 9. Recordation of PLAN 2008-158F prior to certification.
 10. Denote: The timing of the street connection to the Curtsinger Property shall be resolved at the time of a final development or preliminary subdivision plan of lot 7.
- b. PLAN 2007-177F: SHARKEY PROPERTY, UNIT 4 (6/20/10)* - located on Louie Place and Hatter Lane. (Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on September 13, 2007, and approved an extension (for Section 2) on September 11, 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 street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Addition of utility and street light easement(s) as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of adjoining property information.
8. Denote zone-to-zone screening.
9. Denote: Property shall be developed in accordance with the approved final development plan.
10. Resolve compliance with approved preliminary development plan concerning street lotting and access.
11. Resolve compliance with Subdivision Regulations concerning street terminus (cul-de-sac).

Note: Section 1 of this plat, for the I-1 zoned portion of the property, was recorded on 4/16/08. More recently, a final development plan for this property was approved by the Planning Commission on 3/11/10, granting a waiver to the Subdivision Regulations so as not to require the construction of a cul-de-sac. The applicant has since requested reapproval of Section 2 this plat.

The Subdivision Committee Recommended: Reapproval for Section 2, subject to the following requirements.

1. Conditions 1-9 as required by the Planning Commission on 9/11/08.
2. Denote Planning Commission's approval of Waiver to the Land Subdivision Regulations for the street terminus.
3. Revise the lot line separating Lots 2 & 3 to eliminate any conflicts with the approved final development plan.
4. Revise the drainage easement limits, to the approval of the Division of Engineering, as necessary.

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- c. PLAN 2008-26F: THE GLEN AT LOCHDALE, UNIT 1, BLOCK C, LOT 1 (AMD.) (6/20/10)* – located at 3652 Winthrop Drive. (Council District 9) **(EA Partners)**

Note: The Planning Commission originally approved this plan on March 13, 2008, and reapproved it on April 9, 2009, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Building Inspection's approval of landscape buffers and required street tree information.
3. Approval of street names by e911 staff.
4. Denote: This property shall be developed in accordance with the approved final development plan.
5. Remove note number 5.
6. Resolve street trees and landscaping buffer along the frontage of Winthrop Drive at the time of the final development plan.

Note: The applicant has requested an extension of the Commission's prior approval of this plan.

The Subdivision Committee Recommended: Approval of the extension, subject to the previous requirements.

- d. PLAN 2010-28F: HIGBEE MILL RESERVE, SECTION 2, LOT 3G (6/22/10)* - located at 4204 & 4172 Reserve Road. (Council District 9) **(Banks Engineering)**

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

The Subdivision Committee Recommended: Postponement. One of the proposed lots will not have lot frontage on a recorded access easement or public street, as currently proposed.

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 area(s).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Clarify note #10.
8. Clarify that the conditional zoning restrictions apply to the entire property.
9. Clarify the detention basin maintenance note.
10. Denote the tree protection area dimensions.
11. Provided the Planning Commission grants a finding according to Article 6-8(m) of the Land Subdivision Regulations.
12. Correct spelling error in open space utility easement note.
13. Denote as an Amended plat in the title block, and add the purpose of amendment note.
14. Review by the Technical Committee prior to certification.
15. Discuss timing of the recordation of lot 3H, and the extension of the access easement on that plat.

- e. PLAN 2008-118F: SAND LAKE & ESTES PROPERTY (SECTION 2) (6/29/10)* - located at 3200 & 3294 Richmond Road. (Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on September 11, 2008, subject to the following conditions, provided the plan was found to be in compliance with the Richmond Road Traffic and Safety Ordinance (which later occurred):

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers (including grease trap information).
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. Correct conditional zoning restrictions.
8. Correct 20' building line along Man O' War Boulevard and adjacent to private access easement.
9. Correct cul-de-sac right-of-way detail unless Planning Commission grants a waiver to Article 6-8 of the Land Subdivision Regulations.
10. Label "pedestrian" access easement from Lake Wales Drive.
11. Include a notation of a public passageway easement adjacent to the right-of-way, detailing the primacy of the LFUCG over utility easements in this area.
12. Addition of drainage easement per note number 14 on the approved development plan.

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13. Denote access allowed for fill per note number 14 on the approved development plan.
14. Addition of Private Access Easement note per the Land Subdivision Regulations.
15. Provided the Planning Commission grants a waiver to Article 4-7(d)(1) of the Land Subdivision Regulations.
16. Resolve note number 10.
17. Resolve timing of pavement removal adjacent to Beale Street and Richmond Road.
18. Resolve Richmond Road Landscaping Ordinance planting areas.
19. Addition of the following four notes to the plan.
 - a. Developer shall provide a drainage easement from the retaining wall to the 3270 and 3292 Richmond Road properties. Access to the wall shall also be provided to permit the placement of fill material on 3270 and 3292 Richmond Road, to the acceptance of the Division of Engineering.
 - b. Developer shall provide a vehicular and pedestrian easement, if necessary, for the property at 3292 Richmond Road to have access to the portion of Sand Lake Drive (aka Beale Street), which adjoins the eastern boundary of 3292 Richmond Road.
 - c. The properties located at 3292 and 3270 Richmond Road are hereby granted easements over the private access easement shown herein for vehicular and pedestrian access; and for access to utilities; sanitary sewer and storm sewers, which easements shall run with the land for the benefit of the properties located at 3292 and 3270 Richmond Road.
 - d. There shall be no Certificate of Occupancy for any lot on the plat until Sand Lake Drive is completed to Richmond Road, except for the final surface course, sidewalks, and miscellaneous punch list items which are bondable pursuant to Section 4-7 of the Subdivision Regulations.

The Planning Commission approved the requested waiver(s) to Article 4-7(d)(1) of the Land Subdivision Regulations, for the following reasons:

1. Granting the waiver would avoid a severe hardship, and proceeding with the development of Beale Street (aka Sand Lake Drive) cannot be completed as required until the utilities are relocated in that area. The pavement in place is strictly temporary for construction purposes. This approval is subject to compliance with the Richmond Road Traffic and Safety Ordinance.

Note: Section 1 of the plat was recorded on November 17, 2008 and granted an extension on September 10, 2009, subject to the same conditions. The applicant is now requesting a waiver of Article 6-8(n) of the Land Subdivision Regulations, subject to the previous requirements.

The staff will report at the meeting.

3. DEVELOPMENT PLANS

- a. DP 2010-8: PROVIDENCE PLACE, TRACT 3, LOTS 4 & 5 (6/1/10)* - located at 2200 Newtown Pike.
(Council District 12) **(Vision Engineering)**

Note: This development plan requires the posting of a sign, and an affidavit of such. The Planning Commission postponed this plan at its March 11, 2010, meeting.

The Subdivision Committee Recommended: Postponement. There were questions regarding conformance with the minimum requirements of the ED zone.

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 landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan and/or tree canopy information.
6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Denote Final Record Plat designation for lots 4 & 5.
10. Denote the sanitary sewer temporary construction easement on lot 4.
11. Resolve the minimum off-street parking required on lot 5.
12. Resolve proposed access easement location and turning radius proposed (for trucks).
13. Denote: Mary Fay Place shall be completed prior to the issuance of a Certificate of Occupancy.
14. Discuss exactions due at the time of building permits (Note #14).
15. Discuss the landscape berm's relationship to the proposed easements and parking along the northern property lines of lots 4 and 5.
16. Discuss boundary fencing and/or screening along the northern property lines of lots 4 and 5.

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- b. DP 2010-13: MORNINGSIDE MARKET (ENGLE PROPERTY, FINANCE & REALTY COMPANY, PERRY LUMBER COMPANY PROPERTY) (5/30/10)* - located at National Avenue, Walton Avenue and Ashland Avenue.
(Council District 3) **(CRP & Associates, Inc.)**

Note: This development 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 landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree inventory information or tree protection plan.
 6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Division of Fire's approval of emergency access and fire hydrant locations.
 8. Division of Waste Management's approval of refuse collection.
 9. Denote storm water detention.
 10. Denote typical dimensions for parking lots, spaces and access aisles.
 11. Clarify parking statistics (retail number and proposed building).
 12. Denote building dimensions.
 13. Denote property boundary metes and bounds information along property perimeter (per Article 21-6(a)(2)).
 14. Denote all adjacent property information (B-1 & B-4 zones).
 15. Clarify dimensions for proposed art garden.
 16. Denote the proposed and existing easements (per Article 21-6(a)(10)).
 17. Denote 90° parking along North Ashland Avenue as existing.
 18. Addition of standard note of no building permits until final development plan is approved (per Article 21-6(a)(17)).
 19. Denote the required landscaping buffer adjacent to residential zones.
- c. DP 2010-14: RAS PROPERTY (5/30/10)* - located at 333 South Upper Street.
(Council District 3) **(Barrett 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 landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection plan.
 6. Division of Fire's approval of emergency access and fire hydrant locations.
 7. Division of Waste Management's approval of refuse collection.
 8. Revise note #11 regarding the Board of Architectural Review approval and denote their approval date.
 9. Denote building envelope per the required Board of Architectural Review approval.
 10. Denote the proposed wall enclosing the courtyard.
- d. DP 2010-15: GESS PROPERTY, UNIT 8 (6/29/10)* - located at 840 Hays Boulevard and 4115 Sperling Drive (a portion of). (Council District 7) **(EA Partners)**

Note: This development plan requires the posting of a sign, and an affidavit of such.

The Subdivision Committee Recommended: Postponement, for the following reasons:

1. The plan does not comply with the provisions of Article 23A-2(u) of the Zoning Ordinance, regulating the boundaries of the Special Design Area and maintaining the total acreage of the Special Design Area on the Gess Property development.
2. The plan does not comply with the Special Design Area requirements of 60% open space to be maintained in the SDA, per Article 23A-2(t) of the Zoning Ordinance.
3. The plan, as proposed, does not comply with Article 16-8(b) of the Zoning Ordinance regulating the distance of fuel pumps from a residential zone.
4. The plan does not comply with the Planning Commission approved EAMP Community Design Standards, (as per ZDP 99-83) that established development standards for landscaping and buffering; transitions between land uses; pedestrian and bike system; variable setbacks; Community Center setbacks; building and parking lot orientation; integration of the greenway and proposed development; open space; lighting and site organization.
5. The proposed street system does not adequately address traffic movement, safety and connectivity.
6. There are concerns that the timing of the proposed CLOMR (from FEMA) will affect the design of storm water and water quality infrastructure necessary for the appropriate development of the subject property.

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- e. DP 2010-16: DENTON FARMS (ELLERSLIE AT DELONG) (AMD) (6/29/10)* - located at 3900 – 4070 Richmond Road.
(Council District 7) **(Strand Associates)**

Note: This development plan requires the posting of a sign, and an affidavit of such. The purpose of this amendment is to revise the townhouse layout, to revise the single family lotting, and to reduce the number of condominiums units.

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 landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan.
6. Division of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire's approval of emergency access and fire hydrant locations.
9. Division of Waste Management's approval of refuse collection.
10. Label contour lines.
11. Denote construction access location.
12. Addition of existing and proposed easements.
13. Clarify townhouse patio note (as per previous plan).
14. Denote landscape detail location (as per previous plan).
15. Resolve the proposed increase in building envelope size in the townhouse area.
16. Correct condominium information on plan face (113 units).
17. Discuss the allowable grading within 50' of the existing cemetery.

- f. DP 2010-17: BLUEGRASS BUSINESS PARK (PEMBERTON FARM) (LOT 4) (5/30/10)* - located at 2540 Spurr 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 landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan, per Article 26-4(c) of the Zoning Ordinance.
6. Division of Environmental Quality's approval of environmentally sensitive areas (Royal Spring Aquifer).
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Clarify the minimum off-street parking requirements.
10. Denote the extent of the tree protection areas along the north and western lot lines.

- g. DP 2010-18: BLUEGRASS BUSINESS PARK (PEMBERTON FARM) (LOT 6) (5/30/10)* - located at 2540 Spurr 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 landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Urban Forester's approval of tree protection plan.
7. Division of Environmental Quality's approval of environmentally sensitive areas (Royal Spring Aquifer).
8. Division of Fire's approval of emergency access and fire hydrant locations.
9. Division of Waste Management's approval of refuse collection.
10. Clarify the minimum off-street parking requirements.

- h. DP 2006-65: BLACKFORD PROPERTY, PHASES 1 & 2 (AMD.) (6/24/10)* – located at 6600 Man O' War Boulevard (a portion of). (Council District 12) **(EA Partners)**

Note: This development plan requires the posting of a sign, and an affidavit of such. The Planning Commission originally approved this plan on June 8, 2006, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm, sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of access and street cross-sections.
3. Urban Forester's approval of tree preservation plan.
4. Environmental Planner's approval of environmentally sensitive areas.
5. Approval of street names by e911 staff.
6. Correct street cross-sections.
7. Depict the previously approved stub street to Meadow Oaks with solid lines rather than dashed.

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8. Complete exaction information, including any action of the Exaction Appeals Committee, to the approval of the Division of Planning.

Note: The applicant has requested a reapproval and a continued discussion to delete a previously approved street, and to increase and revise the single family lotting layout on Phase 1, Unit 5, by 76 lots.

The Subdivision Committee Recommended: Postponement. There were questions regarding the proposed density in the EAR-1 zone and the extent of the previously identified sinkhole on the property.

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

1. Urban County Engineer's acceptance of drainage, storm, sanitary sewers and floodplain information.
 2. Urban County Traffic Engineer's approval of access and street cross-sections.
 3. Urban Forester's approval of tree ~~preservation~~ protection plan.
 4. Environmental Planner's approval of environmentally sensitive areas.
 5. Approval of street names by e911 staff.
 - ~~6. Correct street cross sections.~~
 6. Building Inspection's approval of landscaping and landscape buffers.
 - ~~7. Depict the previously approved stub street to Meadow Oaks with solid lines rather than dashed.~~
 7. Division of Fire's approval of emergency access and fire hydrant locations.
 - ~~8. Complete exaction information, including any action of the Exaction Appeals Committee, to the approval of the Division of Planning.~~
 8. Denote construction access location.
 9. Clarify proposed easements.
 10. Clarify EAR-1 density in Phase 1 (units/gross acre).
 11. Revise purpose of amendment note.
 12. Discuss effective date of the LOMR.
 13. Discuss extent of sinkhole on lots 123-127.
 14. Discuss the proposed removal of tree protection areas, including those in the required buffer area.
 15. Discuss the increase in density in relation to the required landscape buffer (conditional zoning).
- i. ZDP 2007-111: THE GLEN AT LOCHDALE, UNIT 4 (AMD.) (6/20/10)* - located at 3600 and 3652 Winthrop Drive. (Council District 9) **(EA Partners)**

Note: The Planning Commission indefinitely postponed this plan at its September 27, 2007, meeting, pending the outcome of the zoning decision by the Urban County Council. The Urban County Council approved the zone change request (to B-1) at its December 4, 2007, hearing. Subsequently, the Planning Commission approved this plan on March 13, 2008, and later reapproved it on April 9, 2009, (on the Commission's Consent Agenda) subject to the following conditions:

1. Provided the Urban County Council rezones the property B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscaping.
5. Urban Forester's approval of tree inventory map.
6. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
7. Addition of building dimensions.
8. Addition of zone-to-zone screening.
9. Resolve connection to R-4 property to the east at the time of the final development plan.
10. Provide notification to the adjacent property owners to the east.

Note: The applicant has requested an extension of this plan, prior to its expiration.

The Subdivision Committee Recommended: Approval of the extension, subject to the previous requirements.

- 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.

- A. **PFR 2010-4: LFUCG RECYCLING FACILITY CAPACITY IMPROVEMENTS** – a Public Facilities Review of improvements to the LFUCG regional recycling center, located at 360 Thompson Road.

STAFF RECOMMENDATION: Approval, as requested. Should the surrounding properties to the south, east and west redevelop as proposed, as part of the Distillery District project, and this property remains the municipal recycling center beyond that time, landscaping/screening should be implemented along the front of the property as it faces Manchester Street in order to comply

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with Goal 19, Objective N ("Enhance the visual character of all major transportation routes"). If the property remains in the ownership of the Urban County Government, any further development should be done in a manner that is mindful of the adjoining residential neighborhood to the north/northwest to minimize any negative impact that it might have on those residential uses.

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

A. Planning Services Activity Report

- During the month of February, the Planning Services staff processed 2 zone map amendments, and 4 text amendments to either the Zoning Ordinance or Land Subdivision Regulations. The staff forwarded both staff reports to private citizen-applicants for February agenda items at least ten working days prior to the scheduled Planning Commission public hearing. Also, 13 Board of Adjustment appeals were processed, all of which were for filed the Board's February meeting. All written staff reports for those applications were forwarded to those applicants at least five working days in advance of the BOA public hearing.

In February, 16 subdivision and development plan items were processed by Planning Services staff. Of those, 4 were minor plans and 3 of those were reviewed within two working days of their filing. This month, another 5 major plans were submitted for certification--all of which were reviewed for compliance with all Planning Commission conditions of approval (including follow-up communications made with the plan preparers) within five working days of their submission to the Planning Services staff. The staff also provided floodplain assistance for 9 local property inquiries in February.

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, and one Board of Adjustment public hearing. In addition, the staff held several pre-application meetings for subdivision, development plan and Board of Adjustment items.

Also during February, there were 55 updates made to the Registered Neighborhood Association data base, and Planning Services staff assisted 47 unscheduled "walk-in" visitors to the office. Those office visitors were placed with a professional staff member in an average of 1.95 minutes. Much of the remainder of the staff's time was spent answering numerous telephone inquiries from people concerning zoning restrictions, subdivision plans, Board of Adjustment appeals, development plans, floodplains and related items.

- Planning Manager Bill Sallee and Senior Planner Tom Martin met with the Division of Engineering staff in February to consider an Urban County Government construction project, and bonding requirements for Waveland Museum Lane, near the existing railroad crossing west of Nicholasville Road.
- On the morning of February 13, Barbara Rackers attended a meeting of the Colony Neighborhood Association. ND-1 Overlay zoning was the topic of that discussion that day. The day before, she and Planner Chris Taylor met with residents of the Meadowthorpe area about the possibility of ND-1 zoning for that area, as well.
- On February 17, Senior Planners Tom Martin and Jimmy Emmons met with representatives proposing an Adaptive Reuse Project along National Avenue, between Walton and Given Avenues. Since that date, a development plan for this proposal has been filed for review by the Planning Commission.
- Senior Planner Traci Wade met with the Tree Board's text amendment committee to discuss possible amendments to Article 26 of the Zoning Ordinance and Article 6 of the Land Subdivision Regulations. Further discussions are necessary, and are anticipated in the near future
- Jimmy Emmons and Bill Sallee met with the Council Moratorium Work Group, which was discussing large housing additions in single-family areas primarily around the University of Kentucky campus. The work group made recommendations to the Council Planning Committee regarding possible Zoning Ordinance Text Amendments which the Commission may consider in the near future.
- In February, Traci Wade met with the Division of Building Inspection staff to discuss possible text amendments to the requirements of the Neighborhood Business (B-1) zone.

B. Long Range Planning Activity Report

Housing Market Study – Staff presented the completed Housing Market Study at a work session of the Planning Commission. The presentation included the reasons for the study, the process and methodology for gathering and analyzing data, and the results. The Housing Market Study, which is a reference document and not a plan, will be used to inform a variety of policy decisions related to housing needs and preferences. Among other issues, the study estimates the number and type of housing units that should be added to the housing inventory over the next 20 years. Both the Executive Summary and full study can be viewed at the Long-Range Planning Webpage: <http://www.lexingtonky.gov/index.aspx?page=333>.

Regional Planning – Staff participated in a day-long regional land use and transportation Webinar workshop hosted by the Bluegrass Area Development District. The workshop included an overview of Context Sensitive Solutions as well as presentations on exemplary CSS projects, plans, and programs. The Webinar was broadcast from the Charlotte-Mecklenburg Government Center in Charlotte, North Carolina.

Complete Streets – Staff assisted the consulting team as they continued their work for the Complete Streets project. The Complete Streets project will result in a policy manual and proposed text amendments that will provide standards for development and redevelopment of the transportation network throughout the community.

Green work, Greenways and Bike/Ped – Staff attended the Greenway Coordinating Committee meeting and continued to update the LFUCG trail and greenway properties databases and maps. Staff attended a meeting relating to public art along the Legacy Trail.

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 prepared for and attended the Technical Review Committee. Staff 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 and staff development training.

C. Transportation Planning Activity Report

Administration

- Committee meeting packets were prepared and distributed for the following Transportation Planning/MPO meetings held in February: Transportation Policy Committee (TPC), Bicycle and Pedestrian Advisory Committee (BPAC), Congestion Management Committee (CMC), Transportation Technical Coordinating Committee (TTCC), and Transportation Coordination Committee (TCC).
- MPO Newsletter - "Bluegrass Traveler" – working on next edition of newsletter.

Transportation Improvement Programming (TIP)

- Held meetings to discuss TIP adjustments for ARRA projects to account for new cost estimates and meet deadlines.
- Compiled and filed copies of all KYTC STIP actions, and state and federal program management authorization forms.
- TIP Modifications #6 was processed and forwarded to the TPC.

Intelligent Transportation Systems (ITS)

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

Surveillance

- MPO Website Development – website continues to receive new items in all categories. MPO staff updates the web site with new links, graphics and content on a continual basis.
- The MPO's Twitter site increased its followers to 184 at the end of January, up from 165 at the end of February.
- Staff attended the Bluegrass ADD Regional Transportation Committee meeting in February.
- Staff held the final public meeting (general public) to gather public input on the possible conversion of 2nd Street and Short Street to 2-way traffic.
- Staff worked on a report detailing and summarizing public comments regarding the possible conversion of 2nd Street and Short Street to 2-way traffic.
- Staff attended the Statewide Planning meeting in Frankfort and prepared a presentation concerning general MPO planning ideas.
- Staff attended a meeting with KYTC officials discussing the Highway Safety Improvement Program (HSIP).

Transportation Plan Update

- The Lexington MPO Public Participation/Involvement Access Database continues to be updated. The database now includes over 850 records.
- Travel Demand Model – Staff modeler continues to provide travel demand forecasts upon request and interprets modeling forecast results.
- MTP 2035 Long Range Projects reviewed for future UPL ranking.

Transit Planning

- Staff working on art shelter sites to be implemented in 2010.
- Staff working with Dennis Anderson and Tom Blues to establish an art shelter site next to Anderson Communities as a CMAQ matching project. Establishing a design contest for the chosen site.

- Looking into digital tracking for encroachment permitting. Establishing new improved protocol for encroachments with Carol Schoaff.
- Staff on FML for half of February.
- Staff attended FTSB board meeting as Vice Chair. Participated in annual evaluation of Pam Shepherd.

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 February.
- 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 within Fayette and Jessamine counties.

Multimodal / Intermodal Planning

- Trail projects – The trails committee met to revise the trail project list based on current funding levels. The committee also identified projects for grant funding applications.
- Grants – Staff assisted the BPAC committee in reviewing, prioritizing and recommending sidewalk, trail and bike lane projects for FY 2011 grant applications. Potential projects have been forwarded to Engineering for further review.
- Public Information/Education Campaign – Staff is working with LFUCG’s PIO and Mayor’s Bike Task Force to launch a Share the Road Campaign. The last of forty signs were installed in February. The education campaign will work to explain and reinforce the message.
- South Limestone Multimodal Transportation Study – Portions of the final report have been submitted to staff for review.
- Community Bike Sharing Program – Staff is working with the Department of Environmental Quality and Downtown Lexington Corporation to implement the project. Major tasks include environmental clearance for the bike stations and issuing an RFP for the bike sharing equipment.
- Transportation & Green Initiatives – Staff met with a FEI ‘green’ games committee to review opportunities to promote bicycling to the World Equestrian Games. Staff is also assisting with LFUCG’s Climate Action Plan.
- Bike Lexington – Event planning is now underway for Bike Month and Bike Lexington to be held in May.
- Bike Ordinance Revisions – Staff is working with the Mayors Bike Task Force to revise the Bike Traffic Ordinances.
- 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

- Staff attended a LFUCG Local Action Plan meeting to develop a plan to address climate change.
- Staff responded to several calls concerning CMAQ applications.
- Staff attempted to participate in an air quality conference call but was unable to due to capacity issues.
- Staff attempted to download the new air quality software (MOVES2010) but was unable to resolve issues.

Congestion Management Process (CMP)

- Staff continued to work on the Congestion Management Process (CMP) Overview document based on the comments and suggestions received from MPO, LFUCG, and KYTC staff.
- Staff prepared the Congestion Management Committee (CMC) meeting agenda, previous meeting minutes, and presentation for the February and March CMC meetings.
- Staff continued working with the KYTC staff to implement a state-wide congestion management program.
- Staff continued to work on the *Linking Planning, Engineering, Operations and Safety (LPEOS) program*.
- Staff worked on selecting Congestion Management Performance Measures and Corridors.

Mobility Office Activities

- Regular mobility office activities continued this month.
- Started radio spots for the mobility marketing campaign.
- Collaborated with LexTran to purchase TV ads during the Winter Olympic Games in February.
- Worked on TV ads for the Super Bowl.
- Worked on radio spots to run in conjunction with a program called “Black History Notes” voiced by Vanessa Williams which would run throughout the month of February.

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. NEXT MEETING DATES -

Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 15, 2010
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 22, 2010
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	April 28, 2010
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 29, 2010
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	May 6, 2010
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	May 6, 2010
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	May 11, 2010

IX. ADJOURNMENT

CT/CG/TM/WLS/BR/SDB

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