

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION ITEMS**

**June 10, 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 April 22, 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, May 6, 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: Bill Sallee, Tom Martin, Chris Taylor, and Denice Bullock, as well as Rochelle Boland, Law Department and Bob Carpenter, 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 SUBDIVISION PLANS**

- a. **PLAN 2010-13P: FAIRWAY LANDS, UNIT 11** (6/10/10)\* - located at 350 Henry Clay Boulevard.  
(Council District 5) **(EA Partners)**

Note: The Planning Commission postponed this plan at its March 11, 2010, April 8, 2010 and May 13, 2010, meetings.

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.

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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 2010-49F: THOMAS H. & ANN C. ASBURY PROPERTY (8/1/10)\* - located at 4810 Briar Hill Road.  
(Council District 12) **(CDP)**

Note: This plan requires the posting of a sign and an affidavit of such. This is an agricultural subdivision creating a 40 acre tract and 190 acre tract.

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

1. Urban County Engineer's acceptance of drainage, storm, sanitary sewers and floodplain 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 street light easements as required by the utility companies and the Urban County Traffic Engineer.
  6. Denote all non-buildable areas per Article 6-4(j) of the Land Subdivision Regulations.
  7. Denote Tract 2 boundaries as solid lines.
  8. Denote required building lines on Tract 2.
  9. Addition of private utility providers per Article 5-4(e) of the Land Subdivision Regulations.
  10. Correct land surveyor's certification.
  11. Denote dedication of additional 5' of right-of-way.
- b. PLAN 2010-50F: HAMBURG PLACE FARM, SIR BARTON WAY OFFICE PARK, PHASE 2, LOTS 16, 17 & 18 (8/1/10)\* - located on Sir Barton Way. (Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide one lot into three 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 protection information.
6. Division of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Denote: This property shall be developed in accordance with the approved final development plan.
10. Addition of name and address of developer.
11. Addition of private utilities per Article 5-4(e) of the Land Subdivision Regulations.
12. Addition of Urban County Engineer's certification.
13. Addition of building lines across entire property frontage (20' & 50').
14. Correct owner's, engineer's, land surveyor's and the Commission's certifications.
15. Correct note #1 to reference the Engineering Manuals.
16. Correct zoning information and street frontage in site statistics.
17. Remove side yard setbacks.
18. Revise note # 6 to the approval of the Division of Traffic Engineering.
19. Correct utility easement information.
20. Discuss the proposed waiver to Article 4-7(d)(1) of the Land Subdivision Regulations.

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- c. PLAN 2010-51F: CHEVY CHASE SUBDIVISION, UNIT 19, LOT 7 (8/1/10)\* - located at 1136 Providence Lane.  
(Council District 5) **(Foster – Roland, Inc.)**

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 protection/tree canopy information.
  6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
  7. Denote: This property shall be developed in accordance with the approved final development plan.
  8. Clarify area of access easement (remove garage and landscape buffer area).
  9. Correct front yard setback and denote the Board of Adjustment's approval.
  10. Correct Urban County Engineer's certification.
  11. Correct local telephone utility information.
  12. Correct plan title.
  13. Add note required to comply with Article 5-4(g) of the Land Subdivision Regulations.
- d. PLAN 2007-242F: RK MANAGEMENT (8/26/10)\* - located at 601 Adcolor Drive.  
(Council District 1) **(Allen Engineering)**

Note: The purpose of this amendment is to subdivide one lot into two lots and add an access easement, along with sanitary sewer and storm drainage easements.

Note: The Planning Commission originally approved this plan on December 13, 2007, 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 landscape buffer and required street tree information.
4. Approval of street addressing by e911 staff.
5. Addition of correct easement information (west end of property).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Place site statistics within a box.
9. Resolve boundary bearing and distances conflict with the approved development plan.
10. Addition of access easement cross-section and Adcolor Drive cross-section.
11. Kentucky Transportation Cabinet's approval of dedication of New Circle Road right-of-way.
12. Delete note number 4.
13. Improve street cross-section legibility.
14. Provided the Commission makes a finding regarding lot access via an access easement.

Note: The Commission's approval has expired and the applicant now requests a reapproval.

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

- e. PLAN 2008-114F: COVEY RIDGE DEVELOPMENT COMPANY (AMD) (8/24/10)\* - located at 5527 Athens-Boonesboro Road. (Council District 12) **(Allen Engineering)**

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

Note: The Planning Commission originally approved this plan 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. 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. Correct zoning in site statistics.
7. Addition of cross-section for I-75 and the adjacent service road.
8. Verify and correct location of cell tower lease area.
9. Denote access easement use and maintenance responsibilities.

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10. Denote reciprocal parking and access.
11. Urban Forester's approval of the tree protection area.
12. Resolve proposed property line inconsistency with certified development plan, including sign location.

Note: The Commission's approval has expired and the applicant now requests a reapproval.

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

- f. PLAN 2008-138F: MEADOW OAKS, UNIT 1-A (ASHFORD OAKS) (8/26/10)\* - located at 3414 Feliciano Lane.  
(Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on November 13, 2008, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain 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. Urban Forester's approval of tree protection areas.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Clarify label of cross-section for "G-G."
9. Denote private street maintenance responsibilities.
10. Verify exaction information to the approval of Division of Planning.
11. Clarify public versus private right-of-way dedication.
12. Addition of conditional zoning notes and development standards from approved development plan.
13. Resolve possible conflicts between development standards and plan notes.

Note: A portion of this plat (Section 1) has been recorded. However, the Commission's approval of the remainder has since expired. The applicant now requests a reapproval.

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

- g. PLAN 2008-139F: MEADOW OAKS, UNIT 1-B (ASHFORD OAKS) (8/26/10)\* - located at 3414 Feliciano Lane.  
(Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on November 13, 2008, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain 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. Urban Forester's approval of tree protection areas.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Verify exaction information to the approval of Division of Planning.
9. Addition of conditional zoning notes and development standards from approved development plan.
10. Denote the 25' conditional zoning setback along Greenbrier golf course (lots 17-26).
11. Resolve possible conflicts between development standards and plan notes.

Note: A portion of this plat (Section 1) has been recorded. However, the Commission's approval of the remainder has since expired. The applicant now requests a reapproval.

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

- h. PLAN 2008-140F: MEADOW OAKS, UNIT 1-C (ASHFORD OAKS) (8/26/10)\* - located at 3414 Feliciano Lane.  
(Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on November 13, 2008, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain 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. Urban Forester's approval of tree protection areas.

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6. Greenspace Planner's approval of the treatment of greenways and greenspace.
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. Verify exaction information to the approval of Division of Planning.
10. Addition of conditional zoning restrictions and development standards from approved development plan.
11. Denote the sanitary sewer easement across the greenway.
12. Resolve the extent and timing of the greenway dedication.

Note: A portion of this plat (Section 1) has been recorded. However, the Commission's approval of the reminder has since expired. The applicant now requests a reapproval.

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

### 3. DEVELOPMENT PLANS

- a. 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: The Planning Commission postponed this plan at its April 8, 2010 and May 13, 2010, meetings. 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.
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).

- b. DP 2010-26: GRIFFIN GATE OFFICE PARK (AMD) (8/1/10)\*- located at 1460 Newtown Pike. **(Wheat and Ladenburger)**  
(Council District 2)

Note: The purpose of this amendment is to add 9,233 square feet of buildable area and a new access point.

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.

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3. Building Inspection's approval of landscaping and landscape buffers.
  4. Approval of street addresses as per e911 staff.
  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. Addition of Final Record Plat information for property.
  9. Addition of building, lot coverage and floor area information to site statistics.
  10. Addition of utility easements.
  11. Addition of information from the certified development plan (DP 2008-16).
  12. Denote Board of Adjustment approval of a variance to the side yard setback, or revise "Area B" to meet side yard setback requirement.
  13. Denote construction access location.
  14. Denote storm water detention area for this development.
- c. DP 2010-27: BAPTIST HEALTHCARE SYSTEMS, INC. (AMD) (8/1/10)\* - located at 1740 Nicholasville Road.  
(Council District 3) **(HDR Engineers)**

Note: The purpose of this amendment is to add a 428,040 square-foot addition and 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.
  2. Urban County Traffic Engineer's approval of street cross-sections, access and internal circulation.
  3. Building Inspection's approval of landscaping and landscape buffers.
  4. Approval of street addresses as per e911 staff.
  5. Urban Forester's approval of tree protection plan.
  6. Greenspace Planner's approval of the treatment of greenways and greenspace.
  7. Division of Fire's approval of emergency access and fire hydrant locations.
  8. Division of Waste Management's approval of refuse collection.
  9. Correct note #4 to state "Engineering Manual."
  10. Denote the height of the proposed buildings.
  11. Addition of bearings, distances and boundary information for 1644 Nicholasville Road.
  12. Denote Cherokee Park intersection location on plan.
  13. Denote construction entrance location.
  14. Addition of dimension of the access point to Hiltonia Park.
  15. Denote easements per Article 21-6(a)(10) of the Zoning Ordinance.
  16. Identify canopies as solid lines and denote height.
  17. Where it conflicts (on northern ½ of property), delete existing information in favor of proposed.
  18. Recordation of a consolidation plat prior to plan certification.
  19. Remove 100' building line conflict with parking garage.
  20. Denote the timing and construction of required (conditional zoning) landscape buffer for Phase I.
  21. Denote location of necessary pedestrian and bike connection to adjoining property, per the Greenspace Planner.
- d. DP 2010-28: HAMBURG PLACE FARM, SIR BARTON WAY OFFICE PARK, PHASE 2 DEVELOPMENT, LOT 17 (AMD) (8/1/10)\* - located on Sir Barton Way. (Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to add building square footage and off-street parking on lot 17.

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. Approval of street addresses as per e911 staff.
5. Urban Forester's approval of tree protection plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire's approval of emergency access and fire hydrant locations.
9. Division of Waste Management's approval of refuse collection.
10. Addition of name and address of developer.
11. Denote construction access location.
12. Addition of site statistics for lot 10.
13. Correct property owner's certification.
14. Relocate Sir Barton access to denote shared access to both lots 16 and 17 (along zoning boundary).
15. Denote the sidewalk to Sir Barton Way from new office building.
16. Denote sanitary sewer easements.
17. Remove the northern access proposed on Sir Barton Way.

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- e. DP 2010-29: REDCOACH OF LEXINGTON, PHASE 5, SECTION 2 (AMD #12) (8/1/10)\* - located at 3461 Redcoach Trail. (Council District 4) **(Foster – Roland, Inc.)**

Note: The purpose of this amendment is to add six townhouse units.

The Subdivision Committee Recommended: Postponement. There were questions regarding compliance with the floor area and lot coverage requirements of the R-3 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. Approval of street addresses as per e911 staff.
  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. Correct purpose of amendment note.
  9. Correct plan designation (delete "minor" amendment reference).
  10. Correct parking statistics (1.5 per unit, required).
  11. Addition of owner and developer information.
  12. Addition of the tree preservation plan (TPP) and required tree canopy.
  13. Relocate units to comply with the 20' (perimeter) setback requirement (from park).
  14. Revise note #5 to the approval of the Division of Engineering.
  15. Revise open space calculation to delete pavement areas.
  16. Denote adjacent property owner to the south on plan.
  17. Denote construction access location.
  18. Document compliance with the Planned Neighborhood Residential (R-3) floor area and lot coverage requirement for proposed units.
  19. Resolve building and easement conflict.
- f. DP 2010-30: ANDERSON 2 SUBDIVISION (8/30/10)\* - located at 425 Chilesburg Road. **(Barrett Partners)**  
(Council District 7)

Note: 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, sewer, sanitary sewers and floodplain information.
  2. Urban County Traffic Engineer's approval of street cross-sections and access.
  3. Building Inspection's approval of landscaping and landscape buffers.
  4. Approval of street addresses as per e911 staff.
  5. Urban Forester's approval of tree protection plan.
  6. Department of Environmental Quality's approval of environmentally sensitive areas.
  7. Greenspace Planner's approval of the treatment of greenways and greenspace.
  8. Division of Fire's approval of emergency access and fire hydrant locations.
  9. Division of Waste Management's approval of refuse collection.
  10. Denote FEMA information on floodplain designations.
  11. Denote the source of contour information.
  12. Denote maintenance responsibility for areas of common open space.
  13. Addition of private utility providers per Article 5-4(e) of the Land Subdivision Regulations.
  14. Revise section "B-B" and "C-C" for a 5' building line and include sidewalks in rights-of-way.
  15. Delete 25' utility easement from right-of-way in section "B-B."
  16. Denote the location of the pedestrian access into the park to the approval of the Division of Parks and Recreation.
  17. Revise boundary of this plan to match gross acreage in site statistics.
  18. Discuss timing of wetland construction in greenway.
  19. Denote timing of required agricultural fence (per note # 14) prior to recordation of plat.
  20. Discuss note # 11 referring to the 25' stream management area.
  21. Denote: the utilities will be installed in the existing 25' utility easement outside of the 15' tree protection area.
- g. DP 2008-137: MOHAMMAD SERAJI PROPERTY (AMD.) (8/26/10)\* - located at 432 South Broadway. **(Mohammad Seraji)**  
(Council District 3)

Note: The Planning Commission indefinitely postponed this plan at its January 15, 2009, meeting. The applicant has requested for this item to be redocketed for consideration by the Commission.

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Note: The purpose of this amendment is to add one dwelling unit and 86 square feet of buildable area.

On November 6, 2008, the Subdivision Committee Recommended: Postponement. There were questions regarding the parking requirements.

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 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. Approval of street names and addresses per the street addressing office.
7. Addition of note stating that the improvements shall comply with the Engineering Manuals.
8. Correct purpose of amendment note.
9. Correct note number 4.
10. Correct zoning information (H-1 Overlay) and include adjoining property zoning information.
11. Addition of site statistics data from the approved plan.
12. Addition of building lines.
13. Addition of contours.
14. Document and clearly denote open space requirements on plan.
15. Remove designated open space in right-of-way.
16. Clarify site statistics.
17. Discuss parking dimensions proposed.

The Staff will report at the meeting.

- 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.

D. **SUBDIVISION REGULATION AMENDMENT PUBLIC HEARING**

1. **SRA 2010-2: AMENDMENT TO ARTICLE 5-4(H)(2)** - to provide an Alternative Engineer's and Land Surveyor's Certification.

REQUESTED BY: Urban County Planning Commission

PROPOSED TEXT: (Text underlined indicates an addition to the existing Land Subdivision Regulations.)

**5-4(h) (2) ENGINEER'S AND SURVEYOR'S CERTIFICATION** – If there is no public or private infrastructure (as defined or regulated by the Division of Engineering Technical Manuals) to be constructed, modified or dedicated and no performance and/or warranty surety is required, the following certification shall be used:

"I hereby do certify that this record plan was prepared by me or under my direction; was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance, and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their locations, size, and materials are correctly shown; and that, to the best of my knowledge and belief, the information shown hereon is accurate." (Engineer's and/or surveyor's signature, address, date, and seal)

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

1. The proposed change will maintain public health and safety, in conformance with similar long standing requirements for minor subdivision plans. This change will maintain the overall intent of the Land Subdivision Regulations.
2. A small number of major plans, where no public or private infrastructure is being dedicated for use, it is appropriate for licensed land surveyors to certify the accuracy of the plat information, in lieu of a professional engineer.

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

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

A. **PLANNING SERVICES**

- During the month of April, the Planning Services staff processed 2 text amendments to either the Zoning Ordinance or Land Subdivision Regulations. Also, 13 Board of Adjustment appeals were processed, all of which were for filed the Board's April and April meetings. All 13 written staff reports for the April meeting were forwarded to those applicants at least five working days in advance of the BOA public hearing.

In April, 18 subdivision and development plan items were processed by Planning Services staff. Of those, 3 were minor plans and all of those were reviewed within two working days of their filing. This month, another 3 major plans were submitted for certification--all of which were reviewed for compliance with all Planning Commission conditions of approval within five working days of their submission to the Planning Services staff. These plans required an additional 20 follow-up contacts made by Planning Services staff with the plan preparers, all made within two days of the receipt of revised submissions. The staff also provided floodplain assistance for 10 local property inquiries in April.

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 work session, 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 April, there were 35 updates made to the Registered Neighborhood Association data base, and Planning Services staff assisted 28 unscheduled "walk-in" visitors to the office. Those office visitors were placed with a professional staff member in an average of 2.14 minutes. Much of the remainder of the staff's time was spent answering numerous telephone inquiries from people concerning zoning regulations, subdivision plans, Board of Adjustment appeals, development plans, floodplains and related items.

- Senior Planner Jimmy Emmons, with the help of the Planning Services staff and the I/R Steering Committee, prepared the 2010 I/R Progress Report in April. He presented this report to the Planning Commission and the Council Planning Committee about the progress on the more than 100 recommendations from the I/R Steering Committee in 2008. This report concludes that some 77% of the 104 recommended actions have either been completed, are now ongoing (standard) practices, or are in the process of being implemented. The I/R Steering Committee has begun the process of reprioritization of the remaining recommendations and updating their listing of recommendations and new Infill & Redevelopment initiatives.
- On the afternoon of Wednesday, April 21, Administrative Officer Barbara Rackers attended the Town & Gown Commission meeting held near downtown Lexington.
- Senior Planners Jim Marx and Tom Martin, along with Administrative Specialist Denice Bullock, are part of a staff workgroup tasked to identify some local options for how we can do a better job of helping people to create "Great Neighborhoods" in newly developing areas of Lexington-Fayette County. Over the next six months, their group will work toward this goal.
- On Monday, April 12, Administrative Specialist Stephanie Cunningham and Barbara Rackers attended the quarterly meeting of the Paris Pike Corridor Commission, held in Paris.
- In April, Jimmy Emmons provided extensive facilitation for a small mixed use building on Jefferson Street, between Ballard Street and Tower Plaza. His efforts resulted in a building permit being issued for construction. This mixed use infill building is intended to have a restaurant on the first floor and two apartments located on the second. This small infill project would not have been possible without the 2009 I/R Zoning Text Amendments, as it is set very close to the street to match the existing street setbacks. This project received the first off-street parking variance granted in almost 30 years from the Board of Adjustment, which is now allowable under the latest I/R zoning provisions.
- As of the end of April, Senior Planner Traci Wade has nearly completed a long term project in the creation of electronic Log Books of all zoning applications filed from 1987 through 2009, including a collection of rezoning Ordinances approved by the Urban County Council.
- Tom Martin provided three flood insurance assistance letters during the month of April to private parties.
- Most members of the Planning Services staff attended at least one session of the third Creative Cities Summit held on April 7<sup>th</sup> through April 9<sup>th</sup> at the Civic Center. Almost all of the Keynote Addresses and panel discussions were conducted with one or more Planning Services staff members in attendance. Staff members truly enjoyed being a part of this unique conference.
- Planner Chris Taylor, Stephanie Cunningham and Traci Wade all attended staff-level meetings in April for the Corridor Visual Enhancement Project mentioned in the 2007 Comprehensive Plan. Along with some staff members in the Transportation Planning and Long Range Planning Sections, they will be working over the next 7-8 months to complete this previously identified project, and hopefully provide greater direction for our local land use decision-making as a result.
- On the evening of April 20, Planning Manager Bill Sallee attended a meeting of the Chilesburg Neighborhood Association, which was held at the Athens-Chilesburg Elementary School cafeteria. More than 200 residents were in attendance that evening. The pending Gess Unit 8 development plan was presented to those in attendance that evening, and several citizens questioned the evolution of the development plans for the Gess Property over the years.

## B. LONG-RANGE PLANNING

- Creative Cities Summit – All members of the Long-Range Planning staff participated in the Creative Cities Summit, which hosted international leaders in the fields of creative and strategic analysis, economic development, education, and planning. Staff participated in field trips and attended keynote addresses and breakout sessions.
- 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.
- Economic Development – Staff participated in two visioning sessions as part of a planning process by LFUCG and Commerce Lexington to develop an updated plan for Lexington's economic development efforts. Angelou Economics from Austin, Texas is the consultant for this process. Among other issues, the consultants sought information about the real estate and development markets and the development review process. Likewise, they asked about impediments to growth and other challenges for economic development.
- Green work, Greenways and Bike/Pedestrian – 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. Staff participated in the Greenspace Commission work session where members discussed updating the greenspace inventory.
- 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

### 1.1 Surveillance –

- Staff attended the Bluegrass ADD Regional Transportation Committee meeting in April.
- 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.
- Staff held the final public meeting (general public) to gather public input on the possible conversion of 2<sup>nd</sup> Street and Short Street to 2-way traffic.
- Staff worked on a report detailing and summarizing public comments regarding the possible conversion of 2<sup>nd</sup> Street and Short Street to 2-way traffic.
- Staff attended the statewide planning meeting in Frankfort.

### 1.2 Title VI/ADA

- No activity during this period.

### 1.3 Participation Process

- 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. In April, the MPO website had 595 unique visitors; 910 visits; 2,116 page views; total 1.52 GB bandwidth usage; and 11,276 hits. There were 282 links from search engines in April.
- The MPO's Twitter site increased its followers to 243 at the end of April up from 216 at the end of March.
- The MPO's new Facebook page had 13 fans at the end of April.
- MPO staff researched opportunities to redevelop the MPO website and better incorporate the use of new media as part of the MPO's participation process.
- The Lexington MPO Public Participation/Involvement Access Database continues to be updated. The database now includes over 850 records.

### 1.4 Staff Development –

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

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

- Staff attended the Creative Cities Summit.

#### 2.1 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 continued working with the KYTC staff to implement a state-wide congestion management program.
- Staff worked on selecting Congestion Management Performance Measures and Corridors.

#### 2.2 Transportation Plan Update –

- 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.

#### 2.3 Air Quality Activities –

- Staff worked with other LFUCG staff on preparation of CMAQ applications.
- Staff requested and tallied TTCC and TPC CMAQ project priorities.
- Staff attended the monthly Lexington Climate Action Plan meeting.
- Staff participated in the Kentucky Climate Action Plan conference call.
- Staff joined a webinar concerning Reducing GHG Through Traffic Operations, Construction, Maintenance and Agency Operations
- Staff attended a Climate Change/Livability/Air Quality conference.
- Staff prepared for resumption of ozone forecasting.

#### 2.4 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.

#### 3.1 Transportation/Traffic and Land Use Impact Analysis

- The MPO staff continued to monitor transportation and land use topics, and continued coordination with the LFUCG Division of Planning: Planning Services Staff, and Traffic Engineering when necessary.
- Reviewed Subdivision and Zoning Plans and participated in development review meetings.
- Monitor all Fayette and Jessamine planning activities to stay abreast with on-going land-use and economic-development planning to the greatest extent possible.
- Traffic count and roadway functional classification and TDM data information was provided to several development professionals, private consultants, realtors, and to citizens in April.

#### 3.2 Multimodal / Transportation Enhancement Planning / Intermodal Planning –

- Trail projects – Staff walked proposed alignments for the Town Branch Trail with the consulting team. Staff attended a Legacy Trail Phase 3 Steering Committee meeting
- Sidewalk projects – Staff discussed the Bates Creek Sidewalk project at the Lansdowne Merrick Neighborhood Association meeting and participated in the consultant selection process for the project. A consultant will be under contract by the end of June.
- Share the Road Campaign – Staff continued work to launch a Share the Road Campaign including public education materials and a marketing campaign that will run through the summer months.
- South Limestone Multimodal Transportation Study – A draft report was distributed to the steering committee. The final document is nearing completion.
- Community Bike Sharing Program – Staff is working with the Department of Environmental Quality and Downtown Lexington Corporation to implement the project. Major tasks underway include environmental clearance for the bike stations and issuing an RFP for the bike sharing equipment.
- Events - Event planning is now underway for Bike Month and Bike Lexington to be held in May. A calendar promoting 60 bike events is being planned and drafted. Registration for a community-wide commuter challenge closed in April. Over 70 local businesses will participate through the month of May.
- Bike Ordinance Revisions – Staff is working with the Mayors Bike Task Force to revise the Bike Traffic Ordinances.
- Complete Streets – Staff assisted with review and coordination for the Complete Streets project.
- Outreach/Presentations – Staff presented at a Sustainability Conference at BCTC and at a Statewide MPO Planning meeting in April.
- Freight Planning – The final draft of the Freight Section Extension is complete and available for review by MPO members and interested parties.

3.3 Transit Planning –

- Staff working on art shelter sites to be implemented in 2010. Attending several meetings to establish CMAQ award implementation.
- Staff working with Dennis Anderson and Tom Blues to establish an art shelter site on 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 Schoaf.
- Staff attended FTSB board meeting as Vice Chair.
- Attended meeting with Public Works and Councilman Stinnett to discuss placement of benches etc in ROW. Guidelines will be set by staff in the near future.

3.4 Mobility Office Activities –

- Regular mobility office activities continued this month.

3.5 Project Forecasts –

- Traffic count and roadway functional classification and TDM data information was provided to several development professionals, private consultants, and to citizens in March.
- Identified roadway safety issues within Fayette and Jessamine counties.

4.1 Administration –

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

4.2 Transportation Improvement Programming (TIP) –

- Compiled and filed copies of all KYTC STIP actions, and state and federal program management authorization forms.
- TIP Modification #7 was processed.

4.3 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.
- Final draft UPWP for FY 2011 was prepared, approved by the TPC and sent to KYTC/FHWA.

**VIII. 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.

**IX. NEXT MEETING DATES -**

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|-----------------------------------------------------------------------------------------------------------|----------------------|
| Work Session, Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....                           | June 17, 2010        |
| Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) .....              | June 23, 2010        |
| <b>Zoning Items Public Hearing, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers .....</b>      | <b>June 24, 2010</b> |
| Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) .....             | July 1, 2010         |
| Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) .....                  | July 1, 2010         |
| <b>Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers .....</b> | <b>July 8, 2010</b>  |

**IX. ADJOURNMENT**