

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

August 12, 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 July 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, August 5, 2010, at 8:30 a.m. The meeting was attended by Commission members: Mike Cravens, Mike Owens, Carolyn Richardson, Eunice Beatty and Derek Paulsen. 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, Cheryl Gallt, Chris Taylor, Denise Bullock, Traci Wade, Jim Marx and Barbara Rackers, as well as Captain Charles Bowen, and Firefighter Allen Case, Division of Fire & Emergency Services; and Bob Carpenter and Steven Harrod, Division of Building Inspection. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria: (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
(2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
(3) no discussion of the item is desired by the Commission, and
(4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
(5) The matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for consideration of these remaining plans is as follows:

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

1. **PRELIMINARY SUBDIVISION PLANS**

- a. **PLAN 2010-13P: FAIRWAY LANDS, UNIT 11** (8/12/10)* - 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, May 13, 2010, June 10, 2010 and July 8, 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.

* - 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 PLANS**

- a. PLAN 2010-71F: SHARKEY PROPERTY, UNIT 1, LOT 1 (AMD) (9/30/10)* - located at 1700-1736 Sharkey Way.
(Council District 2) **(EA Partners)**

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, sanitary sewer.
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 area(s).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote the street frontage.
8. Resolve the timing of the removal of access to Lot 1 per the certified DP 2005-21.
9. Denote: No Certificate of Occupancy shall be issued until the concrete apron and access point to Lot 1 has been removed.

- b. PLAN 2010-72F: MAHAN PROPERTY (AMD #2) (9/30/10)* - located at 4057 Mooncoin Way, and 4127 and 4205 Victoria Way. (Council District 9) **(EA Partners)**

Note: The purpose of this amendment is to remove the non-building restrictions; to delete note #9, to dedicate the right-of-way for Victoria Way, Bradford Colony Drive and Mooncoin Way; to create Lot 1-B and to create Lot 53.

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

1. Urban County Engineer's acceptance of drainage, storm, sanitary sewer.
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 area(s).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote all easements on Lot 1-B, as required per Article 5-2(d)(4).

- c. PLAN 2010-73F: CADENTOWN-FLAT ROCK REALTY, LLC (9/30/10)* - located at 752 Caden Lane.
(Council District 6) **(Foster – Roland, Inc.)**

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

The Subdivision Committee Recommended: Postponement. There were questions regarding the lack of tree preservation area(s) proposed for this subdivision.

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

1. Urban County Engineer's acceptance of drainage, storm, sanitary sewer.
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 area(s).
6. Department of Environmental Quality's approval of environmentally sensitive areas.

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7. Denote property owner and developers information, and plan preparation date.
8. Correct plan title.
9. Denote all private utility providers.
10. Addition of maintenance note per Article 5-4(g) of the Land Subdivision Regulations.
11. Correct zoning information (H-1 overlay).
12. Correct engineer's certification.
13. Discuss tree preservation areas (TPA) required by Article 26-5(b) of the Land Subdivision Regulations.
14. Discuss sidewalk or need for waiver.

- d. PLAN 2005-269F: GESS PROPERTY (CHILESBURG) UNIT 2-D (10/26/10)* – located on portions of 400, 480, 700, 750 and 950 Chilesburg Road. (Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 13, 2005, with a recommendation of approval subject to the conditions listed below, as well as making a recommendation to monitor the USGS data with regard to runoff.

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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street addresses by e911 staff.
6. Urban Forester's approval of tree preservation plan.
7. Greenspace Planner's approval of the treatment of greenways/bike trails.
8. Environmental Planner's approval of environmentally sensitive areas.
9. Solid Waste's approval of notes regarding refuse collection.
10. Addition of exaction information.

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

The Subdivision Committee Recommended: Reapproval, subject to the conditions previously approved, with a recommendation to monitor the USGS data with regard to runoff.

- e. PLAN 2006-220F: GESS PROPERTY, UNIT 2-E (CHILESBURG) (10/26/10)* – located off Hays Boulevard. (Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 12, 2006, 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 addressing by e911 staff.
5. Urban Forester's approval of tree preservation areas.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Complete exaction information to the approval of the Division of Planning.
8. Greenspace Planner's approval of the treatment of greenways, bike trails and pedestrian movement.
9. Correct and label access cross-sections.
10. Clarify the connections of greenspace area.

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

The Subdivision Committee Recommended: Reapproval, subject to the conditions previously approved.

- f. PLAN 2006-222F: GESS PROPERTY, UNIT 2-G (CHILESBURG) (10/26/10)* – located off Hays Boulevard. (Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 12, 2006, 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 addressing by e911 staff.
5. Urban Forester's approval of tree preservation areas.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Complete exaction information to the approval of the Division of Planning.

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8. Greenspace Planner's approval of the treatment of greenways, bike trails and pedestrian movement.
9. Correct and label access cross-sections.
10. Division of Fire's approval of emergency access easement (show location on the plan).

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

The Subdivision Committee Recommended: Reapproval, subject to the conditions previously approved.

- g. PLAN 2007-239F: GESS PROPERTY, UNIT 6-A (10/26/10)* - located on William Way (a portion of).
(Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on December 12, 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 buffering and required street tree information.
4. Approval of street addressing by e911 staff.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. United States Postal Service (USPS) approval of mailbox locations.
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 the approved final development plan.
9. Correct cul-de-sac and "F-F" street cross-sections.
10. Addition of required exaction information.
11. Label and indicate purpose of homeowners' association.
12. Addition of homeowners' association maintenance note.
13. Addition of adjoining property information (Units 4-G, 4-E and 5-A).
14. Applicant shall document either evidence of a Section 404 Water Quality Permit and relief from the Corps of Engineers "Cease and Desist" Order for this Unit or sufficient evidence that this Unit does not require a Section 404 Water Quality Permit, prior to certification.

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

The Subdivision Committee Recommended: Reapproval, subject to the conditions previously approved.

- h. PLAN 2007-241F: GESS PROPERTY, UNIT 6-C (10/26/10)* - located on William Way (a portion of).
(Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on December 12, 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 buffering and required street tree information.
4. Approval of street addressing by e911 staff.
5. United States Postal Service (USPS) approval of mailbox locations.
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. Correct street cross-sections.
9. Addition of required exaction information.
10. Recordation of Gess Property, Unit 6-B, prior to certification.

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

The Subdivision Committee Recommended: Reapproval, subject to the conditions previously approved.

- i. PLAN 2006-221F: GESS PROPERTY, UNIT 2-F (CHILESBURG) (11/4/10)* – located off Hays Boulevard.
(Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on September 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 landscaping and required street tree information.
4. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree preservation areas.

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6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Complete exaction information to the approval of the Division of Planning.
8. Greenspace Planner's approval of the treatment of greenways, bike trails and pedestrian movement.
9. Correct and label access cross-sections.
10. Recordation of consolidation plat for lot 77L prior to plan certification.

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

The Staff will report at the meeting.

- j. PLAN 2007-176F: GESS PROPERTY, UNIT 4-H (11/4/10)* - located on Jouett Creek Drive.
(Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on September 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 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 easements as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of homeowners' maintenance note.
8. Verify frontage for lot 49.
9. Resolve certification of PLAN 2005-277F: GESS PROPERTY, UNIT 4-G.

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

The Staff Recommends: Reapproval, subject to the conditions previously approved.

3. **DEVELOPMENT PLANS**

- a. DP 2010-15: GESS PROPERTY, UNIT 8 (8/12/10)* - located at 840 Hays Boulevard and 4115 Sperling Drive (a portion of). (Council District 7) **(EA Partners)**

Note: The Planning Commission postponed this plan at its April 8, 2010, May 13, 2010, and July 8, 2010, meetings. 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.
- b. DP 2006-65: BLACKFORD PROPERTY, PHASES 1 & 2 (AMD.) (8/12/10)* – 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, May 13, 2010, June 10, 2010 and July 8, 2010, meetings. This development plan requires the posting of a sign, and an affidavit of such.

Note: The original purpose of this amendment was to allow one additional lot, improve street connectivity, to revise plan notes and to remove a temporary access. 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.

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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 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).
- c. DP 2010-26: GRIFFIN GATE OFFICE PARK (AMD) (8/12/10)*- located at 1460 Newtown Pike.
(Council District 2) **(Wheat and Ladenburger)**

Note: The Planning Commission postponed this plan at its June 10, 2010 and July 8, 2010, meetings.

Note: The purpose of this amendment is to add 923 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.
 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.
- d. DP 2010-40: GARDENSIDE CABANA CLUB (PARKSIDE DEVELOPMENT) (AMD) (9/30/10)* - located at 1060 Cross Keys Road. (Council District 11)
(Kleingers & Associates)

Note: The purpose of this amendment is to depict the redevelopment of the site for office and residential uses.

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.

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4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of 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. Correct plan title.
 10. Correct 20' building line.
 11. Denote construction access location.
 12. Denote storm water detention area on plan.
 13. Denote tree protection area(s).
 14. Denote existing and proposed easements.
 15. Clarify vicinity map.
 16. Identify lot coverage, floor-area-ratio and open space in site statistics.
 17. Delete "12' setback" information.
 18. Addition of street cross-sections.
 19. Complete and clarify building and courtyard dimensions.
 20. Denote timing of the demolition of existing facility.
- e. DP 2010-41: BEAUMONT FARM, UNIT 1, SECTION 5, LOT 1-A (9/30/10)* - located at 940 Midnight Pass.
(Council District 10) **(Banks Engineering)**

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. 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. Addition of adjacent property information to include bearings and distances (from plat)-
 10. Revise construction access location (to public street).
 11. Addition of building dimensions including height of drive-thru canopy clearance.
 12. Denote zone-to-zone screening buffer widths on plan (5' or 15').
 13. Correct plan title (Lot 1-A).
- f. DP 2010-29: REDCOACH OF LEXINGTON (AMD #12) (10/24/10)* - located at 3461 Redcoach Trail.
(Council District 4) **(Foster – Roland, Inc.)**

Note: The Planning Commission originally approved this plan on June 10, 2010, 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 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.

Note: The applicant has requested a continued discussion to decrease the number of units, and to change the access points to a private access easement.

The Subdivision Committee Recommended: Approval, subject to the following revised recommendations:

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. Correct purpose of amendment note.
- ~~9. Correct plan designation (delete "minor" amendment reference).~~
- ~~10. Correct parking statistics (1.5 per unit, required).~~
9. 11. Addition of owner and developer information.
10. 12. Addition of the tree preservation plan (TPP) and required tree canopy.
11. 13. Relocate units to comply with the 20' (perimeter) setback requirement (from park).
12. 14. Revise note #5 to the approval of the Division of Engineering.
13. 15. Revise open space calculation to delete pavement areas.
14. 16. Denote adjacent property owner to the south on plan.
15. 17. Denote construction access location.
- ~~18. Document compliance with the Planned Neighborhood Residential (P-3) floor area and lot coverage requirement for proposed units.~~
16. 49. Resolve building and easement conflict.

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.

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.

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 -

Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	August 19, 2010
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	August 25, 2010
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers	August 26, 2010
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 2, 2010
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	September 2, 2010
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers	September 9, 2010

IX. ADJOURNMENT

SDB/CT/CG/TW//TM/WLS/BR

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