

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

September 9, 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** – There are no minutes to 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, September 2, 2010, at 8:30 a.m. The meeting was attended by Commission members: Mike Cravens, Mike Owens, 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, Jimmy Emmons and Traci Wade, as well as Captain Charles Bowen, Division of Fire & Emergency Services; Rochelle Boland, Law Department and Bob Carpenter, Division of Building Inspection. The Committee made recommendations on plans as noted.

General Notes

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

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

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

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

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

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

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

1. **FINAL SUBDIVISION PLANS**

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

Note: The Planning Commission postponed this plan at August 12, 2010, meeting. The applicant has since requested a waiver for the Land Subdivision Regulations regarding sidewalks. 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.
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.

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

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.

- b. PLAN 2010-82F: GESS PROPERTY, UNIT 7-A & UNIT 4-H, SECTION 2 (AMD) (10/31/10)* - located at 4115 Sperling Drive. (Council District 7) **(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 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. Remove Unit 4-H, Section 2 from plan.
8. Correct site statistics and plan title.
9. Complete exaction information to the approval of the Division of Planning.

- c. PLAN 2010-83F: GESS PROPERTY, UNIT 7-B (10/31/10)* - located at 4115 Sperling Drive. (Council District 7) **(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 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. Complete exaction information to the approval of the Division of Planning.
7. Correct cross section "F-F" to match preliminary subdivision plan.

- d. PLAN 2010-84F: GESS PROPERTY, UNIT 7-C (10/31/10)* - located at 4115 Sperling Drive. (Council District 7) **(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 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. Complete exaction information to the approval of the Division of Planning.
7. Correct cross-section "F-F" to match preliminary subdivision plan.
8. Complete adjacent property information about adjacent storm water basin.

- e. PLAN 2010-85F: GESS PROPERTY, UNIT 11-C (10/31/10)* - located at 4618 Sperling Drive. (Council District 7) **(EA Partners)**

Note: The purpose of this plan is to subdivide one lot into nineteen buildable 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 area(s).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of the tree canopy information.
8. Complete adjacent property information for Gess Property, Unit 6.
9. Division of Planning approval of exaction information.

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

- f. PLAN 2010-86F: GESS PROPERTY, UNIT 11-D (10/31/10)* - located at 4618 Sperling Drive.
(Council District 7) **(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 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Addition of the tree canopy information.
9. Revise the cross-section for "F-F" (sidewalk only one side).
10. Document installation of 100' USA boundary buffer yard per Article 23A-2(f) prior to plan certification (per development plan).
11. Division of Planning approval of exaction information.
12. Correct note #10.

- g. PLAN 2010-87F: SHELBOURNE PLAZA (10/31/10)* - located at 501 – 511 South Broadway.
(Council District 2) **(Strand Associates)**

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 area(s).
6. Denote street frontage in site statistics.
7. Denote setback (per the approved Final Development Plan).
8. Denote private utility providers per Article 5-4(e) of the Land Subdivision Regulations.
9. Addition of maintenance note per Article 5-4(g) of the Land Subdivision Regulations.
10. Delete purpose of amendment note.

3. DEVELOPMENT PLANS

- a. DP 2010-15: GESS PROPERTY, UNIT 8 (9/9/10)* - 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, July 8, 2010 and August 12, 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.) (9/9/10)* – 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.

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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.
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 2010-44: MORNINGSIDE MARKET (10/31/10)* - located on National Avenue at N. Ashland Avenue.
(Council District 3) **(CRP & Associates)**

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 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 new emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection locations.
9. Denote the required landscape buffer along the southwest property line.
10. Denote building heights.
11. Denote construction entrance.
12. Denote Final Record Plat information where applicable.
13. Addition of turn lane detail found on the Preliminary Development Plan.
14. Addition of appropriate public street improvements found on the Preliminary Development Plan.
15. Correct tree preservation information.
16. Clarify vehicular use area landscaping requirements and proposed changes to existing properties.
17. Resolve dumpster locations behind 801 National Avenue.
18. Discuss timing of public improvements and amenities per the Preliminary Development Plan adaptive reuse information.

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- d. DP 2010-45: PALUMBO PROPERTY, TRACT A (HOPE CENTER) (10/31/10)* - located at 299 Loudon Avenue.
(Council District 1) **(Carman and Associates)**

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the unidentified easements found on the subject site and the impact on the proposed site design.

Should this plan be approved, the following amended 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.
6. Division of Environmental Quality's approval of environmentally sensitive areas.
7. Bike and 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. Complete building dimensions and height.
11. Denote Final Record Plat designation.
12. Denote stormwater detention area on plan (even if off site).
13. Addition of adjoining property information.
14. Addition of written scale to graphic scale information.
15. Remove duplicate owner's certification.
16. Remove building and easement conflict for cafeteria building.
17. Clarify building coverage and parking gross floor area.
18. Clarify site acreage.
19. Correct plan title.
20. Correct note #5.
21. Denote the Board of Adjustment approval of a conditional use permit.
22. Discuss driveway/parking lot improvements across the property line.
23. Discuss location of the interior sidewalk connection to the public street sidewalk.

- e. DP 2010-46: L.T. RUTH PROPERTY (AMD) (10/31/10)* - located at 1301 and 1351 Newtown Pike.
(Council District 2) **(Vision Engineering)**

Note: The purpose of this amendment is to depict additional development of a 60,000 square-foot building and the associated parking.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the timing of the permanent access and development in the floodplain area.

Should this plan be approved, the following 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 street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire's approval of emergency access and fire hydrant locations.
10. Division of Waste Management's approval of refuse collection.
11. Label contour information.
12. Correct Planning Commission certification.
13. Revise purpose of amendment note.
14. Clarify site statistics.
15. Denote typical parking dimensions.
16. Correct note numbers 10 and 14.
17. Clarify existing development information.
18. Denote source of floodplain information.
19. Denote construction access.
20. Denote tree protection areas.
21. Revise tree canopy calculations and boundary limits to include entire property.
22. Discuss status of future drive connection and temporary connection.
23. Discuss status of Newtown Pike access.
24. Discuss internal pedestrian connections.
25. Discuss the proposed development in the existing floodplain.

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- f. DP 2009-66: WOLF RUN INDUSTRIAL PARK, LOTS 1, 2 & 3 (AMD) (12/10/09)* - located at 2262, 2270, and 2278 Frankfort Court. (Council District 12) **(Barrett Partners)**

Note: The Planning Commission originally approved this plan on October 8, 2009, 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. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Improve plan legibility by removing extraneous information from plan face and clarify plan features.
8. Denote floodplain and 25' setback.
9. Clarify area of storm and sewer easement to be relocated.
10. Correct plan title.
11. Addition of purpose of amendment note.
12. Kentucky Department of Transportation's approval of improvements and access to Old Frankfort Pike.
13. Resolve possible fill in identified floodplains.

Note: Since the Planning Commission meeting, the applicant has submitted a revised plan that redistributes the buildable area, corrects the square footage of the building and removes the southernmost entrance on Frankfort Court. Now, the applicant is requesting a continued discussion for this plan.

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

- g. DP 2010-8: PROVIDENCE PLACE, TRACT 3, LOTS 4 & 5 (12/23/10)* - 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 originally approved this plan on April 22, 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. 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. Resolve boundary fencing and/or screening along the northern property lines of lots 4 and 5 as discussed at the Planning Commission's April 22, 2010, meeting.

Note: Since the Planning Commission meeting, the applicant has revised their proposed development plan, changing the status of Lot 4 from a Final Development Plan to the original Preliminary Development Plan. Now, the applicant is requesting a continued discussion to review the plan solely as a Final Development Plan for Lot 5.

The Subdivision Committee Recommended: **Approval**, subject to the following revised 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 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. Delete note #15.~~
10. ~~Denote the sanitary sewer temporary construction easement on lot 4.~~
11. ~~Resolve the minimum off-street parking required on lot 5.~~
10. ~~Resolve~~ Discuss the proposed access easement location and turning radius proposed (for trucks).
12. ~~Denote:~~ Mary Fay Place shall be completed prior to the issuance of a Certificate of Occupancy.
11. Denote exactions due at the time of building permits (Note #14).

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12. 14. Resolve boundary fencing and/or screening along the northern property lines of ~~lots 4 and~~ Lot 5 as discussed at the Planning Commission's April 22, 2010, meeting.
- h. DP 2010-51: LEXINGTON MALL PROPERTY (AMD #12) (11/14/10)* - located at 2299, 2349 and 2401 Richmond Road. (Council District 5) **(Strand Associates)**

Note: The purpose of this amendment is to increase building height, and to add parking.

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 landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Waste Management's approval of refuse collection.
8. Addition of written scale.
9. Correct plan title.
10. Addition of dimensions on walkways and sidewalks.
11. Addition of record plat designation in title block.
12. Complete floodplain information (source) and denote required 25' setback.
13. Denote timing of the removal of drainage easement (outlot area).
14. Review by the Technical Committee prior to certification.

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 – The Chairman will announce that any item a Staff member would like to present will be heard at this time.

1. PROPOSED AMENDMENT TO THE "BIG BOX" DESIGN GUIDELINES – GUIDELINE #10a.

The staff has prepared a revised draft to the guidelines referenced in Article 12-8 of the Zoning Ordinance. After distributing this draft, the staff will report at the meeting.

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	September 16, 2010
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	September 23, 2010
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 29, 2010
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 7, 2010
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	October 7, 2010
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 14, 2010

IX. ADJOURNMENT

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

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

**ADDENDUM
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

September 9, 2010

1. FINAL SUBDIVISION PLANS (CONT.)

- h. PLAN 2005-166F: CLARK PROPERTY UNIT 1-B, SEC. 2 (11/28/10)* - located at 1551 Deer Haven Lane
(a portion of). (Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on July 14, 2005 and recorded all but eight lots of this subdivision on September 30, 2005. The Commission reapproved this plat (for Section 2) on July 13, 2006, July 12, 2007, and September 11, 2008; and granted an extension on September 10, 2009, subject to the conditions listed below.

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 landscaping.
4. Addition of utility and street light easements by the utility companies and the Urban County Traffic Engineer.
5. Urban Forester's approval of tree preservation plan.
6. Approval of street names and addresses by e911 staff.
7. Addition of exaction information.

Note: The applicant now requests another one-year extension for Section 2 of the plan.

The Staff Recommended: **Approval** of a one-year extension, subject to the previous conditions.

- i. PLAN 2007-156F: CLARK PROPERTY, UNIT 1-M (11/28/10)* - located at Polo Club Boulevard and Ice House Way.
(Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on August 9, 2007, reapproved it on September 11, 2008 and granted an extension on September 10, 2009, 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 addresses as per 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. Denote: This property shall be developed in accordance with the approved final development plan.
8. Verification of exaction information by Division of Planning.

Note: The applicant now requests another one-year extension of the plan.

The Staff Recommended: **Approval** of a one-year extension, subject to the previous conditions.

- j. PLAN 2008-77F: EAST BRIDGEFORD LAND & DEV. CO., (KINGSTON HALL), PHASE 1, UNIT 2 (11/28/10)* - located at 2356 Newtown Pike. (Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on July 10, 2008, and reapproved it on September 10, 2009, 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 and/or addresses per the street addressing office.
5. Addition of utility and streetlight easements, as required by the utility companies, the Urban County Engineer and the Urban County Traffic Engineer.
6. Identify existing access easements to remaining tract to the east.
7. Verify exaction information.
8. Denote required buffer along the Urban Service Area Boundary (conditional zoning).
9. Correct Newtown Pike cross-section.
10. Resolve the possible need for a final development plan to be approved by the Planning Commission.
11. Resolve access easement.
12. Board of Health Department's approval of septic tank system prior to certification.

Note: The applicant now requests a one-year extension of the plan.

The Staff Recommended: **Approval** of the one-year extension, subject to the previous conditions.

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