

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

October 14, 2010

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – Prior Planning Commission meeting minutes of August 12, 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, October 7, 2010, at 8:30 a.m. The meeting was attended by Commission members: Mike Cravens, Mike Owens, Eunice Beatty, Marie Copeland 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: Chris King, Bill Sallee, Tom Martin, Cheryl Gallt, Chris Taylor, Denise Bullock, Jim Duncan and Barbara Rackers, as well as Firefighter Allen Case, Division of Fire & Emergency Services and Rochelle Boland, Law Department. 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 2010-99P: TUSCANY, UNIT 6, SECTION 1, LOTS 1 & 2 (12/2/10)*** - located at 2599 Old Rosebud Road (a portion of). (Council District 6) **(EA Partners)**

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

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 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. Denote area in right-of-way in site statistics.
9. Denote source of contours.
10. Denote private utility providers.
11. Denote construction access.
12. Resolve the location of the stub of Old Rosebud Road into adjoining property.

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

2. **FINAL SUBDIVISION PLANS**

- a. PLAN 2010-100F: NDC PROPERTY (WELLINGTON), UNIT 1-B, SECTION 2, LOTS 19 & 20 (AMD) (12/2/10)* - located at 209 Ruccio Way. (Council District 9) **(Foster-Roland, Inc.)**

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

The Subdivision Committee Recommended: **Postponement**. There are questions regarding a potential conflict with the property line proposed and the approved development plan.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and required street tree information.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection area(s) and tree canopy information.
 6. Addition of utility and street light easement(s) 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. Denote all private utility providers.
 9. Denote reciprocal parking and access, per approved development plan.
 10. Denote property owner and developer's information.
 11. Denote the agreed judgment for the property and its date.
 12. Addition of access maintenance note per Article 5-4(g) of the Land Subdivision Regulations.
 13. Addition of location of control monuments required by Article 6 of the Land Subdivision Regulations.
 14. Correct land surveyor and engineer's certification.
 15. Addition of adjoining property (dashed lines) information for 225 Ruccio Way.
 16. Increase text size for plan notes.
 17. Discuss property line conflict with the approved final development plan.
- b. PLAN 2010-101F: ROMAN SOLDIER, UNIT 1-E, LOT 28 (AMD) (12/2/10)* - located at 3876 Sugar Creek Road. (Council District 4) **(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. Addition of utility easements as required by the utility companies.
 6. Correct property owner's certification.
 7. Correct land surveyor's certification.
 8. Correct Planning Commission certification.
 9. Correct dimension of sanitary sewer easement on lot 28-B.
 10. Addition of private utility providers per Article 5-4(e) of the Land Subdivision Regulations.
 11. Addition of maintenance note per Article 5-4(g) of the Land Subdivision Regulations.
 12. Addition of property owner and developer's information.
 13. Addition of relevant notes from previous plat.
- c. PLAN 2010-102F: GESS PROPERTY, UNIT 6-D (12/2/10)* - located at 840 Hays Boulevard (a portion of). (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 easement(s) as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of exaction information to the approval of the Division of Planning.
8. Denote the location and number of trees to be planted in order to meet the tree canopy requirements.

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

- d. PLAN 2010-103F: GESS PROPERTY, UNIT 6-E (12/2/10)* - located at 840 Hays Boulevard (a portion of).
(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 easement(s) as required by the utility companies and the Urban County Traffic Engineer.
8. Addition of exaction information to the approval of the Division of Planning.
9. Denote the location and number of trees to be planted in order to meet the tree canopy requirements.

- e. PLAN 2010-104F: GESS PROPERTY, UNIT 6-F (12/2/10)* - located at 840 Hays Boulevard (a portion of).
(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. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easement(s) as required by the utility companies and the Urban County Traffic Engineer.
8. Denote the location and number of trees to be planted in order to meet the tree canopy requirements.
9. Revise cross-section "F-F."
10. Addition of exaction information to the approval of the Division of Planning.

- f. PLAN 2010-105F: GESS PROPERTY, UNIT 6-G (12/2/10)* - located at 840 Hays Boulevard (a portion of).
(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 easement(s) as required by the utility companies and the Urban County Traffic Engineer.
8. Denote the location and number of trees to be planted in order to meet the tree canopy requirements.
9. Addition of exaction information to the approval of the Division of Planning.

- g. PLAN 2010-106F: TUSCANY, UNIT 6, SECTION 1, LOTS 1 & 2 (12/2/10)* - located at 2599 Old Rosebud Road (a portion of). (Council District 6) **(EA Partners)**

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the extent of the preliminary subdivision plan.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s).
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and street light easement(s) 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. Addition of property owner and developer's information.
10. Correct vicinity map.
11. Denote that certification of preliminary subdivision plan must occur prior to certification of record plat.
12. Denote the location and number of trees to be planted in order to meet the tree canopy requirements.

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13. Provided the Planning Commission grants a waiver to Article 4-7(d)(1) of the Land Subdivision Regulations.
14. Resolve the need for a temporary turnaround.

- h. PLAN 2010-61F: HILLENMEYER PROPERTY, UNIT 1, PHASE I (12/29/10)* - located at 2801 Sandersville Road.
(Council District 2) **(Hall-Harmon Engineers)**

Note: The Planning Commission originally approved this plan on July 8, 2010, subject to the following conditions:

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 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 and steep slopes.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Denote 15' tree protection area, per preliminary subdivision plan.
10. Correct lot numbers to be consistent with remainder of plat (#204-210).
11. Certification of an amended Preliminary Subdivision Plan prior to the recordation of lots 18-21.

Note: The applicant has requested a continued discussion to reduce the building line from 30' to 20' as allowed in the R-3 zone.

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

3. **DEVELOPMENT PLANS**

- a. DP 2010-15: GESS PROPERTY, UNIT 8 (10/14/10)* - located at 840 Hays Boulevard and 4115 Sperling Drive (a portion of). (Council District 7) **(EA Partners)**

Note: This development plan requires the posting of a sign, and an affidavit of such. The Planning Commission postponed this plan at its April 8, May 13, July 8, August 12 and September 9, 2010 meetings.

The Subdivision Committee Recommended: Postponement (on April 1, 2010).

The Staff Recommended: **Postponement**. There are questions regarding compliance with the Community Design Element of the EAMP for portions of the apartment complex and for the proposed convenience store. In addition, completion of the pedestrian system is necessary for this development.

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

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. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection and canopy information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & 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 new access details and fire hydrant locations.
10. Division of Waste Management's approval of refuse collection locations.
11. Revise clubhouse and C-store setbacks from Hays Boulevard to a minimum of 45'.
12. Provide landscaping details between apartments and Unit 7, per Article 23A-2(r).
13. Complete sidewalk connections between apartment buildings and along access drive.
14. Clarify tree preservation conflict with 24' access drive proposed.
15. Clarify open space preservation between school property and proposed northern "park" area.
16. Relocate apartment buildings a minimum of 20' from the Athens-Chilesburg School property.
17. Denote lighting restrictions for buildings and parking lots in multi-family and Community Center areas.
18. Denote building heights.
19. Clarify Note #10 (relating to construction access off "local streets").
20. Relocate sidewalk crossing at Jouett Creek/Sperling intersection to be entirely within the public right-of-way.
21. Increase turning radii in apartment parking areas to the approval of the Divisions of Fire and Traffic Engineering.
22. Denote crosswalks at all intersections on Sperling Drive.
23. Complete internal sidewalks from clubhouse/pool area to Community Center (across floodplain).
24. Revise Note #17 to list exactions due at time of building permit (on this plan), or provide uses that will be subject to a Final Record Plat prior to the issuance of building permits.
25. Denote: All sidewalks required in public rights-of-way and along access drives shall be installed prior to issuance of any Occupancy Permits.

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26. Denote: No building permits shall be issued for Buildings 6-9 until a Conditional Letter of Map Revision is approved by FEMA.
 27. Discuss Development Standards for Retail and Apartment uses (Glassford example).
 28. Discuss Community Design treatment proposed for rear of planned C-store.
 29. Discuss the landscaping proposed on Sperling Drive (per ZDP Design Standards).
 30. Discuss the need for additional vehicular connections in northern apartment parking lot areas.
- b. DP 2010-45: PALUMBO PROPERTY, TRACT A (HOPE CENTER) (10/31/10)* - located at 299 Loudon Avenue.
(Council District 1) **(Carman and Associates)**

Note: The Planning Commission postponed this plan at its September 9, 2010, meeting.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection plan.
 6. Division of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike 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. Denote Final Record Plat designation.
 11. Denote stormwater detention area on plan (even if off site).
 12. Denote: There are no encroachments by the buildings into existing easements.
 13. Denote adjoining property owners' approval of off site improvements and shared access.
 14. Document resolution of private easement conflicts.
- c. 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 Planning Commission postponed this plan at their September 9, 2010, meeting. 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 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. 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. Correct Planning Commission certification.
12. Revise purpose of amendment note.
13. Denote typical parking dimensions.
14. Correct note number 10.
15. Clarify existing development information.
16. Denote source of floodplain information.
17. Denote construction access location(s).
18. Denote tree protection areas.
19. Discuss status of future drive connection and temporary connection.
20. Discuss status of Newtown Pike access.
21. Discuss internal pedestrian connections.
22. Discuss proposed access through Eastern State Hospital property.

- d. DP 2010-53: BEAUMONT FARM, UNIT 12, LOTS 1 & 4 (AMD.) (12/2/10)* - located at 3231 and 3251 Beaumont Centre Circle. (Council District 10) **(Barrett Partners)**

Note: The purpose of this amendment is to add two multi-purpose fields and a pavilion, and to reflect the construction of the Phase II parking lot and additional parking.

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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 preservation 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 new emergency access and fire hydrant locations.
9. Division of Waste Management's approval of refuse collection locations.

- e. DP 2010-54: CHANCELLOR SUBDIVISION (THE SPRINGS) (AMD.) (12/2/10)* - located at 2000-2020 Harrodsburg Road and 644 Lane Allen. (Council District 10) **(Barrett Partners)**

Note: The purpose of this amendment is to redevelop the property.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the proposed access, the right-of-way improvements, use restrictions and traffic calming.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan.
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. Division of Fire's approval of new access details and fire hydrant locations.
9. Division of Waste Management's approval of refuse collection locations.
10. Denote final record plat designation where applicable.
11. Clarify purpose of amendment note.
12. Denote KYDOT approval for proposed access to Harrodsburg Road.
13. Denote proposed and existing utility easements.
14. Denote access to proposed detention location(s).
15. Denote: No development of Parcels B, C and D until a final development plan is approved and certified.
16. Denote that a consolidation plat will be certified prior to issuance of a building permit on Parcel A.
17. Denote timing of Lane Allen Road median improvements.
18. Discuss proposed access curbing and sidewalk on Mitchell Avenue.
19. Discuss proposed right-in and right-out on Harrodsburg Road.
20. Discuss location of new tree planting (tree canopy) on Parcel A.
21. Discuss adequacy of proposed drive-through separation proposed on Parcel A.
22. Discuss conditional zoning limits and potential B-3 use limitation.
23. Discuss outdoor lighting and signage in relation to residential area.
24. Discuss proposed parking on access aisle from proposed full access point to Parcel A.
25. Discuss need for a deceleration lane on Harrodsburg Road to Lane Allen Road.
26. Discuss traffic calming needs on subject property (cut-through movements).

- f. DP 2010-55: OLLIE'S TROLLEY (MDR CENTERS, LLC) (AMD) (12/2/10)* - located at 205 Southland Drive. (Council District 3) **(Midwest Engineers)**

Note: The purpose of this amendment is to add a miniature golf facility and revise the parking.

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

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 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 new emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection locations.
9. Clarify number of new trees to be planted to meet minimum standards and retention of three existing trees.
10. Denote the approval date of parking text amendment by the Urban County Council.
11. Denote building dimension information with dashed lines.
12. Clarify site statistics for compact parking (25 percent limit of the required).

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13. Remove "Storm drainage/detention note" from plan.
14. Resolve the potential lighting for miniature golf facility.
15. Revise zone-to-zone screening/buffer details to recognize existing 10' landscape easement.
16. Resolve the need for a sidewalk from miniature golf facility to Southland Drive.
17. Resolve the proposed detention (maintenance notes versus facilities).
18. Resolve mini-golf structures, if any proposed in the floodplain area and within the 50' building line.
19. Resolve improvements proposed in existing 10' landscape easement.

- g. DP 2010-56: MAN O' WAR DEVELOPMENT, UNIT 2, SECTION 1, LOT 2-B (12/2/10)* - located at 1875 Pleasant Ridge Road. (Council District 6) **(Vision 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. Division of Fire's approval of new emergency access and fire hydrant locations.
6. Division of Waste Management's approval of refuse collection locations.
7. Denote stormwater management areas (off site).
8. Denote Board of Adjustment's approval for a conditional use permit.
9. Denote the additional dumpster screening per the preliminary development plan information.
10. Reduce line weight for proposed signage and add note for Article 17.

- h. DP 2010-57: TUSCANY, UNIT 6, SECTION 1, LOT 1 (12/2/10)* - located at 2599 Old Rosebud Road (a portion of). (Council District 6) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan.
6. Division of Fire's approval of new emergency access and fire hydrant locations.
7. Division of Waste Management's approval of refuse collection locations.
8. Denote height of proposed building.
9. Denote detention area.
10. Denote use and dimensions of accessory structure.
11. Denote area of proposed tree canopy.
12. Correct or document open space to be provided.
13. Correct the required parking per Article 8-12(n) of the Zoning Ordinance.
14. Denote all proposed and existing easements.
15. Label or identify the interior landscaping areas in parking lot.
16. Identify the proposed uses of property (elderly housing, multi-family, etc.).
17. Label dumpster location or add screening information.
18. Resolve the timing of construction of street per preliminary subdivision plan.
19. Resolve the timing of the dedication of public street(s).

- i. DP 2010- 59: MIRIAM E. AKIN PROPERTY (LEXINGTON HOME OWNERSHIP COMM, INC.) (12/28/10)* - located at 163 and 165-167 Jefferson Street. (Council District 2) **(Sherman/Carter/Barnhart)**

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. Clarify the termination of the proposed walkway between buildings.
10. Clarify the use of the building envelope relative to the Jefferson Street orientation on Lot 167.
11. Denote all variance conditions per the Planning Commission's approval.
12. Denote that there will be no stormwater detention on site.
13. Review by the Technical Committee prior to certification.

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

- j. DP 2010- 60: HAMBURG PLACE FARM, PHASE 2, LOT 17 (AMD) (12/28/10)* - located on Sir Barton Way.
(Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to reduce the size of Lot 17 and to revise the parking layout.

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. Correct planning Commission certification date.
5. Addition of bearings and distances for Lot 17.
6. Revise the lot lines to include all of the proposed access easement on the adjacent property not shown on the approved record plat (PLAN 2010-50F).
7. 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.

- A. **PFR 2010-5: BLUEGRASS COMMUNITY AND TECHNICAL COLLEGE** – a Public Facilities Review of redevelopment of the Eastern State Mental Hospital property for the new Bluegrass Community and Technical College campus located at 627 West Forth Street.

The Staff will report at the meeting.

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

- VII. **AUDIENCE ITEMS** – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will **NOT** be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

VIII. **NEXT MEETING DATES -**

Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 21, 2010
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 28, 2010
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 27, 2010
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	November 4, 2010
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	November 4, 2010
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	November 11, 2010
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	November 18, 2010

IX. **ADJOURNMENT**

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

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