

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION ITEMS**

**January 12, 2012**

- 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** – The minutes of November 10, 2011, meeting 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, January 5, 2012, at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Will Berkley, Derek Paulsen, Eunice Beatty, Mike Owens and Marie Copeland. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Tom Martin, Cheryl Gallt, Chris Taylor, Jimmy Emmons, Barbara Rackers, Traci Wade, David Jarman, Pamela Brown and Denice Bullock, as well as Captain Charles Bowen, 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. FINAL SUBDIVISION PLAN**

- a. **PLAN 2012-1F: GESS PROPERTY, UNIT 8-A (2/19/12)\*** - located at 840 Hays Boulevard.  
(Council District 7) **(EA Partners)**

The Subdivision Committee Recommended: **Approval**, 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.
4. Addressing Office's approval of street names and addresses
5. Urban Forester's approval of tree protection area(s) and required street tree information.
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. Exactions to the approval of Division of Planning.

**2. DEVELOPMENT PLAN**

- a. **DP 2011-97: LIGGETT & COMPANY (1/29/12)\*** - located at 1211 Manchester Street.  
(Council District 2) **(J.E. Black)**

Note: The Planning Commission postponed this plan at its December 8, 2011, meeting.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the phasing of the development, emergency access, stormwater management and proposed uses.

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

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. 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 parking lot phasing labels.
11. Correct vicinity map.
12. Complete metes and bounds.
13. Addition of signage note (per Article 17 of the Zoning Ordinance).
14. Addition of tree protection notes.
15. Modify the landscaping screening along 216 Wilton Avenue to meet Article 18-3 of the Zoning Ordinance.
16. Submit details regarding provision of public art.
17. Discuss storm water management.
18. Discuss phasing of development notes.
19. Discuss possible and proposed uses.
20. Discuss past Board of Adjustment approval (and restrictions) for emergency access to Liggett Avenue.

**C. PERFORMANCE BONDS AND LETTERS OF CREDIT** – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

**V. COMMISSION ITEMS** – The Chair will announce that any item a Commission member would like to present will be heard at this time.

**A. BOAR 2011-2: KATHY AND SHAILENDRA CHOPRA** (1/12/12)\* – an appeal of a Board of Architectural Review denial of an iron fence with brick columns near the front of the property, located at 444 Fayette Park.

Note: The Planning Commission postponed this item at the request of the appellant, at its November 10, 2011, meeting.

The staff will report at the meeting.

**B. ELECTION OF OFFICERS** – The Commission's By-laws state that at the first regular meeting in January, the Commission shall elect a Chairperson, Vice-Chairperson, Secretary, and Parliamentarian. The nominating committee will present its slate for consideration by the Planning Commission. Nominations may also be made from the floor.  
The current officers are as follows:

|                  |   |                     |
|------------------|---|---------------------|
| Chairperson      | - | Mike Cravens        |
| Vice Chairperson | - | Mike Owens          |
| Secretary        | - | Lynn Roche-Phillips |
| Parliamentarian  | - | Patrick Brewer      |

**C. DELEGATION OF SECRETARY'S DUTIES** – The Commission's past procedure for carrying out the Secretary's duties, except for signing minutes, has been to delegate that authority to the Director of the Division of Planning and his staff. The Chair will request the Commission consider taking action on this matter.

**VI. STAFF ITEMS** – The Chair 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**

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|-------------------------------------------------------------------------------------------------------------|-------------------------|
| Work Session, Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....                             | January 19, 2012        |
| Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) .....                | January 25, 2012        |
| <b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....      | <b>January 26, 2012</b> |
| Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) .....               | February 2, 2012        |
| Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) .....                    | February 2, 2012        |
| <b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers ..... | <b>February 9, 2012</b> |

#### **IX. ADJOURNMENT**

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