

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

February 9, 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** – 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, February 2, 2012, at 8:30 a.m. The meeting was attended by Commission members: Derek Paulsen, Eunice Beatty, Mike Owens, Will Berkley and Marie Copeland. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jim Gallimore, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Tom Martin, Cheryl Gallt, Chris Taylor, Jimmy Emmons, Dave Jarman and Denice Bullock, as well as Captain Charles Bowen, Division of Fire & Emergency Services. 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. CONTINUATION OF DEVELOPMENT PLAN

- a. **DP 2011-96: CHINOE VILLAGE SHOPPING CENTER (AMD) (2/9/12)*** - located at 1050 Chinoe Road.
(Council District 5) **(The Roberts Group)**

Note: The Planning Commission continued this item from their December 8, 2011, meeting. The purpose of this amendment is to revise the layout of the gas station.

The Subdivision Committee Recommended: **Referral to the full Commission.**

Should this plan be approved, the following conditions 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 Fire's approval of emergency access and fire hydrant locations.
7. Division of Waste Management's approval of refuse collection.
8. Denote: The existing landscaping and trees along Creekwood Drive shall be retained.
9. Discuss height of proposed canopy.
10. Discuss lighting restrictions related to off hours.
11. Discuss traffic movement, need for drive aisles and canopy setback to the approval of Traffic Engineering.
12. Addition of original ZDP restrictions from DP 83-151.

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

2. FINAL SUBDIVISION PLAN

- a. PLAN 2012-2F: TUSCANY, UNIT 1-B, SEC. 1, LOTS 62 & 63 (3/29/12)* - located at 2413 and 2409 Rossini Place.
(Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to reduce the building line from 30 feet to 20 feet.

The Subdivision Committee Recommended: **Approval**, 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 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of private utility providers.
8. Correct Engineer/Surveyor's certification.

3. DEVELOPMENT PLANS

- a. DP 2011-97: LIGGETT & COMPANY (2/9/12)* - located at 1211 Manchester Street.
(Council District 2) **(J.E. Black)**

Note: The Planning Commission postponed this plan at its December 8, 2011 and January 12, 2012, meetings. This plan requires the posting of a sign and an affidavit of such.

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

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.
- b. DP 2012-1: LOCHMERE ESTATES (MAPLE RIDGE) (AMD) (3/20/12)* - located at 651 Chilesburg Road.
(Council District 7) **(Eagle Engineering)**

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to reconfigure the lots (adding several) and to alter the public access easement.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding open space compliance.

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. Greenspace Planner's approval of the treatment of greenways and greenspace.

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

7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Revise note #9.
10. Addition of note regarding operation of gates from previous plan.
11. Denote that property is located entirely within the Special Design Area.
12. Resolve Lot 37/walking path conflicts.
13. Revise Lot 38 to reflect current plat.
14. Document BOA approval for conditional use on Lot 38.
15. Provided the Planning Commission makes a finding that the plan complies with the provisions of the EAMP.
16. Discuss tree protection areas.
17. Discuss the right-of-way exclusion from open space.
18. Discuss driveway impact on open space.

- c. DP 2012-3: L.C. BERRY & BELLA VISTA SUBDIVISIONS (PANDA EXPRESS) (4/2/12)* - located at 2433 Nicholasville Road. (Council District 10) **(Milestone Design)**

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 emergency access and fire hydrant locations.
7. Division of Waste Management's approval of refuse collection.
8. Addition of written scale.
9. Correct copyright information and corporate references to permit copying of this public document.
10. Clarify Dennis Drive cross-section(s).
11. Denote stormwater detention location.
12. Resolve the need for right turn lane and/or provisions of sidewalks on Nicholasville Road into service road to the approval of Division of Traffic Engineering and Kentucky Department of Transportation.

- d. DP 2012-4: BAPTIST HEALTHCARE SYSTEM (CENTRAL BAPTIST HOSPITAL) (AMD) (4/2/12)* - located at 1740 Nicholasville Road. (Council District 4) **(HDR)**

Note: The purpose of this amendment is for an addition to the emergency room and to provide a canopy and pull-through drive lane for emergency medical services response vehicles.

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. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Division of Fire's approval of emergency access, fire hydrant locations, and fire gate information (agreement).
8. Division of Waste Management's approval of refuse collection.
9. Correct numbering of general notes.
10. Denote compliance with Article 18-3 of the Zoning Ordinance.
11. Resolve exterior lighting spillage with applicable requirements.

- e. DP 2012-5: BEAUMONT FARM, UNIT 1, SEC. 5, LOT 8 (4/2/12)* - located at 1136 Monarch Street. (Council District 10) **(Midwest 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. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Waste Management's approval of refuse collection.

- f. DP 2012-6: ANGLIANA AVENUE – TRINITAS HOUSING PROJECT (4/2/12)* - located at 474, 497 and 498 Angliana Avenue. (Council District 3) **(Brandstetter Carroll)**

Note: The purpose of this amendment is to depict apartment development for the property.

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

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

1. Provided the Urban County Council rezones the property R-5; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Building Inspection's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree protection plan.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Amend title to include "Amended" Final Development Plan.
10. Denote elements of compliance with Article 15-7(a) of the Zoning Ordinance (I/R area).
11. Provided the Planning Commission grants a waiver for proposed access northeast of building #3.
12. Denote timing and details of 4-way stop intersection (at Curry/Angliana).

- g. DP 2012-8: GLENN CREEK (DOVE CREEK) (AMD) (4/2/12)* - located at 1145 Appian Crossing Way.
(Council District 8) **(Barrett Partners)**

Note: The purpose of this amendment is revise development on Lot 8 for elderly housing.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding possible development in the floodplain and on Lot 7, and the extent of the improvements necessary to Jones Trail.

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. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire's approval of emergency access and fire hydrant locations.
9. Division of Waste Management's approval of refuse collection.
10. Addition of 25' floodplain setback that reflects the proposed CLOMR, or revise building location.
11. Denote the need for the approval of a Special Use Permit or a CLOMR for garages and parking on Lot 7.
12. Denote areas of tree preservation along north and east property lines.
13. Clarify off-site improvements to Jones Trail and status of access easement (if necessary) are approved by the adjoining property owner.
14. Resolve conflict in preservation notes #5 & #6.
15. Discuss whether Jones Trail is a public street, or private.
16. Discuss development proposed on and ownership of Lot 7.
17. Revise CLOMR and configuration of floodplain or revise building locations as necessary.

- 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.

- 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**

Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	February 16, 2012
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	February 22, 2012
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	February 23, 2012
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	March 1, 2012
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	March 1, 2012
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	March 8, 2012

IX. **ADJOURNMENT**

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