

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

October 11, 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 the September 13, 2012, Planning Commission 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, October 4, 2012, at 8:30 a.m. The meeting was attended by Commission members: Will Berkley, Mike Owens, Carolyn Plumlee and Karen Mundy. 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, Chris Taylor, Dave Jarman, Denice Bullock and Cheryl Gall, as well as Captain Charles Bowen, Division of Fire & Emergency Services; Kenzie Gleason, Bike and Pedestrian Planner and Tracy Jones, Department of Law. 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 these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the meeting. The Chair will announce his/her decision at the outset of the hearing.

1. PRELIMINARY SUBDIVISION PLANS

- a. **PLAN 2012-99P: HILLENMEYER PROPERTY, UNIT 2 (12/3/12)*** - located at 2405 Sandersville Road.
(Council District 2) **(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 plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Denote greenway/floodplain area per note #10 from ZDP 2005-161.
9. Denote record plat reference for adjacent properties (Non Building Minor "N-10").

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

10. Denote that KU pole line easement will be relocated by underground electric service.
11. Denote access to detention basins to the approval of the Division of Water Quality.
12. Resolve the scope of building permit restrictions in relation to access to Greendale Road and Sandersville Road.
13. Resolve stone walls in relation to proposed road improvements.

- b. PLAN 2012-100P: SFH PROPERTY (12/3/12)* - located at 2373 Sandersville Road.
(Council District 2) **(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 plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Rotate vicinity map to the same orientation as plan.
9. Denote width of easements.
10. Addition of contour elevations.
11. Denote maintenance responsibility of HOA area.
12. Denote: This property shall comply with the Stone Fence Ordinance (per ZDP 2006-49).
13. Denote location of stone wall on plan (per ZDP 2006-49).
14. Addition of note #10 from the Preliminary Development Plan referencing the Division of Emergency Management and fuel tanks.
15. Correct note #7 to the "Division of Engineering Manuals."
16. Denote that KU line shall be relocated during development to remove conflict with proposed building lots.
17. Denote location of storm water basin.
18. Resolve proposed widening of Sandersville Road in relation to existing stone wall.
19. Denote that access to detention basin on adjacent property to the approval of the Division of Water Quality.
20. Resolve the scope of building permit restrictions in relation to access to Greendale Road and Sandersville Road.

- c. PLAN 2012-101P: TUSCANY, UNIT 8 (12/3/12)* - located at 1970 Winchester Road.
(Council District 6) **(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 plan and required street tree information.
6. Denote construction access location.
7. Addition of street right-of-way acreage to site statistics.
8. Resolve addition of tree protection areas and possible utility easement conflict.
9. Discuss existing and proposed "A-A" cross-section on Battery Street, and Comprehensive plan recommendation for a collector street.

- d. PLAN 2012-102P: TUSCANY, UNITS 2 & 3 (AMD) (12/3/12)* - located at 1970 Winchester Road.
(Council District 6) **(EA Partners)**

Note: The purpose of this amendment is to revise the street and lotting pattern.

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 plan and required street tree information.
6. Denote construction access location.
7. Addition of private utility information.
8. Provide acreage of street right-of-way in site statistics.
9. Denote source of contours.
10. Denote post-development floodplain (Unit 3) on Lots 3-21, as per previous Preliminary Subdivision Plan.
11. Denote location of new or nearest storm water basin.
12. Discuss resulting lot depth (171') from Villa Medici Pass.
13. Discuss improvements necessary at Old Rosebud Road and Sir Barton Way intersection.

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

- e. PLAN 2005-3P: PATCHEN WILKES, UNIT 1 (AMD) (1/2/13)* - located at 1811 Winchester Road.
(Council District 6) **(EA Partners)**

Note: The Planning Commission originally approved this plan on January 13, 2005, 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. Urban Forester's approval of tree preservation plan.
4. Correct site statistics.
5. Division of Fire's approval of revised street and alleyway layout.

Note: This plan was certified on June 9, 2006, but Commission approval has since expired for the undeveloped portion of the development.

Note: The applicant now requests reapproval of the plan.

The Staff Recommends: Reapproval, subject to the original conditions, and revising the following condition:

3. Urban Forester's approval of tree preservation plan and required street tree information.

- f. PLAN 2006-74P: PATCHEN WILKES, UNIT 2A (1/2/13)* - located at 1811 Winchester Road (a portion of).
(Council District 6) **(EA Partners)**

Note: The Planning Commission originally approved this plan on May 11, 2006, and granted a one-year extension on May 10, 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, arterial screening and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways/bike trails.
7. Resolve the timing of Thunderstick Drive construction.
8. Show 400' spacing for access.

Note: This plan was certified on May 9, 2008, but Commission approval has since expired for the undeveloped portion of the development.

Note: The applicant now requests reapproval of the plan.

The Staff Recommends: Reapproval, subject to the original conditions, and revising the following conditions:

3. Building Inspection's approval of landscaping, and arterial screening and required street tree information.
5. Urban Forester's approval of tree preservation plan and required street tree information.

2. **FINAL SUBDIVISION PLAN**

- a. PLAN 2012-103F: FULLER ET AL. & MEADOWTHORPE COMMUNITY BUSINESS CENTER, UNIT 1 (AMD) (12/3/12)* - located at 1315 and 1317 West Main Street. (Council District 2) **(2020 Land Surveying)**

Note: The purpose of this amendment is to subdivide 1315 and 1317 West Main Street into three lots.

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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Addition of north arrow.
7. Correct owner's certification (misspelled word).
8. Addition of utility easement to 10' building line.

- b. PLAN 2012-108F: HAMBURG PLACE OFFICE PARK, LOTS 4, 5 & 13 (AMD) (12/25/12)* - located at 1744 Alysheba Way. (Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide 1 lot into 3 lots.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.

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2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Approval of street names by e911 staff.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Delete note #7 (redundant).
8. Denote all final record plat information for adjoining properties along western property boundary.
9. Denote as an amended in title plan.
10. Provided the Planning Commission grants a waiver to Article 6-8 (street geometrics) of the Land Subdivision Regulations.
11. Review by the Technical Committee prior to certification.

- c. PLAN 2012-109F: LFUCG & ANNEX PARKING GARAGE (12/25/12)* - located at 150 & 162 East Main Street.
(Council District 3) **(Abbie Jones)**

Note: The purpose of this request is to subdivide the parking annex garage property into four lots.

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.
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. Correct surveyor's certification.
7. Improve the legibility of note #7.
8. Review by the Technical Committee prior to certification.

- d. PLAN 2006-151F: GLEN CREEK, UNIT 3-C, SECTION 1 (DOVE CREEK) (1/2/13)* – located at 1145 Appian Crossing Way. (Council District 8) **(Thoroughbred Engineering)**

Note: The Planning Commission originally approved this plan on August 10, 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 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. Correct adjacent property information.
8. Provided all appropriate access easements are recorded to serve the properties.
9. Provided the Planning Commission makes a finding according to Article 6-8(m) and grants a waiver of Article 6-4(c) of the Land Subdivision Regulations.

The Planning Commission made a finding according to Article 6-8(m) and granted a waiver of Article 6-4(c) of the Land Subdivision Regulations, for the following reasons:

- a. The proposed use of access easements is consistent with previously approved plans utilizing access easements as approved by the Planning Commission on a final development plan.
- b. Requiring public streets at this time would constitute an undue hardship for the applicant.

Note: The applicant now requests reapproval of the plan.

The Staff Recommends: **Reapproval**, subject to the original conditions, revising the following conditions:

3. Building Inspection's approval of landscaping ~~and required street tree information~~.
5. Urban Forester's approval of tree ~~preservation~~ protection plan and required street tree information.

- e. PLAN 2008-77F: EAST BRIDGEFORD LAND & DEV. CO., (KINGSTON HALL), PHASE 1, UNIT 2 (1/2/13)* - located at 2356 Newtown Pike. (Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on July 10, 2008, granted a reapproval on September 10, 2009, and granting a one-year extension on September 9, 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 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.

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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 reapproval of the plan.

The Staff Recommends: **Reapproval**, subject to the original conditions, revising the following, and adding the following conditions:

3. Building Inspection's approval of landscaping ~~and required street tree information.~~
13. Urban Forester's approval of required street tree information.
14. Revise boundary of EAMP scenic easement per approved plans.

- f. PLAN 2011-25F: HAMBURG PLACE OFFICE PARK, LOT 12 (AMD) (1/2/13)* - located on Pink Pigeon Parkway and Vendor Way. (Council District 6) **(Vision Engineering)**

Note: The Planning Commission originally approved this plan on March 10, 2011, 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 protection area(s).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Revise plan to remove all consolidation information.
8. Correct plan title.
9. Addition of maintenance note per Article 5-4(g) of the Subdivision Regulations.
10. Provide inset of lot line between lots 12B and 8 (due to scale).
11. Revise purpose of amendment note.
12. Title "Owner's Certification."
13. Delete lines in Vendor Way to clarify it is not being dedicated by this plat.

Note: The applicant now requests reapproval of the plan.

The Staff Recommends: **Reapproval**, subject to the original conditions, revising two conditions, and adding the following condition:

3. Building Inspection's approval of landscaping ~~and required street tree information.~~
5. Urban Forester's approval of tree protection area(s) and required street tree information.
14. Delete proposed Lots 13 & 14 from plan.

3. FINAL DEVELOPMENT PLANS

- a. DP 2012-79: BLUEGRASS EXECUTIVE PARK, UNIT 1-B, BLOCK F, LOT 1 (11/28/12)* - located at 2280 Thunderstick Drive. (Council District 6) **(John Kingston)**

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 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 & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Water Quality's approval of a note regarding water quality.
9. Division of Fire's approval of emergency access and fire hydrant locations.
10. Division of Waste Management's approval of refuse collection.
11. Addition of adjacent property information.
12. Street tree deposit fee must be submitted prior to plan certification.
13. Complete the 25' setback and denote the FEMA floodplain information.
14. Correct special landscape notes.

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- b. DP 2012-80: NEWMARKET PROPERTY, PHASE 1, UNIT 6 (AMD) (1/2/13)* - located at 1501 Deer Haven Lane (a portion of). (Council District 12) **(EA Partners)**

Note: This property requires the posting of a sign and an affidavit of such. The purpose of this amendment is to amend the lot standards and increase the number of lots by 28.

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 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. Delete either note #9 or #16 (redundant).
9. Correct note #4 to reference Article 16 of the Code of Ordinances.
10. Revise amendment note to include lot increase and development standards.
11. Resolve note #13 relative to new school development across Polo Club Boulevard.

- c. DP 2012-81: FAYETTE INDUSTRIAL PARK, LOT 7 (12/3/12)* - located at 3851 Mall Road. **(Vision Engineering)**
(Council District 9)

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 and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan.
6. Bike & 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. Division of Water Quality's approval of grease trap note(s).
10. Denote type of trees in the existing canopy.
11. Depict building in compliance with Article 12-7(b) of the Zoning Ordinance along the rear wall.
12. Denote that apron in center of property will be removed prior to issuance of an Occupancy Permit.
13. Resolve possible conflict between building and storm drainage pipes to the approval of the Division of Water Quality.
14. Resolve extent of existing tree canopy depicted versus the existing canopy to be removed.

- d. DP 2012-82: HAMBURG PLACE OFFICE PARK, LOT 4 (AMD) (12/3/12)* - located at 1744 Alysheba Way (a portion of). (Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to add office development and eliminate the extension of a public street on Lot 4.

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 & 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. Provided the Planning Commission grants a waiver to Article 6-8 of the Land Subdivision Regulations regarding street termination.
10. Revise plan information or certify and record PLAN 2011-25F prior to plan certification.
11. Certify and record final record plat PLAN 2012-108 prior to development plan certification.
12. Discuss possible need for turn lane improvements to Alysheba Way and/or Pink Pigeon Parkway.

- e. DP 2012-83: LEXINGTON MEDICAL ARTS PROFESSIONAL, INC., LOT 3 (AMD) (12/3/12)* - located at 2368 Professional Heights Drive. (Council District 4) **(Wheat & Ladenburger)**

Note: The purpose of this amendment is to delete office space and add an extended-stay hotel.

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

The Subdivision Committee Recommended: **Postponement.** There are remaining questions about storm water drainage improvements that may be needed on the northeast ½ of the subject property, due to the increase in impervious surfaces that are proposed.

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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Denote construction access locations.
10. Remove sign from plan.
11. Remove hatching on building to improve legibility.
12. Complete existing access drive to Trader Joe's parking lot as per the approved development plan.
13. Relocate dumpster location to be further away from adjacent single family homes.
14. Denote Board of Adjustment approval of conditional use permit prior to plan certification.
15. Discuss stormwater detention concept and/or basin location on the northeast corner of the extended-stay hotel lot.

- f. DP 2006-69: GREENDALE HILLS, UNIT 2 (A PORTION OF) (AMD.) (1/2/13)* – located at 2930 Spurr Road.
(Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on November 9, 2006, and reapproved it at their December 13, 2007, meeting, 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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace Planner's approval of the treatment of greenway/bike trails and pedestrian movement.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Approval of street addresses by e911 staff.
9. Correct spelling of street name (Amaryllis Lane).
10. Clarify parking and other site statistics.
11. Denote that the connection of Lucille Drive will be in the first phase of the development.

Note: This plan was certified on April 14, 2008, but Commission approval of the Preliminary Subdivision Plan portion has since expired for the undeveloped portion of the development.

Note: The applicant now requests a reapproval of this plan.

The Staff Recommends: **Reapproval,** subject to the original conditions.

- g. DP 2006-103: GLEN CREEK UNIT 3 (DOVE CREEK) (AMD.) (10/12/06)* – located at 1145 and 1156 Appian Crossing Way.
(Thoroughbred Engineering)

Note: The Planning Commission originally approved this plan at their August 10, 2006, meeting, 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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace Planner's approval of the treatment of greenways/bike trails.
6. Environmental Planner's approval of environmentally sensitive area(s).
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Solid Waste's approval of refuse collection.
9. Approval of street names and addresses per e911 staff.
10. Correct site statistics (parking and floor area ratio).
11. Provided the Planning Commission grants a waiver of to Article 6-4(c) of the Land Subdivision Regulations.

The Planning Commission granted a waiver of Article 6-4(c) of the Land Subdivision Regulations, for the following reasons:

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- a. The proposed use of access easements is consistent with previously approved plans utilizing access easements as approved by the Planning Commission on a final development plan.
- b. Requiring public streets at this time would constitute an undue hardship for the applicant.

Note: The applicant now requests a reapproval of this plan, following their withdrawal of DP 2012-8, approved for this site earlier this year.

The Staff Recommends: **Reapproval**, subject to the original conditions, and adding the following conditions.

12. Denote possible variances for units 1 - 23 on plan.
13. Revise configurations of floodplain or revise building locations, as necessary.

- h. DP 2011-19: HAMBURG PLACE OFFICE PARK, LOT 12-A (AMD) (1/2/13)* - located on Pink Pigeon Parkway and Vendor Way. (Council District 6) **(Vision Engineering)**

Note: The Planning Commission originally approved this plan at their March 10, 2011, meeting, 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. Addition of proposed easements on Lot 13.

Note: The applicant now requests a reapproval of this plan.

The Staff Recommends: **Reapproval**, subject to the original conditions.

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

VII. **STAFF ITEMS** – The Chair will announce that any item a Staff member would like to present will be heard 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	October 18, 2012
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 24, 2012
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 25, 2012
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	November 1, 2012
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	November 1, 2012
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	November 8, 2012

X. **ADJOURNMENT**

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