

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

February 14, 2013

- 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 7, 2013, at 8:30 a.m. The meeting was attended by Commission members: Will Berkley, Eunice Beatty, 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, Cheryl Gallt, Chris Taylor, David Jarman and Denise Bullock, as well as Captain Charles Bowen, Division of Fire & Emergency Services and Tracy Jones, 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 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. FINAL SUBDIVISION PLANS

- a. **PLAN 2013-4F: GLEN AT LOCHDALE, UNIT 4-F (2/24/13)*** - located on Golden Trophy Trail east of Winthrop Drive. (Council District 9) **(Eagle Engineering)**

Note: The Planning Commission postponed this plan at their January 17, 2013 meeting.

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.

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

8. Dash boundary lines of adjacent property (to clarify extent of plat).
9. Correct numbering in the general notes (note #7).

- b. PLAN 2013-7F: COLDSTREAM RESEARCH CAMPUS, UNIT 3, LOT 7 (AMD) (4/7/13)* - located at 1698 McGrathiana Parkway. (Council District 2) **(Strand Associates)**

Note: The purpose of this amendment is to dedicate Tempur Way.

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

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.
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. 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 property address in title block.
9. Remove easements shown in street rights-of-way.
10. Number general notes in sequential order per Article 5-4(f).
11. Provided the Planning Commission grants a waiver to Article 4-7(d)(1) - Certification of Substantial Completion.
12. Resolve applicability of #27 on certified DP 2011-79 to dedication of Tempur Way.

- c. PLAN 2013-8F: LEXINGTON MALL PROPERTY (SOUTHLAND CHRISTIAN CHURCH) (AMD) (4/7/13)* - located at 2349 Richmond Road. (Council District 5) **(Strand Associates)**

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

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

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.
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 easement(s) as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of purpose of amendment note.
8. Addition of length of street in site statistics.
9. Correct plan title.
10. Correct Commission certification date.
11. Document compliance with Ordinance 310-98 prior to certification.
12. Resolve possible need for access easement to park.

- d. PLAN 2013-9F FOREST PARK ADDITION, BLK E, LOTS 1, 2, 3 & 4 (A PORTION OF) (AMD) (4/7/13)* - located at 200 and 202 Waller Avenue. (Council District 3) **(Wes Witt)**

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

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the proposed buildable area and lot geometrics.

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.
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 easement(s) as required by the utility companies and the Urban County Traffic Engineer.
7. Denote street frontage in site statistics.
8. Add required building lines to lots.
9. Revise owner and surveyor certifications.
10. Denote proposed access locations to public streets.
11. Discuss proposed lot size relative to proposed uses.
12. Discuss proposed lot geometrics.
13. Discuss the lack of buildable area on Lot 1.

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

- e. PLAN 2013-10F: HIGBEE MILL RESERVE, LOT 3-H (AMD) (4/7/13)* - located at 4113 Reserve Road.
(Council District 10) **(EA Partners)**

Note: The purpose of this amendment is to dedicate Stedman Drive.

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. Addition of utility and street light easement(s) as required by the utility companies and the Urban County Traffic Engineer.
7. Resolve the timing of opening of Stedman Drive (removal of barrier).

- f. PLAN 2012-32F: LOCHMERE ESTATES (MAPLE RIDGE), UNIT 1-A, SEC. 1 (AMD) (4/30/13)* - located at 651 Chilesburg Road. (Council District 7) **(EA Partners)**

Note: The purpose of this amendment is to increase and reconfigure the lots, realign the pedestrian trail, update the notes, identify future lots and revise the development standards. The Planning Commission originally approved this plan on May 10, 2012, 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. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements 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. Exactions shall be to the approval of the Division of Planning.
10. Addition of bearings, calls and acreage for Lot 62.
11. Clarify site statistics to account for all future lots proposed.
12. Complete owner's certification.
13. Denote flood protection elevations that apply to any lots.
14. Correct note #8.
15. Add standard note regarding silt control requirements.
16. Certification of Final Development Plan prior to plan certification.

Note: The Lexington-Fayette Urban County Council has agreed to accept the previously recorded private street as a public street. The applicant is now requesting Planning Commission approval of the plat that will allow for dedication of the right-of-way, per the Council's recent action.

The Subdivision Committee Recommended: **Approval**, subject to the original conditions, deleting condition #16.

- g. PLAN 2012-33F: LOCHMERE ESTATES (MAPLE RIDGE), UNIT 1-B, SEC. 1 (AMD) (4/30/13)* - located at 651 Chilesburg Road. (Council District 7) **(EA Partners)**

Note: The purpose of this amendment is to increase and reconfigure the lots, realign the pedestrian trail, update the notes, identify future lots and revise the development standards. The Planning Commission originally approved this plan on May 10, 2012, 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. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements 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. Exactions shall be to the approval of the Division of Planning.
10. Clarify site statistics to account for all future lots proposed.
11. Addition of bearings, calls and acreage for Lots 60 and 61.
12. Clarify owner's certification.
13. Correct note #8.
14. Add standard note regarding silt control requirements.
15. Certification of Final Development Plan prior to plan certification.

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

Note: The Lexington-Fayette Urban County Council has agreed to accept the previously recorded private street as a public street. The applicant is now requesting Planning Commission approval of the plat that will allow for dedication of the right-of-way, per the Council's recent action.

The Subdivision Committee Recommended: **Approval**, subject to the original conditions, deleting condition #15.

- h. PLAN 2013-3F: COLDSTREAM RESEARCH CAMPUS, UNIT 6 (4/29/13)* - located at 1350 Bull Lea Road (a portion of). (Council District 2) **(Strand & Associates)**

Note: The Planning Commission originally approved this plan on January 17, 2013, subject to the following conditions:

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.
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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Addition of building line on Lot 5.
9. Label all areas of zoning on the property and on adjacent property.
10. Correct zoning in site statistics.
11. Denote waiver approved by the Planning Commission and street maintenance agreement.
12. Resolve access across Lot 1 to L.T. Ruth Property.

Note: The applicant now requests a waiver to Article 4-7(d)(9) of the Land Subdivision Regulations.

The Staff will report at the meeting.

2. **DEVELOPMENT PLANS**

- a. DP 2012-89: NEWMARKET PROPERTY, PHASE I, UNIT 10 (2/14/13)* - located at 1501 Deer Haven Lane (a portion of). (Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this plan at their November 8, 2012; December 13, 2012 and January 17, 2013 meetings. This plan requires the posting of a sign and an affidavit of such.

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 preservation 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. Provided the Planning Commission makes a finding that the plan complies with the provisions of the EAMP.
9. Denote the area of storm water management improvements proposed for the adjacent Unit 6 property.
10. Addition of 10' tree protection areas on rear of Lots 30, 31, 33 and 34.
11. Delete duplicated note #15.
12. Revise lot numbering to relocate proposed Lots 147 and 148 (not between Lots 23 & 24).

- b. ZDP 2012-76: DEERFIELD SHOPPING CENTER (2/14/13)* - located at 1949 Nicholasville Road. **(Vision Engineering)**

Note: The Planning Commission postponed this plan at their September 27, 2012 and January 17, 2013 meetings. The Urban County Council approved the zone change request at their November 27, 2012, meeting.

The Subdivision Committee Recommended: **Postponement**. There are issues with the screening and buffering proposed adjacent to a residential subdivision.

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

1. Provided the Urban County Council rezones the property B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
4. Building Inspection's approval of landscaping and landscape buffers.
5. Urban Forester's approval of tree inventory map.

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

6. Denote: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
 7. Denote current floodplain information on plan.
 8. Denote record plan name.
 9. Clarify site statistics (floor area).
 10. Verify required parking for restaurant (square footage/seating ratios).
 11. Addition of Nicholasville Road street cross-section and Collins Lane access easement cross-section.
 12. Denote proposed and existing storm sewer locations to the approval of the Division of Water Quality.
 13. Resolve utility line and proposed building conflicts.
 14. Denote proposed storm water detention location to the approval of the Division of Water Quality.
 15. Discuss tree protection, landscaping and buffering perpendicular to Nicholasville Road.
 16. Discuss building height adjacent to residential uses.
 17. Discuss disposition of existing improvements in Nicholasville Road right-of-way.
 18. Discuss timing of revisions to the current FEMA floodplain.
- c. DP 2013-3: HAMBURG PLACE B-5P & B-6P AREA HIGHWAY COMMERCIAL, LOTS 4 & 5 (AMD) (2/24/13)* - located at 2200, 2251 and 2277 War Admiral Way. (Council District 6) **(HDR Engineering)**

Note: The purpose of this amendment is to revise the outlots 4 and 5 and add an access to Winchester Road.

The Subdivision Committee Recommended: **Postponement**. There are concerns about the internal circulation proposed.

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

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 preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Division of Fire, Water Control Office's approval of fire hydrant, fire department connections and fire service features locations.
 8. Division of Waste Management's approval of refuse collection.
 9. Kentucky Transportation Cabinet's approval of access and improvements to Winchester Road.
 10. Addition of owner/developer information.
 11. Denote building heights.
 12. Correct notes #5, #7, and #30.
 13. Denote sanitary sewer easement(s) to the approval of Division of Water Quality.
 14. Discuss the lack of sidewalk connection to greenway.
 15. Discuss proposed access point alignment and parking conflict.
 16. Discuss Winchester Road median details and KTC's approval.
 17. Discuss status of CLOMR.
 18. Discuss drive-through area and drive aisle conflicts with existing parking area.
- d. DP 2013-6: SAMS PROPERTY (AMD) (2/24/13)* - located at 2640 Spurr Road. (Council District 2) **(Strand & Associates)**

Note: The purpose of this amendment is to add two industrial buildings.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the proposed uses, sanitary sewer service and the need for tree protection areas and improvements to Greendale Road and Spurr Road.

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 preservation 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of fire hydrant, fire department connections and fire service features locations.
10. Division of Waste Management's approval of refuse collection.
11. Kentucky Transportation Cabinet's approval of the access to Greendale Road.
12. Denote tree protection areas.
13. Addition of owner/developer information.
14. Revise contour information (2' contours).

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

15. Denote construction access location.
16. Denote building heights.
17. Addition of proposed easements.
18. Denote septic drain field location for Lot 1 on plan.
19. Discuss reciprocal parking and access for new buildings.
20. Discuss proposed access nearest to railroad crossing.
21. Discuss parking and pavement conflict with existing tree areas along railroad lines.
22. Discuss possible improvements to Greendale Road and Spurr Road.
23. Discuss proposed uses and amount of pavement on Lots 2 and 3.
24. Discuss development of Lots 2 and 3 relative to timing of sanitary sewer service.

- e. DP 2013-12: MORNINGSIDE MARKET (AMD) (4/7/13)* - located at National Avenue and North Ashland Avenue.
(Council District 3) **(Roberts Group)**

Note: The purpose of this amendment is to revise the building and parking at 720-740 National Avenue. This 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 preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of fire hydrants, fire department connections and fire service features locations.
8. Division of Waste Management's approval of refuse collection.
9. Document current occupancy rate relative to required public improvements.
10. Resolve dumpster location and service arrangement to the approval of Division of Waste Management.

- f. DP 2013-13: ZANDALE SHOPPING CENTER (AMD) (4/7/13)* - located at 2280 Nicholasville Road.
(Council District 4) **(Wheat & Ladenburger)**

Note: The purpose of this amendment is to add retail development and parking on Lot 3.

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of fire hydrants, fire department connections and fire service features locations.
9. Division of Waste Management's approval of refuse collection.
10. Include all previous information from previous plan (DP 2010-58).
11. Complete site statistics for all property on development plan, and clarify Lot 3 statistics.
12. Addition of source information.
13. Addition of new building height in feet.
14. Correct note #9.
15. Resolve drive aisles and driveway for drive-through on Lot 2 with addition of curb and markings.
16. Resolve need and possible location for additional on-site detention.

- g. DP 2013-14: GESS PROPERTY, UNIT 2 (AMD) (5/7/13)* - located at 4001 Castlebridge Lane.
(Council District 7) **(EA Partners)**

Note: The purpose of this amendment is to add a new building type, add covered patios, update plan notes, increase buildable area and add parking spaces. This plan requires the posting of a sign and an affidavit of such.

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 preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.

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7. Division of Fire, Water Control Office's approval of fire hydrants, fire department connections and fire service features locations.
8. Division of Waste Management's approval of refuse collection.
9. Denote lots designated in special notes relative to the floodplain setback by asterisk and/or stars.
10. Correct note reference on plan face for emergency access to #25.
11. Identify each building as to type on plan face.
12. Resolve that open space proposed will meet minimum requirements.
13. Clarify proposed pedestrian trail/sidewalk along greenway.
14. Provided the Planning Commission makes a finding that the plan is in compliance with the EAMP.
15. Denote construction access.
16. Denote height of building types and clubhouse.
17. Denote easement information per the approved final record plats.
18. Delete note #15.

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 2013-1: WILLIAM KEVIN MURPHY – an appeal of the Board of Architectural Review's issuance of a Certificate of Appropriateness on an adjoining property at 137 W. Bell Court. (Council District 3)

Note: This appeal was postponed by the Commission at its January 31, 2013, meeting.

The Staff Recommended: **Disapproval**, and that the decision of the BOAR be upheld, for the following reasons:

1. Issuance of a Certificate of Appropriateness by the Board of Architectural Review is consistent with their charge in determining appropriateness of a request, based on the Design Guidelines established by the local Historic Preservation Commission. In this case, all of the Guidelines cited by the Historic Preservation staff in its report to the BOAR appear to be equally applicable and support the BOAR's decision.
2. The property owner/applicant met the conditions set forth by the Board of Architectural Review in their 2001 action to approve the deck specific to providing a plan for lowering the proposed deck, as well as a landscape plan. These conditions were met prior to the issuance of the COA and are therefore not reflected as conditions on the permit.
3. Even if a condition for landscaping had been imposed by the Board in 2001, the trees that were recently removed and that are being questioned with regard to this appeal were not of the size that require BOAR approval or even a staff-issued permit. It was the right of the property owner to remove those trees and request a further change to the property, which has been done and was subsequently approved by the BOAR in a public hearing.

B. PFR 2013-1: FAYETTE COUNTY PUBLIC SCHOOLS - a Public Facility Review for the expansion and renovation of four schools: Deep Springs Elementary, 1919 Brynell Drive; Glendover Elementary, 710 Glendover Road; Garden Springs Elementary, 2151 Garden Springs Drive; and Jessie Clark Middle School, 3341 Clays Mill Road.

STAFF RECOMMENDATION: **Approval**, as requested, with the following recommendation:

1. Even though the Fayette County Public School System is exempt from Zoning Ordinance requirements, it must still comply with State Building Code requirements. It is therefore recommended that any applicable reviews be conducted and permits obtained from either the Division of Building Inspection or the Division of Engineering prior to commencing construction/remodeling of each school building and site; and that a plan for storm water management be submitted to, and accepted by, the Division of Engineering prior to issuance of any permits for construction on the Jessie Clark Middle School property.

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 21, 2013
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	February 27, 2013
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	February 28, 2013
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	March 7, 2013
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	March 7, 2013
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	March 14, 2013

IX. ADJOURNMENT