

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

April 11, 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, April 4, 2013, at 8:30 a.m. The meeting was attended by Commission members: Mike Owens, Carolyn Plumlee, Frank Penn 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, Denise Bullock, Cheryl Gallt, Rob Hammons and Joey David, as well as Andrew Grunwald, Division of Engineering, Greg Lengal, Division of Fire and Ed Garner, 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 2006-75P: PATCHEN WILKES, UNIT 2B (6/5/13)*** - located at 1811 Winchester Road (a portion of).
(Council District 6) **(EA Partners)**

The Planning Commission originally approved this plan on May 11, 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, 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. Discuss the connection to Charleston Drive.
8. Show spacing from the alley to the school entrance.

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

9. Show the cross-section with median.
10. Show alley radius from "F-F" to "B-B" sections.
11. Identify the school connections (pedestrian access).
12. Provided the Commission grants a waiver to Article 6-8 of the Land Subdivision Regulations to allow the centerline horizontal curve radius to be 35', and reduced right-of-way dimensions.
13. The notation of a public passageway easement adjacent to the right-of-way, detailing the primacy of the LFUCG over utility easements in this area.
14. All interior curb radii are to be increased to a minimum of 40'.

Note: This plan was certified on March 17, 2010, but improvement plans were never submitted for this development. Article 4-4(d)(1) of the Land Subdivision Regulations requires this to be done within "three (3) years" of approval. The applicant now requests reapproval of the plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the original conditions, revising the following:

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

- b. PLAN 2013-34P: SOUTHEND PARK, SECTION 1, UNIT 1 (6/25/13)* - located on De Roode Street north of McKinley Street. (Council District 2) **(Hall-Harmon Engineers)**

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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Delete note #2.
9. Provided the Planning Commission approves a waiver to Article 6-7 of the Land Subdivision Regulations for the hammerhead proposed.

2. **FINAL SUBDIVISION PLANS**

- a. PLAN 2013-17F: DISTILLERY DISTRICT (5/5/13)* - located at 1200 Manchester Street. (Council District 2) **(2020 Land Surveying)**

Note: The Planning Commission postponed this plan at their March 14, 2013 and March 28, 2013, meetings. The purpose of this final record plat is to subdivide one lot 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 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. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Addition of utility and street light easement(s) as required by the utility companies and the Urban County Traffic Engineer.
9. Denote 20' building line along Manchester Street frontage.
10. Denote: This property shall be developed in accordance with the approved final development plan.
11. Correct purpose of plat note.
12. Correct site statistics.
13. Provided the Planning Commission grants a waiver to Article 4-7(d)(1) - Certification of Substantial Completion.
14. Resolve floodplain configuration adjacent to CSX Railroad.
15. Resolve timing of street improvements (TIF).

- b. PLAN 2013-24F: RESERVE AT TATES CREEK, LOTS 1-13 (AMD) (6/2/13)* - located at 1060-1088 Bridlewood Lane and 5205 Tykes Pass. (Council District 12) **(EA Partners)**

Note: The purpose of this amendment is to create two additional lots by relotting Lots 1-13.

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.

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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. Correct "Middletown" to "Middleton" Place.
8. Denote utility providers on plan.
9. Resolve easement conflicts with buildable areas on Lots 4, 8-b and 9.

- c. PLAN 2013-25F: LOCHMERE ESTATES (MAPLE RIDGE), UNIT 1-A, SEC. 2 (AMD) (6/2/13)* - located at Lochmere Place and Lochmere Loop. (Council District 7) **(EA Partners)**

Note: The purpose of this amendment is to record the remaining lots on Unit 1A.

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.
8. Clarify T.P.A on Lots 30, 31 & 35-37 (as per development plan)
9. Dash the lot lines of lots 24, 25, 27, 28 & 29, as they were previously approved on PLAN 2012-32F.
10. Clarify driveway widths and document compliance with minimum required EAR-1 open space requirements.

- d. PLAN 2013-26F: LOCHMERE ESTATES (MAPLE RIDGE), UNIT 1-B, SEC. 2 (AMD) (6/2/13)* - located at Lochmere Place and Lochmere Loop. (Council District 7) **(EA Partners)**

Note: The purpose of this amendment is to record the remaining lots on Unit 1B.

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.
8. Clarify T.P.A on lots (as per development plan).
9. Dash the lot lines of lot 18, as it was previously approved on PLAN 2012-33F.
10. Clarify driveway widths and document compliance with minimum required EAR-1 open space requirements.

- e. PLAN 2013-27F: HAMBURG EAST, TRACTS 1 & 3 (AMD) (6/2/13)* - located at 2185 Polo Club Boulevard. (Council District 12) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide one lot into eight lots and to add easements.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the timing of the dedication of the greenspace lot.

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.
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. Denote building line.
9. Revise engineering/surveyor certification.
10. Denote the regulatory flood elevation per Article 5-4(d)(5).
11. Addition of minimum lot building lines proposed for Tracts 1 & 3 (along frontages).
12. Addition of floodplain information for Tract 3.
13. Addition of existing Columbia Gas transmission easement on Tract 3.

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

14. Denote Tract 2 frontage and side lot line with dashed lines.
15. Addition of "Elkhorn Creek Detail" for Tract 3 from current non-building plat.

- f. PLAN 2013-28F: C. CAROL HALEY FARM (AMD) (6/2/13)* - located at 3705 Haley Road.
(Council District 12) **(2020 Land Surveying)**

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to subdivide one lot into a 40-acre and 80-acre lots, and to clarify the existing 50' road easement.

The Subdivision Committee Recommended: **Postponement**. It is unclear as to how the new 40-acre lot would comply with minimum lot frontage requirements.

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.
 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 street cross-sections for access easement and interstate 64 right-of-way information from previous plan.
 8. Correct owner's certification in relation to sanitary sewer.
 9. Addition of note for maintenance responsibility for 50' and access easement.
 10. Addition of notes from previous plan, as applicable.
 11. Addition of 300' building setback line from I-64.
 12. Denote Health Department approval of septic system(s) prior to certification.
 13. Denote buildable and non-buildable areas per Article 6-4(j)(4)(b).
 14. Provided the Planning Commission grants a waiver to Article 6-4 (c) of the Land Subdivision Regulations.
- g. PLAN 2013-30F: LAKEVIEW ESTATES, UNITS 2-B & 2-E (AMD) (6/2/13)* - located at 527 Laketower Drive.
(Council District 5) **(Eagle Engineering)**

Note: The purpose of this amendment is to subdivide one lot into eight lots and to add easements.

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 easements 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 address for all lots on face of plan.
 9. Denote site statistics block as shown on previous plan, and update information, as necessary.
 10. Clarify cross-section information for Laketower Drive.
 11. Clarify and relocate note regarding floodplain elevation.
 12. Denote floodplain information from previous plan along southwest property line.
 13. Provided the Planning Commission makes a finding on the use of the proposed access easement as sole access to these lots.
- h. PLAN 2010-114F: WOODWARD-LANDER PROPERTY, UNIT 1A, LOT 108, SEC. 2 (6/18/13)* - located at 3180 Sandersville Road and 3125 Daly Place. (Council District 12) **(Midwest Engineers)**

The Planning Commission originally approved this plan on November 11, 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. 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.

Note: The applicant now requests reapproval of the plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the original conditions, revising the following:

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

- i. PLAN 2012-90F: NEWMARKET PROPERTY, PHASE I, UNIT 9 (6/25/13)* - located at 1281 Deer Haven Lane (a portion of). (Council District 6) **(EA Partners)**

Note: The Planning Commission originally approved this plan on September 13, 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 information for Lots 2 & 3.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas(s) and required street tree information on Lots 2 & 3.
6. Greenspace Planner's approval of the treatment of greenways and greenspace on Lots 2 & 3.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer for Lots 2 & 3.
8. Denote timing of greenway dedication to the approval of the Greenspace Planner.
9. Revise conditional zoning notes to indicate FCPS' exemption from local zoning regulations.

Note: The applicant now requests a continued discussion regarding the wording of the note relating to the dedication and acceptance of Lot 2, which is the regional stormwater management facility.

The Subdivision Committee Recommended: **Postponement**. There are issues associated with the timing of the dedication of infrastructure. The staff would suggest additional time to research more fully the commitments made in the adopted "Developers" Agreement for these improvements.

3. DEVELOPMENT PLANS

- a. ZDP 2012-76: DEERFIELD SHOPPING CENTER (4/11/13)* - located at 1949 Nicholasville Road. **(Vision Engineering)**

Note: The Planning Commission postponed this plan at their September 27, 2012; January 17, 2013; and February 14, 2013 and March 14, 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.
 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.
- b. DP 2013-6: SAMS PROPERTY (AMD) (4/11/13)* - located at 2640 Spurr Road. **(Strand & Associates)**
(Council District 2)

Note: The Planning Commission postponed this plan at their February 14, 2013 and March 14, 2013 meetings. The purpose of this amendment is to add two industrial buildings.

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

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).
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.

- c. DP 2013-25: COLDSTREAM RESEARCH CAMPUS, UNIT 3, LOTS 9-A & 9-B (AMD) (6/2/13)* - located at 1648 and 1662 McGrathiana Parkway. (Council District 2) **(Strand Associates)**

Note: The purpose of this amendment is to revise the parking layout for Lot 9 and to revise the building and parking layout for Lot 9B.

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.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection.

- d. DP 2013-26: SOUTH BROADWAY PLACE, PHASE IV, LOT 1 (AMD) (6/2/13)* - located at 1080 South Broadway, #301. (Council District 3) **(Roberts Group)**

Note: The purpose of this amendment is to add additional building square footage and restaurants.

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.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Addition of dimensions for driveways and parking spaces width (per previous plan).
10. Denote height of building in feet.
11. Clarify required/provided parking in site statistics.

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

- e. DP 2013-27: WRIGHT & GIVENS PROPERTY (AMD) (6/2/13)* - located at 2499 Nicholasville Road.
(Council District 10) **(Endris Engineering)**

Note: The purpose of this amendment is to add buildable area, reconfigure the drive-through and the parking to the north and west of the building, remove 5' landscape buffer and screening along the south side of the property and remove the canopy area associated with the "Red Box" movie vending machine.

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.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Denote construction access point locations.
10. Denote height of both the principal and accessory buildings.
11. Correct note #5 by adding "Planning."
12. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
13. Revise note #2 to meet current standards.
14. Addition of sidewalk and pedestrian crosswalk (at access points) along existing service road.

- f. DP 2013-28: EASTLAND PARK, UNIT 1-L (6/2/13)* - located at 1577 Martha Court.
(Council District 6) **(2020 Land Surveying)**

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Division of Waste Management's approval of refuse collection locations.
8. Addition of record plat Cabinet F Slide 58.
9. Denote construction access.
10. Remove proposed zoning from site statistics.
11. Denote: At the meeting on January 31, 2013, the Planning Commission granted a variance to the exterior yard requirement for group residential setback from 20' to 5' along the northwestern property line.

- g. DP 2013-29: HEADLEY, NIVEN & VANCE PROPERTY, LOTS 1, 2 & 3 (6/2/13)* - located at 1500 Russell Cave Road & 281 and 285 New Circle Road. (Council District 1) **(Vision Engineering)**

Note: The purpose of this amendment is to revise the development on Lot 1 and include Lot 2 in the development.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the proposed access to Russell Cave Road.

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 the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Kentucky Transportation Cabinet's approval of access to Russell Cave Road.
10. Clarify restaurant seating to include outdoor patio area (and any related off-street parking).
11. Correct, delete and consolidate notes #9 - #13 to the approval of the Urban Forester.
12. Discuss proposed access to Russell Cave Road.
13. Discuss Russell Cave Road cross-section right-of-way width (80' Final Record Plat).
14. Discuss internal access and connectivity.

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

- h. DP 2013-30: BLACKFORD PROPERTY, PHASE 4 (7/2/13)* - located at 6600 Man O' War Boulevard and 3210 Blackford Parkway. (Council District 12) **(EA Partners)**

Note: 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, 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Clarify tree canopy calculations and areas to be preserved.
11. Document compliance with overall Blackford Property density.
12. Denote boundary between "greenway" and townhouse area on this plan.
13. Provided the Planning Commission makes a finding that the plan is in compliance with the EAMP.
14. Resolve internal pedestrian connections and connections to greenways and Blackford Parkway sidewalk.

- i. DP 2004-150: TUSCANY, UNIT 1 (6/4/13)* - located at 2030 Winchester Road. **(EA Partners)**
(Council District 6)

Note: The Planning Commission originally approved this plan on October 14, 2004, 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 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 greenspace, greenways and bike/pedestrian facilities.
6. Environmental Planner's approval of the treatment of environmentally sensitive areas.
7. Revise note no. 7.
8. Revise 10' building line along Sir Barton Way.

Note: All the single family portions of this plan have developed, and the associated lots have been recorded. The applicant has requested a reapproval for the remaining undeveloped portion of the development plan, which governs the townhouse area of 44 units.

The Subdivision Committee Recommended: **Reapproval**, subject to the original conditions, with two additional conditions:

9. Addition of updated floodplain information and 25' building setback lines.
10. Revise townhouse location, as necessary, based upon updated floodplain information.

- j. DP 2013-8: ANDERSON 2 SUBDIVISION (6/24/13)* - located at 425 Chilesburg Road. **(Barrett Partners)**
(Council District 7)

Note: This property requires the posting of a sign and an affidavit of such. The purpose of this amendment is to add townhouses to the development. 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 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
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. Clarify proposed lotting for townhouse units.
11. Denote typical townhouse lot size.
12. Provided the Planning Commission makes a finding that the plan is in compliance with the EAMP.
13. Provided the Planning Commission makes a finding on the access easement.

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

14. Denote the approval of the applicant's proposed landscape buffer along the townhouse property line, and revise note 13 on the development plan to state that the proposed 6' privacy fence is an acceptable alternative to the agricultural fencing required by Article 6-3(b) of the Land Subdivision Regulations.

Note: The applicant now requests a continued discussion to increase the buildable area for the townhouses.

The Subdivision Committee Recommended: **Approval**, subject to the original conditions, with one additional condition:

15. Denote timing of exactions for the townhouse units to the approval of the Division of Planning.

- k. DP 2013-33: HILLENMEYER PROPERTY – WEST (PHASE II) (6/20/13)* - located at 2801 Sandersville Road. (Council District 2) **(Strand & Associates)**

Note: The purpose of this amendment is to reduce the single family lot by four and the townhouse units by six.

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. 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 the locations of fire hydrants, fire department connections and fire service features.
 7. Division of Waste Management's approval of refuse collection.
 8. Remove note #15.
 9. Denote 2602 Mabel Lane is not a part of this plan.
 10. Review by Technical Committee prior to plan certification.
 11. Clarify note #29 to identify when "temporary" easement will expire.
 12. Resolve possible need for T.P.A at rear of Lots 97 & 100.
 13. Resolve the lack of an interior pedestrian system for the townhouse area.
- l. DP 2012-17: HAMBURG PLACE MALL, UNIT 1, PARCEL 2, LOT 4 (AMD) (7/1/13)* - located at 2145 Sir Barton Way. (Council District 6) **(Barrett Partners)**

Note: The purpose of this amendment is to add a 5,100 square-foot restaurant. The Planning Commission originally approved this plan on April 12, 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 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. Correct purpose of amendment note.

Note: The applicant now requests an approval of a one-year extension of the plan.

The Staff Recommends: **Approval of a one-year extension**, subject to the original conditions, revising the following:

6. Division of Fire's ~~Water Control Office's approval of emergency access and the locations of fire hydrants, fire department connections and fire service features locations.~~

- 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.

- A. PLANNING COMMISSION WORK SESSION** – At the conclusion of today's meeting, the Commission will conduct a work session with the Long Range Planning staff related to the ongoing update to the Comprehensive Plan.

- 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

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

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	April 18, 2013
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	April 24, 2013
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 25, 2013
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	May 2, 2013
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	May 2, 2013
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	May 9, 2013

X. ADJOURNMENT