

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

June 13, 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** – The minutes of the May 9, 2013, 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, June 6, 2013, at 8:30 a.m. The meeting was attended by Commission members: Mike Owens, Carolyn Plumlee, Frank Penn, Eunice Beatty and Karen Mundy. Committee members in attendance were: Hillard Newman, Division of Engineering and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Tom Martin, Denise Bullock, Dave Jarman and Cheryl Gallt, as well as 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 2012-14P: HAMBURG PLACE COMMUNITY, PHASE II (AMD) (9/3/13)*** - located at 2350 Winchester Road (a portion of). (Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment was to add four residential lots. 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 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 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. Indicate elevation of regulatory floodplain.
9. Correct note #5.

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

Note: The Commission's approval has since expired. The applicant now requests a reapproval of this plan.

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

2. FINAL SUBDIVISION PLANS –

- a. PLAN 2013-52F: CHANCELLOR SUBDIVISION, (UNIT 1B, BLOCK B, LOT 2) & SPRINGDALE SUBDIVISION (UNIT 2, BLOCKS B & C) (7/8/13)* - located at 2020 Harrodsburg Road. (Council District 11) **(Endris Engineering)**

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

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the possible need for improvements to Harrodsburg Road and Mitchell Avenue.

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. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easement(s) as required by the utility companies and the Urban County Traffic Engineer.
8. Addition of drainage easements, to the approval of the Division of Engineering.
9. Discuss traffic calming for Mitchell Avenue.
10. Discuss possible improvements to Harrodsburg Road and Mitchell Avenue.

- b. PLAN 2013-53F: 300 WEST VINE, LLC PROPERTY (7/8/13)* - located at 307-315, 317-331 and 343 South Broadway. (Council District 3) **(Strand & Associates)**

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 easement(s) as required by the utility companies and the Urban County Traffic Engineer.
6. Correct vicinity map (northern property).
7. Addition of building lines (10') as required by Article 8-18(h).
8. Addition of survey monument information.
9. Correct Engineer's certification to the approval of the Division of Engineering.
10. Resolve access and pedestrian easements from Lot 1 to serve Lot 2.

- c. PLAN 2013-54F: MIDDLEBURG FARM (7/8/13)* - located at Russell Cave Road and Faulkner Avenue. (Council District 1) **(EA Partners)**

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this plat is to subdivide one 131.2-acre lot into two 65.6-acre lots.

The Subdivision Committee Recommended: **Postponement**. There are questions about compliance with Article 3-7 of the Zoning Ordinance.

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. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Addition of utility and street light easement(s) as required by the utility companies and the Urban County Traffic Engineer.
7. Correct cross-section cut through Russell Cave Road ("A-A").
8. Verify configuration of floodplain on east side of Tract 2.
9. Denote regulatory flood elevation or floodplain.
10. Denote 300' setback required in the A-R zone.
11. Denote compliance with Article 3-7 of the Zoning Ordinance, including required report.

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

- d. PLAN 2013-56F: THE FAIRWAYS AT ANDOVER (7/8/13)* - located at 3435 McFarland Lane.
(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, 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. Denote the homeowner's association maintenance of Lot 93.

3. **DEVELOPMENT PLANS**

- a. ZDP 2012-76: DEERFIELD SHOPPING CENTER (6/13/13)* - located at 1949 Nicholasville Road.
(Vision Engineering)

Note: The Planning Commission postponed this plan at their September 27, 2012; January 17, 2013; February 14, 2013; March 14, 2013; April 11, 2013 and May 9, 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) (6/13/13)* - located at 2640 Spurr Road.
(Council District 2) **(Strand & Associates)**

Note: The Planning Commission postponed this plan at their February 14, 2013; March 14, 2013, April 11, 2013 and May 9, 2013, meetings. 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.

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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 2013-36: KINGSTON HALL, UNIT 2 (EAST BRIDGEFORD LAND & DEVELOPMENT CO) (AMD) (7/30/13)*
- located at 2356 Newtown Pike. (Council District 12) **(Vision Engineering)**

Note: The Planning Commission postponed this plan at their May 9, 2013 and May 23, 2013, meetings. This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the proposed and future access and the ability to provide sanitary sewer service to the site.

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 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.
 9. Provided the Planning Commission makes a finding that the plan complies with the EAMP.
 10. Correct note #5.
 11. Revise, delete, correct notes #9-#13 to the approval of the Urban Forester.
 12. Denote building heights in feet.
 13. Dimension medical clinic building.
 14. Delete note #15.
 15. Addition of Newtown Pike cross-section.
 16. Denote conditional zoning restrictions.
 17. Denote compliance with Art. 23A-2(f) of the Zoning Ordinance (for 50' landscape buffer).
 18. Clarify building square footage and parking floor area proposed.
 19. Revise plan to reflect future access per the approved plans.
 20. Document ability to drain storm water to off-site detention basin.
 21. Discuss compliance with note #12 on preliminary plan.
 22. Discuss the temporary pump station and the ability to sewer the property.
 23. Discuss development standards to be included on the development plan per note #10 on the preliminary development plan.
 24. Discuss access to property to the south.
 25. Discuss whether access to Newtown Pike will be temporary or permanent.
 26. Discuss lack of parking near proposed pharmacy, and whether the pharmacy is an allowable use in a detached building.
 27. Discuss location of "pedestrian accessway" required by Art. 23A-10(j)(4).
- d. DP 2013-50: P.B. DEVEREUX SUBDIVISION (LYNN GROVE ADDITION) (7/8/13)* - located at 99-103 and 109-119 Burley Avenue. (Council District 3) **(Barrett 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 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. Denote private open space for each unit per R-1T requirements.
 9. Resolve driveway width proposed to Burley Avenue.
- e. DP 2013-51: CHANCELLOR SUBDIVISION (THE SPRINGS, LOT B) (7/8/13)* - located at 2000-2020 Harrodsburg Road. (Council District 11) **(Barrett Partners)**

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the street access proposed and the possible need for public street improvements.

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 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. Clarify "D-D" cross-section.
 10. Addition of Harrodsburg Road improvements (right turn lane).
 11. Relocate parking and drive aisle farther from residential zone (on Lot D).
 12. Discuss need for Mitchell Avenue traffic calming improvements.
 13. Discuss necessary cut-through traffic calming improvements.
 14. Discuss parking conflict on service road.
 15. Discuss lighting relative to residential area, per note #17 on Preliminary Development Plan.
 16. Discuss amount of parking proposed.
 17. Discuss drive-through speaker volume on restaurant "B".
 18. Discuss lack of internal pedestrian connections.
 19. Discuss note #20 on preliminary development plan.
 20. Discuss 2nd floor retail use (Lot D) proposed.
- f. DP 2013-52: CHANCELLOR SUBDIVISION (THE SPRINGS, LOT C) (7/8/13)* - located at 2000-2020 Harrodsburg Road. (Council District 11) **(Barrett Partners)**

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the street access improvements.

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 preservation plan.
6. Department of Environmentally 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.
9. Division of Waste Management's approval of refuse collection locations.
10. Clarify "D-D" cross-section (width).
11. Addition of Harrodsburg Road improvements (right turn lane).
12. Relocate parking and drive aisle farther from residential zone (on Lot D).
13. Discuss need for Mitchell Avenue traffic calming improvements along property frontage.
14. Discuss cut-through traffic calming design features.
15. Discuss parking conflict along service road (access easement).
16. Discuss lighting relative to residential area, per note #17 on Preliminary Development Plan.
17. Discuss amount of parking proposed.
18. Discuss internal pedestrian connections.
19. Discuss note #20 on preliminary development plan.
20. Discuss 2nd floor retail use (Lot D) proposed.

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

- g. DP 2013-53: GREENDALE HILLS (UNIT 3) (7/8/13)* - located at 1201 Greendale Road.
(Council District 2) **(Barrett 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 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 Environmentally Quality's approval of environmentally sensitive areas, including pond.
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.
9. Division of Waste Management's approval of refuse collection locations.
10. Division of Water Quality's approval of drainage study.
11. Clarify that note #13 (lighting) will be away from adjoining residentially zoned properties.
12. Discuss landscape screening next to homes in the R-3 zone.
13. Discuss lack of tree protection areas (southern end of site) and compliance with tree canopy requirements.
14. Discuss internal connections between the lots.
15. Discuss proposed distances between apron/entrances.

- h. DP 2013-54: MAN O' WAR DEVELOPMENT, UNIT 2A, LOTS A-20 & A-21 (7/8/13)* - located at 1908 & 1916 Bryant Road. (Council District 2) **(Vision Engineering)**

Note: The purpose of this amendment is to develop two lots with a 3-story retail building and restaurant.

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 Environmentally Quality's approval of environmentally sensitive areas.
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. Correct note #8.
10. Clarify retail floor area identified in site statistics.
11. Provided a minor subdivision plat is filed to resolve the access easement location and the property line through the building, prior to plan certification.
12. Resolve location of storm water detention area and water quality improvements.

- i. DP 2013-55: CHENAULT SUBDIVISION, LOT 3A (7/8/13)* - located at 151 West Zandale Court.
(Council District 10) **(Vision Engineering)**

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 Environmentally Quality's approval of environmentally sensitive areas.
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 record plat designation (C-603) on plan.
10. Consolidate, correct or delete notes #9 - #13 to the approval of the Urban Forester.
11. Expand note #5 to indicate water quality and storm water basin locations.
12. Discuss proposed drive-through location and vehicular stacking.
13. Discuss truck delivery loading locations and large truck movements on site.

- j. DP 2013-56: BLACKFORD PROPERTY, PHASE 1, UNIT 5 (AMD) (8/7/13)* - located at 3105 Blackford Parkway. (Council District 12) **(EA Partners)**

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to create 5 additional single family lots.

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

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 Environmentally Quality's approval of environmentally sensitive areas.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Delete note #16.
9. Complete cross-section information (for new street).
10. Resolve the minimum lot frontage and square footage in the development standards.

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. CT 2013-1 – an application to construct a 180-foot monopole tower, to replace the existing tower, at 361 Duke Road.

Recommendation:

The staff recommends approval. Although the application does not meet the yard requirements on three sides and cannot meet the current landscaping requirements of the Zoning Ordinance, this situation is pre-existing with the monopole tower that is already on site, approved by the Public Service Commission in the late 90s and installed accordingly; and approved by the Planning Commission for a height increase in 2003.

Conditions for Approval:

1. Should there be a need to replace any of the existing trees, that they be replaced in-kind or with a compatible tree species, to be determined as appropriate by the Urban Forester.
2. That a temporary wood fence be installed to screen the equipment area until the ivy is established and at such a height (i.e., 5 to 6 feet tall) as to effectively screen the area (either interior or exterior to the chain-link fence, whichever is more practical and easy to accomplish, based on available space), once the tower is constructed and the equipment cabinets installed.

B. APPOINTMENT OF NOMINATING COMMITTEE FOR COMMISSION OFFICERS – At the first regular and official meeting in June, the Commission will elect three members to a nominating committee. This committee will present a slate of officers for consideration by the Planning Commission. The slate will be forwarded to the full membership of the Commission and presented at the Commission work session in June.

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	June 20, 2013
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 26, 2013
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	June 27, 2013
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	July 3, 2013
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	July 3, 2013
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	July 11, 2013

X. ADJOURNMENT