

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

December 12, 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 November 21, 2013, 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, December 5, 2013, at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Carolyn Plumlee, 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, Cheryl Gallt, Traci Wade, Dave Jarman, Kelly Hunter and Denice Bullock, as well as Lieutenant Greg Lengal, Division of Fire & Emergency Services and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria:

- (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
- (2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
- (3) no discussion of the item is desired by the Commission, and
- (4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
- (5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

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

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

1. FINAL SUBDIVISION PLANS

- a. **PLAN 2013-117F: DAVID TUCKER, SR., ANN TUCKER & DAVID TUCKER, JR. (1/5/14)* - located at 1031 North Cleveland Road. (Council District 12)** **(Abacus Engineering & Land Surveying)**

Note: The Planning Commission postponed this plan at its November 14, 2013, meeting. This plan requires the posting of a sign and an affidavit of such. The purpose of this plan is to subdivide one 141.43-acre tract into a 41.43-acre tract and a 100.00-acre tract in the Agricultural Rural (A-R) zone.

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).
6. Department of Environmental Quality's approval of environmentally sensitive areas.

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

7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Clarify the 25' building setback from the floodplain and 300' setback on property.
9. Add or clarify the proposed access to both lots from N. Cleveland Road.

- b. PLAN 2013-124F: BLACKFORD PROPERTY, PHASE I, UNIT 5-C (2/2/14)* - located at 3105 Blackford Parkway (a portion of). (Council District 12) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote flood protection elevations for all affected lots.
10. Denote floodplain elevation on face of plan.
11. Addition of exaction information to the approval of the Division of Planning.

- c. PLAN 2013-125F: BLACKFORD PROPERTY, PHASE I, UNIT 5-B (2/2/14)* - located at 3105 Blackford Parkway (a portion of). (Council District 12) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Addition of exaction information to the approval of the Division of Planning.

- d. PLAN 2013-126F: DOC FERRELL PROPERTY (AMD) (2/2/14)* - located at 1120 Manchester Street. (Council District 2) **(Integrated Engineers)**

Note: The purpose of this amendment 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. Addition of utility easements as required by the utility companies.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Clarify direction of street cross-section for Manchester Street on plan face.
9. Addition of private utility information (per Art. 5-4(e) of the Land Subdivision Regulations).
10. Addition of past Board of Adjustment action on plan.
11. Provided the Planning Commission makes a finding on the use of an access easement.
12. Certification of minor amended final development plan prior to plan certification and recordation of final record plat.
13. Provided the Planning Commission grants a waiver to Article 6-6(b) of the Land Subdivision Regulations.

- e. PLAN 2013-127F: TUSCANY, UNIT 3-A (2/2/14)* - located on Old Rosebud Road. (Council District 6) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.

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

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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Denote that there will be only one single family unit per lot.

- f. PLAN 2013-128F: COVENTRY (BELMONT FARMS), UNIT 8 (2/2/14)* - located at 2550 Georgetown Road.
(Council District 2) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas (Georgetown Aquifer).
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote adjoining property zoning.
11. Complete easement information to the south of this unit.
12. Denote that there will be no access to this lot from Georgetown Road.

- g. PLAN 2013-131F: NEWMARKET PROPERTY, PHASE 1, UNIT D, LOTS 9, 29 & 30 (AMD) (2/13/14)* - located at 1321 Deer Haven Lane. (Council District 12) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Resolve maintenance and access to proposed greenspace.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Addition of exaction information to the approval of the Division of Planning.
9. Certification of DP 2013-97 prior to certification and recordation of this final record plat.
10. Review by Technical Committee prior to plan certification.
11. Resolve buildable area on Lot 30.

- h. PLAN 2013-137F: CENTERPOINTE (AMD) (2/24/14)* - located at 100 West Main Street.
(Council District 3) **(Abbie Jones)**

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. Addressing Office's approval of street names and addresses.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
6. Denote zoning in site statistics.
7. Denote lot frontage for ground lot in site statistics.
8. Denote private utility providers per Article 5-4(e) of the Land Subdivision Regulations.
9. Correct Planning Commission certification.
10. Addition of information per Article 5-4(d) of the Land Subdivision Regulations, as applicable.
11. Complete information in notes #12 and #13 prior to plan certification.
12. Review by Technical Committee prior to plan certification.

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

- i. PLAN 2013-116F: THOROUGHbred PROPERTIES, LLC (AMD) (3/9/14)* - located at 904 North Broadway.
(Council District 1) **(Palmer Engineering)**

Note: The I/R Planner has forwarded the following plan to the Planning Commission for consideration in order to facilitate its certification.

Note: The purpose of this amendment is to subdivide one lot into two lots. The Planning Commission originally approved this plan on October 10, 2013, 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote as a "Final Record Plat" in title block.
10. Denote site statistics, including zoning, street frontage and acreage.
11. Denote address for Lot 1.
12. Add cross-section for North Broadway.
13. Correct LFUCG engineer's certification.
14. Denote adjoining property zoning on plan.
15. Denote written scale.
16. Correct engineer's & surveyor's certification.
17. Addition of access easement maintenance responsibilities.
18. Remove building from plan.
19. Review by Technical Committee prior to plan certification.

Note: The applicant has requested a continued discussion regarding the Capacity Assurance Program (CAP) documentation required as a condition of the original Commission's approval. As there is no new construction proposed for this subdivision, the staff can agree to a revised set of conditions for this plat.

The Staff Recommends: **Approval**, subject to the original conditions, deleting conditions #8 & #19.

2. DEVELOPMENT PLANS

- a. DP 2013-74: GLEN CREEK (DOVE CREEK) (AMD) (12/12/13)* - located at 1145 & 1156 Appian Crossing Way.
(Council District 8) **(Rob Sims)**

Note: The Planning Commission postponed this plan at their September 12, 2013; October 10, 2013 and November 14, 2013, meetings. The purpose of this amendment is to delete townhouses and add four apartment buildings.

The Subdivision Committee Recommended: **Postponement**. There are concerns with the proposed circulation and access, given the substandard condition of Jones Trail.

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. 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 the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Addition of name and address of developer in title block.
13. Denote record plat designation.
14. Dimension proposed driveway/access point to Jones Trail.
15. Dimension proposed walkways.
16. Addition of street cross-section for Jones Trail.
17. Dimension apartment buildings and clubhouse.

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

18. Denote height of new buildings in feet.
19. Complete site statistics for buildable and floor area.
20. Remove from chart "areas of individual lots" that are being deleted from plan.
21. Delete miscellaneous lot information.
22. Delete note #13 (redundant).
23. Resolve timing of water line easement release to remove conflict with proposed building.
24. Delete Unit 3 typical townhouse information.
25. Discuss improvements to Jones Trail.
26. Discuss note #16.
27. Discuss possible need for a tree preservation area along Jones Trail.
28. Discuss continued use of pedestrian/emergency vehicle access as a vehicular access by area residents.
29. Discuss landscape buffer adjacent to parking and compactor along northern property line.
30. Discuss apartment access proposed through townhouse (H.O.A.) access easements.

- b. DP 2013-90: SPRINGDALE SUBDIVISION, UNIT 2, BLOCK A, LOTS 1, 2 & 3 (1/5/14)* - located at 659 Mitchell Avenue. (Council District 11) **(Barrett Partners)**

Note: The Planning Commission postponed this plan at their November 14, 2013, meeting.

The Subdivision Committee Recommended: **Postponement**. There are concerns with the proposed lotting and the 30' building line.

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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Provided the Planning Commission makes a finding on the use of an access easement in accordance with Article 6-8(m) of the Land Subdivision Regulations.
11. Discuss required information for private open space.
12. Discuss proposed lotting.
13. Discuss resolution of building conflicts with platted 30' building line.

- c. DP 2013-96: HARVEY PROPERTY (2/2/14)* - located at 4500, 4524 and a portion of 4574 Old Schoolhouse Lane. (Council District 10) **(EA Partners)**

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding access to the greenway, location of the pre-Columbian burial ground and adequate spring protection.

Should this plan be approved, the following requirements 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. 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 the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Denote lot information per Subdivision Regulations for single family area.
13. Clarify extent of street construction and tree protection area in and near floodplain.
14. Discuss proposed tree protection area for Bur Oak.
15. Discuss location of pre-settlement cultural site.
16. Discuss access to greenway area.
17. Discuss improvements needed to Old Schoolhouse Lane, including sidewalk.
18. Discuss incorporation of spring into greenway or other protection measures, including maintenance.

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

19. Discuss requested waivers, and the height of proposed retaining walls.

- d. DP 2013-97: NEWMARKET PROPERTY, UNIT 7 AND A PORTION OF UNIT 1 (AMD) (3/4/14)* - located at 1201, 1321 and a portion of 1501 Deer Haven Lane. (Council District 12) **(EA Partners)**

Note: The purpose of this amendment is to revise the number of single family lots.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping 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.
7. Provided that the Planning Commission makes a finding that the plan complies with the EAMP.
8. Resolve buildable area on Lot 30.
9. Resolve maintenance and access to proposed greenspace.

- e. DP 2013-98: TURFLAND MALL (AMD) (2/2/14)* - located at 2033 Harrodsburg Road. (Council District 11) **(EA Partners)**

Note: The purpose of this amendment is to add square footage and revise the parking area.

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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Add building height in feet.
11. Correct wording in owner's certification.
12. Correct wording in Planning Commission's certification.
13. Addition of 2' contour lines.
14. Document compliance with tree canopy and interior landscaping requirements in Lot G site statistics.
15. Discuss access point proposed near signalized intersection.
16. Discuss a pedestrian facility along the arterial road (Harrodsburg Road).

- f. DP 2013-100: LEXINGTON MALL PROPERTY (SOUTHLAND CHRISTIAN CHURCH) (2/2/14)* - located at 2299, 2349 & 2401 Richmond Road. (Council District 5) **(Strand Associates)**

Note: The purpose of this amendment is to revise the use and building layout on Lot 8, add recorded easements on Lots 7 & 8 and to correct sidewalk dimensions.

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. Department of Environmental Quality's approval of environmentally sensitive areas.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Correct plan title.
11. Denote name and address of developer.
12. Denote record plat designation.
13. Denote construction access location(s).
14. Denote height of building in feet.
15. Denote 25' floodplain setback.

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

16. Denote FEMA floodplain.
17. Correct reference to note #14 to note #13.
18. Resolve status of note #17 on this plan.

- g. DP 2013-107: COLDSTREAM PARK, LOT 1 (2/24/14)* - located at 920 Citation Boulevard.
(Council District 2) **(Denham-Blythe)**

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. 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 the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Correct plan title "Coldstream Park, Lot 1 (HS Distribution)."
13. Denote name and address of developer on plan.
14. Denote boundary of property with a solid line.
15. Clarify property location on vicinity map.
16. Remove hatching in paved parking areas.
17. Denote construction access location on plan.
18. Denote direction and location of cross-section for Citation Boulevard.
19. Denote 50' landscape buffer from conditional zoning restrictions on plan.
20. Dimension exterior of all buildings.
21. Denote required and provided parking in site statistics.
22. Denote 25' building setback from floodplain.
23. Denote date of floodplain information.
24. Denote proposed and existing easements on site.
25. Denote street frontage in site statistics.
26. Delete note #2.
27. Denote 100' building line setback from Citation Boulevard.
28. Addition of conditional zoning notes and restrictions.
29. Addition of all applicable notes governing storm water management to the approval of the Division of Engineering.
30. Review by Technical Committee prior to plan certification.

- 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. **ANNUAL REPORT FROM PURCHASE OF DEVELOPMENT RIGHTS PROGRAM** – The Commission will hear from Ms. Beth Overman, who will present the required Annual Report from the Rural Land Management Board.

- 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**

Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) December 18, 2013
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers **December 19, 2013**
 Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) January 9, 2014
 Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) January 9, 2014
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers **January 16, 2014**

X. **ADJOURNMENT**

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