Minutes
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION AND ZONING ITEMS

January 17, 2008

I. **CALL TO ORDER** - The meeting was called to order at 1:32 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.

Planning Commission Members Present – Randall Vaughn Chair; Ed Holmes; Carolyn Richardson; Joan Whitman; James Mahan; Lynn Roche-Phillips; Mike Cravens; Lyle Aten (arrived at 1:33) and Neill Day. Linda Godfrey and Frank Penn were absent.

Planning Staff Present – Chris King, Director; Bill Sallee, Barbara Rackers, Tom Martin, Cheryl Gallt, Chris Taylor, and Denice Bullock. Other staff members in attendance were: Hillard Newman, Division of Engineering; Jeff Neal, Division of Traffic Engineering; Bob Carpenter, Division of Building Inspection; Ed Gardner, Department of Law; and Captain(s) Bill Woodward and Charles Bowen, Division of Fire & Emergency Services.

II. **APPROVAL OF MINUTES** – A motion was made by Mr. Mahan, seconded by Ms. Whitman and carried 8-0 (Aten, Godfrey and Penn absent) to approve the minutes of August 9, 2007 and November 8, 2007.

Note: Mr. Aten arrived at this time.

III. **POSTPONEMENTS OR WITHDRAWALS –** Requests for postponement and withdrawal will be considered at this time.

a. DP 2007-134: SAND LAKE & ESTES PROPERTY (AMD.) (1/17/08)* - located at Richmond Road and South Eagle Creek Drive. (Council District 7) **(EA Partners)**

Representation – Rena Wiseman, attorney, was present representing the applicant. She said that even though they have continued to work with the Staff, they believe an additional postponement is needed. She then noted that she had spoken with Bruce Simpson, who is the attorney for the opposing side; he had requested that this item be moved to the February 28, 2008, meeting, and the applicant is agreeable to their request.

Action - A motion was made by Ms. Whitman, seconded by Mr. Mahan, and carried 9-0 (Godfrey and Penn absent) to postpone DP 2007-134 to the February 28, 2008, Planning Commission meeting.

b. PLAN 2007-52P: TUSCANY, UNIT 5 (1/17/08)* - located at 1970 Winchester Road (a portion of). (Council District 6) **(EA Partners)**

Representation – Rory Kahly, EA Partners, was present representing the applicant, and requested postponement of PLAN 2007-52P to the February 14, 2008, Planning Commission meeting.

Action - A motion was made by Mr. Aten, seconded by Ms. Whitman, and carried 9-0 (Godfrey and Penn absent) to postpone PLAN 2007-52P to the February 14, 2008, Planning Commission meeting.

c. DP 2007-100: KINGSTON HALL, UNIT 2 (EAST BRIDGEFORD LAND & DEV. CO.) (AMD.) (1/17/08)* – located at 2356 Newtown Pike (a portion of). (Council District 12) **(EA Partners)**

Representation – Rory Kahly, EA Partners, was present representing the applicant, and requested postponement of DP 2007-100 to the March 13, 2008, Planning Commission meeting.

Action - A motion was made by Ms. Whitman, seconded by Mr. Aten, and carried 9-0 (Godfrey and Penn absent) to postpone DP 2007-100 to the March 13, 2008, Planning Commission meeting.

d. ZDP 2007-111: THE GLEN AT LOCHDALE, UNIT 4 (AMD.) (2/2/08)* - located at 3600 and 3652 Winthrop Drive. **(EA Partners)**

Representation – Rory Kahly, EA Partners, was present representing the applicant, and requested postponement of ZDP 2007-111 to the February 14, 2008, Planning Commission meeting.

Action - A motion was made by Ms. Whitman, seconded by Mr. Aten, and carried 9-0 (Godfrey and Penn absent) to postpone ZDP 2007-111 to the February 14, 2008, Planning Commission meeting.

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

IV. <u>LAND SUBDIVISION ITEMS</u> - The Subdivision Committee met on Thursday, December 10, 2007, at 8:30 a.m. The meeting was attended by Commission Members: Carolyn Richardson, Neill Day, Lyle Aten, Randall Vaughn and Mike Cravens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Chris Taylor, Cheryl Gallt, Denice Bullock, Bill Sallee, Jimmy Emmons and Tom Martin; as well as Ed Gardner, Department of Law; Captain(s) Bill Woodward and Charles Bowen, Division of Fire & Emergency Services; and Bob Carpenter, Division of Building Inspection. 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. <u>NO DISCUSSION ITEMS</u> – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

<u>Criteria:</u> (1) the petitioner agrees with the Subdivision Committee's recommendation as listed on this agenda, and
(2) no discussion of the item or of the Committee's recommendation is desired by the Commission, and
(3) no one present at this meeting objects to the Commission acting on the matter without discussion.

*<u>NOTE</u>: Items mentioned at this time are noted as "**Sounded Items**" in these minutes.*

a. <u>PLAN 2008-3P: SUNNY SLOPE, UNIT 3 AND A PORTION OF UNIT 1 (AMD.)</u> (3/11/08)* - located on Waveland Museum Lane. (Council District 9) **(VanderWier and Associates)**

<u>Note</u>: The purpose of this amendment is to modify the street and lotting patterns.

<u>The Subdivision Committee Recommended: Approval</u>, subject to the following requirements:
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 landscape buffers and required street tree information.
4. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree preservation area.
6. Environmental Planner's approval of environmentally sensitive areas (sinkholes, steep slopes, cemeteries and springs).
7. Place site statistics within a box.
8. Increase font size on street cross-sections.
9. <u>Denote</u>: There shall be no development on the townhouse lot in area "D" until a final development plan has been approved by the Planning Commission.
10. Remove encroaching structures from KU easement.
11. Remove encroaching structures from 25' floodplain setback.
12. Document compliance with Article 4-5(b) of the Land Subdivision Regulations prior to filing a final record plat.
13. Clarify unit and area designations.
14. Resolve timing of the construction and dedication of Waveland Museum Lane.

(Sounded Item)

<u>Representation</u> – Jerry VanderWier, VanderWier and Associates, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, and requested approval of PLAN 2008-3P.

<u>Action</u> - A motion was made by Mr. Aten, seconded by Mr. Mahan, and carried 9-0 (Godfrey and Penn absent) to approve PLAN 2008-3P, subject to the conditions as listed by the staff.

b. <u>PLAN 2006-148F: SUNNY SLOPE FARM, UNIT 3-B</u> (4/7/08)* – located at 4050 Sweetspire Drive. (Council District 9) **(VanderWier and Associates)**

<u>Note</u>: The Planning Commission originally approved this plan on August 10, 2006, subject to the following 13 conditions:
1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of addresses by e911 staff.
5. Urban Forester's approval of tree preservation plan and correct note #12.
6. Environmental Planner's approval of environmentally sensitive areas.

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7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Greenspace Planner's approval of the treatment of greenways/bike trails and pedestrian movement.
9. Correct Planning Commission certification.
10. A bond shall be posted for the full construction of Waveland Museum Lane prior to recordation.
11. Remove note #14.
12. Combine Lots 122-A and 122-B and show as incorporated on one plat (Unit 3-A, 3-B or 3-C).
13. Delete cul-de-sac details.

Note: The applicant now requests reapproval of the plan.

The Staff Recommended: Reapproval, subject to the previous 13 conditions.

(Sounded Item)

Representation – Jerry VanderWier, VanderWier and Associates, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, and requested reapproval of PLAN 2006-148F.

Action - A motion was made by Mr. Mahan, seconded by Mr. Aten, and carried 9-0 (Godfrey and Penn absent) to reapprove PLAN 2006-148F, subject to the previous conditions as listed by the staff.

c. DP 2007-153: NATIONAL SUBDIVISION, UNIT 1, LOTS 5-10 (2/6/08)* - located at South Forbes Road and Lisle Industrial Road. (Council District 2) **(Eagle Engineering)**

Note: The Planning Commission postponed this plan at its December 13, 2007, meeting.

The Subdivision Committee Recommended: Postponement. There were questions regarding compliance with Article 8-23(o) of the Zoning Ordinance and the improvements proposed to Forbes 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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffering.
4. Urban Forester's approval of tree preservation areas.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Waste Management's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Correct plan title.
10. Correct building line (25' by plat).
11. Delete note number 10.
12. Addition of parking statistics.
13. Denote compliance with Article 8-23(o) of the Zoning Ordinance regarding special provisions.
14. Kentucky Transportation Cabinet's approval of access and improvements to Forbes Road.
15. Certification of consolidation or retracement plat, prior to certification of development plan.

(Sounded Item)

Representation – Jason Banks, Eagle Engineering, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, noting that the concerns from the staff with regard to condition number 13 have been resolved and requested approval of DP 2007-153.

Staff Comments – Mr. Martin stated that Mr. Banks was correct in saying that condition number 13 has been resolved. He said that the staff had made an error in interpreting Article 8-23(o) of the Zoning Ordinance, noting that this request is now approvable.

Planning Commission Comments – Mr. Vaughn noted that condition number 13 could be deleted since it had been resolved.

Action - A motion was made by Mr. Aten, seconded by Mr. Mahan, and carried 9-0 (Godfrey and Penn absent) to approve DP 2007-153, subject to the conditions as listed by the staff, deleting condition number 13.

d. DP 2007-138: COVEY RIDGE DEVELOPMENT COMPANY, LOT 5 (AMD.) (1/17/08)* - located at 5527-5531 Athens-Boonesboro Road. (Council District 12) **(John Kingston)**

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

Note: The Planning Commission postponed this plan at its November 8, 2007 and December 13, 2007, meetings. The purpose of this amendment is to add building square footage, and to revise the parking layout.

The Subdivision Committee Recommended: Postponement. There were questions regarding the current moratorium with the Blue Sky treatment plant for new development with additional flows.

(Sounded Item)

Representation – John Kingston was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, and requested approval of DP 2007-138.

Staff Comments – Mr. Martin stated that this request was recommended for postponement due to the current moratorium with the Blue Sky treatment plant. He said that the moratorium issue has been resolved; therefore, this request is approvable, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree protection areas.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Correct spelling of word "existing."
9. Add all building dimensions, existing and proposed.
10. Clarify canopy heights.
11. Improve plan clarity (contour information).
12. Improve clarity of metes and bounds information on plan face.
13. Provide typical parking space dimensions.
14. Clarify purpose of shaded area around proposed addition.
15. Clarify existing access to property.
16. Correct note number 9 to read: "Urban County Council waiver of sanitary sewer moratorium prior to building permits."
17. Correct plan title.
18. Correct Planning Commission certification.

Planning Commission Questions – Mr. Cravens asked how the moratorium issue is to be resolved. Mr. Gardner said that the provisions of the moratorium were made by the State, which required that no additional "tap-ons" be permitted in the Blue Sky area. He said that the applicant had requested and obtained a waiver, as well as the approval from the State; therefore, they are now allowed to proceed under the current terms, as stated by the Urban County Council.

Action - A motion was made by Mr. Day, seconded by Mr. Aten, and carried 9-0 (Godfrey and Penn absent) to approve DP 2007-138, subject to the conditions as listed by the staff.

e. DP 2008-01: MEADOW OAKS (AMD.) (3/27/08)* - located at 6800 Man O' War Boulevard.
(Council District 12) **(Barrett Partners)**

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise street sections and parking layout around the open space area in Phase I.

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

1. Urban County Engineer's acceptance of drainage, storm and 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 landscape buffers.
4. Greenspace Planner's approval of the treatment of greenway/bike trails and pedestrian movement.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Improve line weight.
9. Improve cross-section legibility.
10. Denote: Document compliance with Article 4-5(b) of the Land Subdivision Regulations prior to filing a final record plat.

(Sounded Item)

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Representation – Tony Barrett, Barrett Partners, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, including the addition of condition number 11, and requested approval of DP 2008-1. He then submitted the required signed affidavit and photograph to staff.

Action - A motion was made by Ms. Whitman, seconded by Mr. Aten, and carried 9-0 (Godfrey and Penn absent) to approve DP 2008-1, subject to the conditions as listed by staff, adding a new condition to read "Revise purpose of amendment note."

Staff Comments – Mr. Martin said that the staff neglected to distribute a memorandum to the Commission that states the applicant's request still complies with the overall Expansion Area Master Plan (EAMP) for the future land use, community design and infrastructure elements of the EAMP. He noted that this should had been included in the Commission's original motion, and apologized for the omission.

Mr. Vaughn asked if it is appropriate to take action only on the memorandum itself. Mr. King said that the Commission does not need to retract the previous motion, but rather note for the record that the Commission accepts the submittal of the compliance statement, as required by the Zoning Ordinance.

Action - A motion was made by Mr. Day, seconded by Ms. Roche-Phillips, and carried 9-0 (Godfrey and Penn absent) to approve the EAMP Compliance report for DP 2008-1, for the reasons noted by the staff.

Note: Chairman Vaughn recused himself for the following item, and left the meeting. Ms. Whitman took over as Chair.

f. DP 2008-02: BLUEGRASS BUSINESS PARK (PEMBERTON FARM, LOT 3A) (3/5/08)* - located at 2540 Spurr Road. (Council District 2) **(Carman and Associates)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:
1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation area.
5. Environmental Planner's approval of environmentally sensitive areas (Royal Spring Aquifer).
6. Division of Fire's approval of emergency access and fire hydrant locations.
7 Division of Waste Management's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Correct plan title.
10. Delete note number 10.
11. Dimension driveway access at Jaggie Fox Way.
12. Addition of building dimensions.
13. Remove future expansion information or add to plan as "Phase II" information.
14. Remove all copyright © information from plan face.
15. Denote: 40' access easement to be paved per Division of Engineering requirements.
16 Identify sanitary sewer force main easement.
17. Denote: OPSS fee to be identified in accordance with the OPSS agreement.
18. Resolve the timing of construction and dedication of Innovation Drive.

(Sounded Item)

Representation – Chris Howard, Carman and Associates, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, and requested approval of DP 2008-02.

Action - A motion was made by Mr. Aten, seconded by Mr. Mahan, and carried 8-0 (Vaughn recused; Godfrey and Penn absent) to approve DP 2008-02, subject to the conditions as listed by the staff.

Note: Chairman Vaughn returned to the meeting at this time.

g. PLAN 2008-2P: CALUMET TERRACE SUBDIVISION, LOTS 8 AND 9 (3/5/08)* - located at 1332 Viley Road. (Council District 11) **(CMW)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:
1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscape buffer and required street tree information.
4. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree protection area (TPA).

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6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Waste Management's approval of refuse collection.
8. Environmental Planner's approval of environmentally sensitive areas (sinkholes and steep slopes).
9. Addition of private access easement note.
10. Addition of zoning information on adjacent property.
11. Denote lot lines as solid.
12. Correct plan title.
13. Delete extraneous information.
14. Complete Board of Adjustment's approval information.
15. Denote: An amended final record plat dedicating the public improvements shall be certified prior to the issuance of a building permit.
16. Delete 25' building line on side yards.
17. Denote: Document compliance with Article 4-5(b) of the Land Subdivision Regulations regarding the Improvement Plan Progress Report prior to filing an amended final record plat.

(Sounded Item)

Representation – Brad Tune, CMW, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, and requested approval of PLAN 2008-2P.

Action - A motion was made by Mr. Aten, seconded by Mr. Mahan, and carried 9-0 (Godfrey and Penn absent) to approve PLAN 2008-2P, subject to the conditions as listed by the staff.

h. DP 2008-7: BOSTON ROAD DEVELOPMENT, LOTS 4 AND 5 (AMD.) (5/2/08)* – located at 3801 Dylan Place. (Council District 9) **(Endris Engineering)**

Note: The purpose of this amendment is to modify note number 18, add 200 square feet of buildable area, revise the parking and circulation for Lot 4, and to add the proposed easement to Lot 5 in order for it to agree with the pending final record plat.

The Subdivision Committee Recommended: Approval, subject to the following requirements:
1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Review by Technical Committee.

(Sounded Item)

Representation – John Napora, Endris Engineering, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, and requested approval of DP 2008-7.

Planning Commission Questions – Ms. Roche-Phillips asked for an explanation to condition number 8. Mr. Martin said that this request was filed late, which means the Technical Committee was not able to review this plan. He explained that if a plan is filed late, the standard condition, "Review by the Technical Committee," is usually added to the requirements.

Mr. Vaughn recalled that the Subdivision Committee felt it was appropriate for condition number 8 to remain listed on the requirements.

Action - A motion was made by Ms. Roche-Phillips, seconded by Ms. Whitman, and carried 9-0 (Godfrey and Penn absent) to approve DP 2008-7, subject to the conditions as listed by the staff.

i. DP 2008-03: NDC PROPERTY, UNIT 1A, (WELLINGTON) LOT 11, UNIT 3 (AMD.) (3/5/08)* - located at 413 Sporting Court. (Council District 9) **(Land Plan)**

Note: The purpose of this amendment is to add square footage to the building, and increase the parking.

The Subdivision Committee Recommended: Approval, subject to the following requirements:
1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.

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3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Correct plan title.
9. Complete and correct site statistics information.
10. Complete adjacent property information.
11. Addition of conditional zoning information.
12. Delete extraneous information.
13. Submit a copy of the deed for the property.
14. Delete copyright © information.
15. Denote: No building permit shall be issued until an easement release or encroachment has been completed, including any necessary amended subdivision plats.
16. Addition of agreed judgment note.
17. Addition of standard development plan notes.
18. Addition of zone-to-zone screening along the R-4 and P-1, and the I-1 and P-1 property lines.
19. Identify all existing easements.
20. Provided the Board of Adjustment grants approval of parking in the R-4 zone prior to certification.

(Sounded Item)

Representation – Richard Murphy, attorney, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, and requested approval of DP 2008-3.

Action - A motion was made by Mr. Mahan, seconded by Mr. Day, and carried 9-0 (Godfrey and Penn absent) to approve DP 2008-3, subject to the conditions as listed by the staff.

j. PLAN 2006-251F: LAKEPOINTE SUBDIVISION, BLOCK "B", LOT 1 (AMD.) (4/9/08)* – located at 2374 Lake Park Road. (Council District 5) **(EA Partners)**

Note: The Planning Commission originally approved this plan on December 14, 2006, subject to the following 9 conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree preservation area(s).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: There shall be no building permits issued for the property until the Planning Commission approves a final development plan.
8. Addition of street cross-sections for New Circle Road.
9. Addition of building lines.

Note: The applicant now requests reapproval of the plan.

The Staff Recommended: Reapproval, subject to the previous 9 conditions.

(Sounded Item)

Representation – Rory Kahly, EA Partners, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, including the additional condition number 10 recommended by the staff, and requested reapproval of PLAN 2006-251F.

Staff Comments – Mr. Sallee displayed an additional condition for consideration on this plan, and clarified that the additional condition refers to Lot 1.

Action - A motion was made by Mr. Mahan, seconded by Ms. Whitman, and carried 9-0 (Godfrey and Penn absent) to reapprove PLAN 2006-251F, subject to the previous conditions as listed by the staff, adding a 10th condition to read "Revise Lot 1 to match approved final development plan."

k. DP 2008-6: THE DAVIS FAMILY CHILDREN'S IRREVOCABLE TRUST (AMD.) (3/22/08)* – located at 3500 Harrodsburg Road. (Council District 9) **(EA Partners)**

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Note: The purpose of this amendment is to add two buildings, a clubhouse, and parking, and to revise the floodplain information.

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

1. Urban County Engineer's acceptance of drainage, storm and 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 landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Environmental Planner's approval of environmentally sensitive areas.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Approval of street names and addresses per e911 staff.
9. Addition of building dimensions.
10. Clarify building square footage and coverage statistics.
11. Label building envelope.
12. Review by Technical Committee.
13. Certification of easement minor plat prior to development plan certification.
14. Denote status of FEMA floodplain map revision.
15. Correct tree protection note.

(Sounded Item)

Representation – Rory Kahly, EA Partners, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, and requested approval of DP 2008-6.

Action - A motion was made by Mr. Aten, seconded by Ms. Whitman, and carried 9-0 (Godfrey and Penn absent) to approve DP 2008-6, subject to the previous conditions as listed by the staff.

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

The procedure for consideration of these remaining plans is as follows:

- Staff Report(s)
- Petitioner's Report(s)
- Citizen Comments – (a) in support of the request, and (b) in opposition to the request
- Rebuttal – (a) petitioner's comments, (b) citizen comments, and (c) staff comments
- Commission discusses and/or votes on the plan

1. Final Subdivision Plans

a. PLAN 2007-61F: COLDSTREAM RESEARCH CAMPUS, UNIT 1B (AMD.) (4/9/08)* – located at 1520 and 1532 Bull Lea Road. (Council District 2) **(Strand Associates)**

Note: The Planning Commission originally approved this plan on April 12, 2007, subject to the following 8 conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Delete consolidation information.
8. Recordation of consolidation plat for a portion of lot 12 and all of lot 14 prior to plan certification.

Note: The University of Kentucky is now requesting a waiver to Articles 4-7(d)(8) and 4-7(d)(9) of the Land Subdivision Regulations regarding sureties.

The Staff will report at the meeting.

Staff Presentation – Mr. Martin noted that the Planning Commission had originally approved this request on April 12, 2007. He said that the University of Kentucky is now requesting a waiver to Articles 4-7(d)(8) and 4-7(d)(9) of

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the Land Subdivision Regulations, noting that these waivers involve the processes and requirements of the Engineering Manuals.

Mr. Martin directed the Commission's attention to the previously submitted waiver report, and said that the University of Kentucky is requesting these waivers to avoid bonding or posting of another surety for a final course of asphalt on a portion of the property. He said that the University of Kentucky has told both the Divisions of Planning and Engineering that they would like to pave a portion of Bull Lea Road to further the marketing and development of the Coldstream Research Campus. The staff has reviewed their request, and recommends approval of the requested waiver, for the following reasons:

1. Not granting this waiver would constitute an exceptional hardship to the applicant, as they already have an existing contract that duplicated these provisions of the Subdivision Regulations.
2. The granting of this waiver will not negatively impact public health and safety because it is reasonable to accept the contractual warranty between the applicant and their contractors to mirror these requirements of the Land Subdivision Regulations, and since the University views the completion and functionality of the infrastructure as paramount to the success of their Research Campus.

Otherwise, if the waiver request were not approved, the University of Kentucky would be asked to pave or post the bond, as required by the Land Subdivision Regulations. He said that this is done to protect the street from damage when further development takes place. It is not conducive for the University of Kentucky to market Coldstream and bring in new clients without proper facilities, so they are requesting some relief from this provision.

Mr. Sallee noted that the applicant was also requesting a waiver for the required Performance/Warranty Surety, noting that in this particular case, there is a contract between the University of Kentucky and their contactor. He said that the agreement mirrors the Land Subdivision Regulation's requirement for a financial surety with regard to the performance of the infrastructure. The University of Kentucky is requesting some relief from the Land Subdivision Regulations, but it would not result in circumvention, since the University already has this under a contractual obligation.

Planning Commission Comments and Questions – Mr. Cravens said that the University of Kentucky has an agreement between themselves and the contactor, and asked where the City stands on this subject. Mr. Sallee replied that the LFUCG would be able to revisit this issue if another plan were to be filed for this property. He said that it's his understanding that the Division of Engineering had requested that this portion of street pavement not be completed. That was to ensure that the sub-pavement would meet the requirements of the Engineering Manual.

Mr. Cravens then said that he understood the first portion of the staff's presentation; but as for the agreement between the University and the contractor, it seems that the City is being left out. Mr. King said that there have been discussions between the University of Kentucky and the Lexington-Fayette Urban County Government; and as an entity, the State and the University of Kentucky would not have the possibility of disappearing. He then said that when a performance bond is submitted by the developer, the staff is unsure whether or not that corporate entity will survive. When dealing with a State institution, it becomes a different situation, as opposed to a private agency providing the traditional sureties. Mr. King said that the University of Kentucky has a backup agreement with their contractor, and this was an acceptable solution to the traditional sureties required under the Subdivision Regulations.

Ms. Roche-Phillips commented that with Governor Beshear's budget cuts, she is unsure if waiving the requirements for the University of Kentucky would be a good step. She said that she does not want this to become precedent setting, but given the fact this is a public institution that provides enough justification. She is satisfied and comfortable in approving their request.

Mr. Vaughn asked if a new condition number 9 should be added to reflect the requested waiver. Mr. King said that the Commission does not need to add a new condition because the original conditions had already been approved. He then said that the Commission's action would satisfy the waiver request.

Mr. Vaughn clarified that the Commission only needs to take action on the waiver itself, which Mr. King verified.

Action - A motion was made by Mr. Day, seconded by Ms. Whitman, and carried 9-0 (Godfrey and Penn absent) to approve the waivers to Articles 4-7(d)(8) and 4-7(d)(9) of the Land Subdivision Regulations for PLAN 2007-61F, for the following reasons:

1. Not granting this waiver would constitute an exceptional hardship to the applicant, as they already have an existing contract that duplicated these provisions of the Subdivision Regulations.
2. The granting of this waiver will not negatively impact public health and safety because it is reasonable to accept the contractual warranty between the applicant and their contractors to mirror these requirements of

the Land Subdivision Regulations, and since the University views the completion and functionality of the infrastructure as paramount to the success of their Research Campus.

Note: Mr. Cravens recused himself for the following item, and left the meeting.

2. Development Plans

a. DP 2007-155: EASTLAND PARKWAY CHURCH OF GOD, LOT 2 (AMD.) (2/6/08)* - located at 2550 and 2598 Liberty Road. (Council District 6) **(BGW Hargett)**

Note: The Planning Commission postponed this plan at its December 13, 2007, meeting. The purpose of this amendment is to add building square footage and parking.

The Subdivision Committee Recommended: Referral. There were questions regarding the floodplain information, street connection to the adjacent property and compliance with the requirements of Article 21.

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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffering.
4. Urban Forester's approval of tree preservation areas.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Waste Management's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Place site statistics within a box.
10. Correct plan title.
11. Addition of purpose of amendment note.
12. Provided the Board of Adjustment grants approval of the additional square footage and expansion of the conditional uses.
13. Addition of all easements.
14. Addition of street and access cross-sections.
15. Correct Planning Commission's certification note.
16. Addition of adjacent property and zoning information.
17. Addition of sanitary sewer force main easement information.
18. Addition of typical parking dimensions.
19. Addition of graphic scale.
20. Addition of cottage dimensions.
21. Addition of drive aisle information.
22. Consolidation plat to be certified prior to final development plan certification, and revise lotting information accordingly.
23. Discuss floodplain information, as shown.
24. Discuss Nickwood Trail connection.

Staff Presentation – Mr. Martin noted that the title of this request is incorrect, and it should read: "Eastland Parkway Church of God, Lots 1 and 2 (AMD.)."

Mr. Martin presented the development plan to the Commission, and briefly oriented them to the surrounding street systems, as well as the subdivision layout. He stated that the plan shows the expansion of the assisted living facility to approximately 50,000 square feet, as well as an additional 26 cottages on Lot 2; and the expansion of the Church facility on Lot 1.

Mr. Martin directed the Commission's attention to the 24 conditions listed on the agenda, and said that most of these are cleanup or required standard conditions. He said that the staff did have concerns with the floodplain area (condition number 23) located on Lot 2, because it was not correctly identified as it was on the previous development plan. The previous development plan had denoted the location of the floodplain area, and at that time there were no conflicts with the existing structures since they were outside the 25-foot setback. He said that the amended plan does not reflect the correct floodplain information; therefore, the staff is requesting that the floodplain area be shown accurately on this development plan.

Mr. Martin then said that the staff was also concerned with how Nickwood Trail would stub into the subject property (condition number 24), noting that this is reflected in the waiver report previously submitted to the Commission. He said that the applicant has requested a waiver to Article 6-8(b) of the Land Subdivision Regulations, which would allow the cul-de-sac or a through street not to be constructed. The Land Subdivision

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

Regulations require street continuity or a cul-de-sac to be provided; but for this particular case, the applicant was requesting to leave Nickwood Trail as a stub street. Mr. Martin then directed the Commission's attention to the overall development, and said that the Liberty Corner Subdivision (adjacent to the Church property), only has one access point from this area, which is through Rambling Creek, as well as a stub street located off Crystal Falls Road and a cul-de-sac bulb located on Nickwood Trail. He then said that in the past, it was anticipated that if the Church property were to develop, then the connection to Nickwood Trail would be necessary. Now the Church has submitted an amended development plan, showing the expansion of the Church parking lot, and they have marked where the driveway will lead directly to Nickwood Trail. Mr. Martin stated that when the staff had reviewed the applicant's waiver request, it was determined that the existing bulb would adequately service both the Divisions of Fire and Waste Management. However, in anticipation of future development, or the expansion of the Church, the staff could request a cul-de-sac or a street extension and that issue would be addressed at that time for further discussion.

In conclusion, Mr. Martin said that the applicant has also requested that the driveway leading to Nickwood Trail be eliminated. He said that if this were done, it would prevent the Church traffic traveling through the Liberty Corner Subdivision and exiting onto Liberty Road. In response to the applicant's request, the staff suggested an additional pedestrian connection from Liberty Corner Subdivision to the Church property. He said that the staff is recommending approval of the waiver request, for the following reasons:

1. Construction of an extension or cul-de-sac of Nickwood Trail at this time would constitute a hardship for the Eastland Parkway Church of God, since no new residential dwelling units are proposed on the eastern side of the their property. Should new housing units be proposed on the eastern side of the church's property in the future, this street could be considered for extension or completion at that time.
2. Granting this waiver will not negatively impact public health and safety.

<u>This recommendation is made subject to the following additional requirement:</u>

a. The church shall construct a new sidewalk from the current sidewalk at the terminus of Nickwood Trail to its parking lot in order to facilitate pedestrian travel.

<u>Representation</u> – Ron Hargett was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, and requested approval of DP 2007-155.

<u>Planning Commission Comments and Questions</u> – Mr. Vaughn clarified that the staff recommends for the applicant to denote the floodplain area. Mr. Martin agreed, and said that condition number 23 should read: "Denote the correct floodplain information."

Mr. Vaughn then asked what the staff recommends for condition number 24. Mr. Martin said that condition number 24 could be deleted with the approval or disapproval of the waiver request.

Mr. Aten asked if the floodplain affects the existing buildings. Mr. Martin said that the staff is unsure at this time because the information given on the submitted plan is incorrect. He said that the previous plan shows the floodplain being further back from the existing buildings, and the staff had questioned why the correct floodplain information was left off of this amended plan.

Mr. Vaughn clarified that the units near the floodplain are existing structures, and the units toward the Church property will be new construction. Mr. Martin replied that is correct.

Mr. Aten then asked how these two plans are functionally related. Mr. Martin said that there will be two sidewalk connections located between the assisted living facility and the Church, as well as an access drive shared by the two properties. He noted that the Church created the entity with the assisted living facility for the people to be able to use.

Mr. Aten commented that in viewing this plan, it is important that this is a complete entity and it needs to be addressed that way when it comes to the circulation elements. He appreciates that there is a pedestrian connection, but it does not seem to have an internal connection between the two entities.

Mr. Mahan asked if the applicant is comfortable with the sidewalks being constructed. Mr. Hargett replied yes. Mr. Mahan then commented that he agrees with the applicant's proposal for the assisted living facility.

Mr. Day then asked if the area is large enough for golf carts. Mr. Hargett said that the paths between the assisted living facility and the Church are wide enough for golf carts to move about.

<u>Action</u> - A motion was made by Mr. Mahan, seconded by Mr. Aten, and carried 8-0 (Cravens recused; Godfrey and Penn absent) to approve DP 2007-155, subject to the 24 conditions listed, changing condition number 23 to

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read: "Denote the correct floodplain information," deleting condition number 24, and granting the waiver to Articles 6-8(b) of the Land Subdivision Regulations, for the following reasons:

1. Construction of an extension or cul-de-sac of Nickwood Trail at this time would constitute a hardship for the Eastland Parkway Church of God, since no new residential dwelling units are proposed on the eastern side of the property. Should new housing units be proposed on the eastern side of the church's property in the future, this street could be considered for extension or completion at that time.
2. Granting this waiver will not negatively impact public health and safety.

This recommendation is made subject to the following additional requirement:

a. The church shall construct a new sidewalk from the current sidewalk at the terminus of Nickwood Trail to its parking lot in order to facilitate pedestrian travel.

Note: Mr. Cravens returned to the meeting at this time.

C. **PERFORMANCE BONDS AND LETTERS OF CREDIT** – A motion was made by Ms. Whitman, seconded by Mr. Aten, and carried 8-0 (Cravens, Godfrey and Penn absent) to approve the release and call of bonds as detailed in the memorandum dated January 17, 2008, from Rice Lear, Division of Engineering.

VI. **COMMISSION ITEMS** - The Chairman will announce that any item the staff would like to present will be heard at this time.

A. **BOAR 2007-3: ALLEN R. FOSTER** (1/17/08)* – an appeal of the denial of a Certificate of Appropriateness to allow a deck to remain as built in a Planned Neighborhood Residential/Historic District Overlay (R-3/H-1) zone, on property located at 129 Ransom Avenue.

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

1. The denial of a Certificate of Appropriateness by the Board of Architectural Review is consistent with their charge in determining appropriateness of requested exterior alterations, based on the design guidelines established by the local Historic Preservation Commission, specifically Guidelines 14-4 and 39-2, as they apply to the deck at 129 Ransom Avenue and the subsequent loss of green space in the rear yard.
2. If a Certificate of Appropriateness had first been requested for the deck, as is required by Article 13 of the Zoning Ordinance for any exterior change to a property in an historic district; and if a permit had been requested from the Division of Building Inspection, as is required by Article 5 of the Ordinance, this situation would likely have been averted.

Staff Comments – Barbara Racker stated that the staff had received a letter from the appellant, requesting postponement of BOAR 2007-3 to the February 14, 2008, Planning Commission meeting.

Action - A motion was made by Mr. Cravens, seconded by Ms. Whitman, and carried 9-0 (Godfrey and Penn absent) to postpone BOAR 2007-3 to the February 14, 2008, Planning Commission meeting.

B. **ELECTION OF OFFICERS** – The Commission's By-laws state that at the first regular meeting in January, the Commission shall elect a Chairperson, Vice-Chairperson, Secretary, and Parliamentarian. The nominating committee will present its slate for consideration by the Planning Commission. Nominations may also be made from the floor.

The current officers are as follows:

Chairperson	-	Randall Vaughn
Vice Chairperson	-	Linda Godfrey
Secretary	-	Frank Penn
Parliamentarian	-	Vacant

Planning Commission Comments – Ms. Whitman stated that the nominating committee had selected the following Planning Commission members for 2008 Slated Officers:

2008 Slated Officers are as follows:

Chairperson	-	Randall Vaughn
Vice Chairperson	-	Linda Godfrey
Secretary	-	Frank Penn
Parliamentarian	-	Mike Cravens

Other Nominations – There were no other nominations from the floor.

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

Action: A motion was made by Ms. Whitman, seconded by Mr. Aten and carried 9-0 (Godfrey and Penn absent) to approve the Planning Commission's officers, as presented.

C. DELEGATION OF SECRETARY'S DUTIES – The Commission's past procedure for carrying out the Secretary's duties, except for signing minutes, has been to delegate that authority to the Director of the Division of Planning and his staff. The Chair will request the Commission consider taking action on this matter.

Action: A motion was made by Ms. Whitman, seconded by Mr. Mahan and carried 9-0 (Godfrey and Penn absent) to delegate the Secretary's duties to the Director of the Division of Planning and his staff.

VII. STAFF ITEMS – Staff items, if any, will be considered at this time.

A. INITIATION OF ZONING ORDINANCE TEXT AMENDMENT FOR EXTENDED-STAY HOTELS IN THE P-1 ZONE – The staff will request that the Planning Commission initiate a text amendment to Article 8-15 of the Zoning Ordinance to allow Extended-stay hotels in the P-1 zone. If initiated, this text amendment could possibly proceed to a public hearing as early as next month.

Staff Comments – Mr. Sallee stated that this zoning issue has been discussed with the Commission for several months. He said that the staff is requesting that the Planning Commission initiate a text amendment to Article 8-15 of the Zoning Ordinance to allow Extended-stay hotels in the P-1 zone. In the last few months, this had been discussed at the Zoning Committee meeting, as well as at one of the Planning Commission hearings. He said that if the Planning Commission were to initiate the text amendment, then the staff would prepare the appropriate staff reports, as well as send out proper notification. He noted that the staff would review the text amendment with the Commission prior to a public hearing.

Action: A motion was made by Mr. Holmes, seconded by Ms. Whitman and carried 9-0 (Godfrey and Penn absent) to initiate a text amendment to Article 8-15 of the Zoning Ordinance to allow Extended-stay hotels in the P-1 zone.

B. INITIATION OF ZONING ORDINANCE TEXT AMENDMENT TO PUD-1 ZONE – The staff will request that the Planning Commission initiate a text amendment to Article 22A-2(a) of the Zoning Ordinance to eliminate an outdated reference to the Comprehensive Plan that appears in the Zoning Ordinance. The "Growth Functional Planning Area" is no longer defined in the Comprehensive Plan. After consultation with the Department of Law, this provision should be removed from our Ordinance.

Staff Comments – Mr. Sallee stated that the staff has discovered that the PUD-1 zone has a locational criterion that has not been reviewed in a number of years. He said that the PUD-1 zone has been utilized only one time in the Urban Service Area. In the late 1980s or early 1900s, the PUD-1 zone was applied to a development through a zone change, and a development plan. He said that the locational criterion refers to "the Growth Function Planning Area, as defined in the Comprehensive Plan." Mr. Sallee said that the 1980 and 1988 Comprehensive Plans did define the Growth Functional Planning Area; however, the 1996, 2001, and 2007 Comprehensive Plan had not addressed that issue. After having discussions with the Department of Law, it was determined that the locational criterion should be removed from the Zoning Ordinance, or in the alternative, amending the 2007 Comprehensive Plan. He said that the staff suggests addressing this through a text amendment, which could then remove the outdated provision from the Zoning Ordinance.

Planning Commission Questions – Mr. Holmes asked if the PUD-1 zone has only been used once. Mr. Sallee replied that there is only one area that is zoned PUD-1. Mr. Holmes then asked what the context of that zone change was. Mr. Sallee stated that when this was first requested there were a number of different types of housing being proposed on a large farm. He said that the housing included multi-family residential, single family residential, and townhouse residential, as well as a neighborhood clubhouse. The end result on this land was for mostly single family detached housing with a small portion for townhouse and patio homes. The applicant had pursued a single family market and the development did not look noticeably different from any other residential subdivision.

Mr. Holmes then asked if there is a zoning classification that would allow a Mixed Use zone. Mr. Sallee said that the Planning Commission had considered a draft for a new Mixed Use PUD zone in the Infill and Redevelopment Areas, and in 2007, the staff had reviewed this issue, noting that this would be discussed with the Commission at some point in the future. He said that there are adopted Mixed Use zones available for use inside the New Circle Road area and they are similar to a PUD-1 zone. Even though they both have low setback requirement, the development plan, the location of buildings and arrangements are much more important in the Mixed Use zone.

Mr. Holmes then asked what development classification are being used for the Mixed Use beyond New Circle Road. Mr. Sallee said that the Professional Office (P-1) and Neighborhood Business (B-1) zones do allow a mixture of uses, but B-1 is very restrictive in terms of allowable height. He said that the staff is also researching how mixed uses could be encouraged more beyond New Circle Road.

Mr. Holmes said that there is a concern with removing this section from the Zoning Ordinance, unless there is something in place that would continue to promote mixed use development outside New Circle Road. Mr. King said that the staff had prepared several text amendments that have been part of community conversations, and in giving both the public concerns and the initiations of the Infill and Redevelopment Task Force, the public had requested a little breathing space in order to process it. He said that there are plans to reevaluate the text amendments at the conclusion of the Infill and Redevelopment Task Force process, and the ideas that continue on will be brought back in front of the Commission.

Mr. Vaughn stated that this is a request to initiate a text amendment to Article 22A-2(a) of the Zoning Ordinance to eliminate an outdated reference to the Comprehensive Plan that appears in the Zoning Ordinance. He then directed the Commission's attention to the proposed text to be eliminated, which reads: "within the Growth Functional Planning Area, as defined in the Comprehensive Plan."

Mr. Cravens asked why this particular sentence is being proposed for removal. Mr. Sallee said that that section is no longer part of the Comprehensive Plan. Mr. Gardner then said that there is no way to use this zone and meet this criterion. The PUD-1 zone would need to meet this, but these areas do not exist anymore. He said that this needs to be updated, noting that the staff will also review any other aspects of it. Mr. King agreed, and said that the staff will review whether or not replacing the current sentence with a different locational criterion or perhaps use a different statement, as well as determining if this section should be eliminated.

Mr. Vaughn clarified again that the Commission is only deciding today whether or not to initiate this text amendment.

Action: A motion was made by Ms. Whitman, seconded by Mr. Aten and carried 9-0 (Godfrey and Penn absent) to initiate a text amendment to Article 22A-2(a) of the Zoning Ordinance to eliminate an outdated reference to the Comprehensive Plan that appears in the Zoning Ordinance.

C. OTHER ITEMS -

Director's Comments – Mr. King reminded the Commissioners of the upcoming work session on January 24, 2008. He then directed the Commission's attention to the staff packet that was previously provided, and said that the information within the packet pertains to a discussion from the December 12, 2007 Planning Commission meeting. Inside the packet is information regarding the Gess Property, and included is their application to the US Army Corps of Engineers, as well as the study report that was submitted by Red Wing Ecological Services. He said that after the December 12th meeting it was suggested by Engineering to provide this information to the Commission, as a reference and to show what was involved for this case.

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., 2nd Floor Council Chambers	January 24, 2008
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	January 30, 2008
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	February 7, 2008
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	February 7, 2008
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers	**February 14, 2008**
Work Session, Thursday, 1:30 p.m., 2nd Floor Council Chambers	February 21, 2008
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers	February 28, 2008

X. ADJOURNMENT - There being no further business, the meeting was adjourned at 2:35 p.m.

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Randall Vaughn, Chair

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Frank Penn, Secretary

CT/CG/TM/JE/BR/WLS/DB