

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

April 10, 2014

- 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 February 13, 2014, meeting will be considered by the Planning Commission at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, April 3, 2014, at 8:30 a.m. The meeting was attended by Commission members: Carolyn Plumlee, Joe Smith, Will Berkley, Karen Mundy and Mike Owens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Tom Martin, Cheryl Gallt, Dave Jarman, Denice Bullock and Scott Thompson, as well as Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; and Ed Gardner, 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 2014-11F: TUSCANY, UNIT 10 (5/4/14)*** - located at 1970 Winchester Road.
(Council District 6) **(EA Partners)**

Note: The Planning Commission postponed this plan at their March 13, 2014, meeting.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the need for a preliminary subdivision plan and the timing and construction of public infrastructure in the area.

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.

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

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 right-of-way width of Winchester Road at cross-section location.
 10. Addition of building line along Meeting Street.
 11. Discuss extension of Meeting Street and timing of its approval for construction.
 12. Discuss access proposed to Winchester Road.
 13. Discuss sanitary sewers necessary to serve lot.
 14. Discuss need for preliminary subdivision plan.
 15. Discuss Urban County Engineer's and engineer's certifications.
- b. PLAN 2014-17F: GREENDALE HILLS, UNIT 2, LOT 98 (6/1/14)* - located at 2930 Spurr Road.
(Council District 2) **(EA Partners)**

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the timing of the construction of the collector street system, and the proposed use of a cul-de-sac rather than a local street.

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.
 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. Complete requirements of Article 4-5(b) once 30% of infrastructure design is complete, prior to certification.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. Provided the Planning Commission grants a waiver to Article 6-8(b) of the Land Subdivision Regulations.
 11. Discuss the timing of the construction and dedication of the collector street system.
 12. Discuss the proposed cul-de-sac termination of Cielo Vista Road.
 13. Discuss existing and proposed Preliminary Subdivision Plans.
- c. PLAN 2014-20F: DENTON FARMS, INC. (AMD) (6/24/14)* - located at 100-174 Somersly Place and 3873-3883 Wentworth. (Council District 7) **(John Hill)**

Note: The purpose of this amendment is to subdivide Lot 27 and reconfigure Lots 39-45.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Denote previous record plat R-28 and delete N-480 plat reference.
9. Denote addresses on lots.
10. Denote access easement as Wentworth Place on the northern extent of Lots 27-30.
11. Denote address in title block.
12. Denote street frontage in site statistics.
13. Denote exaction information to the approval of the Division of Planning.
14. Addition of all street cross-sections from currently approved plat.
15. Denote that there will be no access to Richmond Road or to Ellerslie Park Boulevard.
16. Review by Technical Committee prior to plan certification.
17. Resolve drainage easement note for Lots 39, 41, 42 & 45 per plat R-28.
18. Resolve Engineer's and Land Surveyor's certification and Urban County Engineer's certification.

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- d. PLAN 2014-21F: CENTRE POINTE (AMD) (6/24/14)* - located at 100 West Main Street.
(Council District 3) **(Abbie Jones Consulting)**

Note: The purpose of this amendment is to revise the air 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.
4. Addressing Office's approval of street names and addresses.
5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
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. Addition of information per Article 5-4(d) of the Land Subdivision Regulations, as applicable.
10. Addition of all information from the approved Final Record Plat (PLAN 2012-137F).
11. Provided PLAN 2012-137F is recorded prior to certification of this amended plat.
12. Denote most recent CHADRB approvals (back to May, 2013) on plat.
13. Review by Technical Committee prior to plan certification.

- e. PLAN 2005-166F: CLARK PROPERTY, UNIT 1-B (6/17/14)* - located at 1551 Deer Haven Lane (a portion of).
(Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on July 14, 2005. All but eight lots of this subdivision plat were recorded (and created) on September 30, 2005. The Commission reapproved this plat for Section 2 on July 13, 2006; extended that approval on July 12, 2007; and reapproved it again on September 11, 2008; and granted extensions to their approvals on September 10, 2009 and September 9, 2010, subject to the conditions listed below.

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 landscaping.
4. Addition of utility and street light easements by the utility companies and the Urban County Traffic Engineer.
5. Urban Forester's approval of tree preservation plan.
6. Approval of street names and addresses by e911 staff.
7. Addition of exaction information.

On October 13, 2011, the Planning Commission reapproved this plan, subject to the original conditions, revising the following:

5. Urban Forester's approval of tree preservation plan and required street tree information.

Note: Commission approval has since expired. The applicant now requests reapproval for Section 2 of the plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the conditions approved on October 13, 2011, as well as two additional conditions:

8. Addition of private utility information.
9. Addition of owner's and developer's information on plat.

- f. PLAN 2007-156F: CLARK PROPERTY, UNIT 1-M (6/17/14)* - located at Polo Club Boulevard and Ice House Way. (Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on August 9, 2007; reapproved it on September 11, 2008; and granted extensions of that approval on September 10, 2009 and September 9, 2010, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street addresses as per 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.

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7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Verification of exaction information by Division of Planning.

On October 13, 2011, the Planning Commission reapproved this plan, subject to the original conditions, revising the following:

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

Note: Commission approval has since expired. The applicant now requests reapproval.

The Subdivision Committee Recommended: **Reapproval**, subject to the conditions approved on October 13, 2011, as well as three additional conditions:

8. Addition of private utility information.
9. Addition of owner's and developer's information.
10. Addition of scale information 1" = 60.'

2. DEVELOPMENT PLANS

- a. DP 2014-4: LANSBROOK PLAZA SHOPPING CENTER (4/10/14)* - located at 3501 Lansdowne Drive.
(Council District 4) **(J. Kingston)**

Note: The Planning Commission postponed this plan at their January 16, 2014; February 13, 2014 and March 13, 2014, meetings. The purpose of this amendment is to add buildable area to building #3 and revise the parking area on that lot.

The Subdivision Committee Recommended: **Postponement**. The submitted plan filing does not appear to meet the limits of the variance approved in 2000 for this location.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Clarify existing parking per GIS photograph for building #3.
9. Clarify purpose of amendment note.
10. Revise note #6 to include reference to Art. 16 of the Code of Ordinances.
11. Clarify site statistics, and update restaurant seating statistics for building #3.
12. Review by Technical Committee prior to plan certification.

- b. DP 2014-13: GROWTH PROPERTIES (AMD) (5/4/14)* - located at 100 Goodrich Avenue.
(Council District 3) **(Vision Engineering)**

Note: The Planning Commission postponed this plan at their March 13, 2014 and March 27, 2014, meetings. The purpose of this amendment is to depict a single family residence at 100 Goodrich Avenue, the line separating it from the B-1 zone, and to revise plan notes.

The Subdivision Committee Recommended: **Postponement**. There are concerns regarding the suitability of the proposed single family use and the historic storm water flooding conditions.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Correct typographical errors throughout plan notes.
9. Restore access restrictions from previous note #11.

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10. Discuss need to establish a finished floor elevation for proposed residence on 100 Goodrich Avenue.
11. Discuss possible 25' building line at 100 Goodrich Avenue.

- c. DP 2014-16: CHANCELLOR SUBDIVISION (THE SPRINGS) (AMD) (5/4/14)* - located at 2000-2020 Harrodsburg Road. (Council District 11) **(Vision Engineering)**

Note: The Planning Commission postponed this plan at their March 13, 2014, meeting. The purpose of this amendment is to redevelop Parcel C.

The Subdivision Committee Recommended: Postponement. There were some questions regarding the traffic impacts, storm water management and compliance with the tree canopy requirements.

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. 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Remove building envelope notation from parcel C-2.
12. Denote height of proposed buildings, in feet.
13. Clarify vehicle stacking area near proposed buildings.
14. Discuss storm water management and water quality measures.
15. Discuss traffic circulation and parking conflicts.
16. Discuss need for traffic generation study.
17. Discuss drive-through speakers and related restrictions.
18. Discuss traffic circulation and possible prohibition of direct access to Mitchell Avenue.
19. Discuss traffic calming improvements for Mitchell Avenue.
20. Discuss timing of construction of deceleration lane.
21. Discuss compliance with tree canopy requirements.

- d. DP 2014-23: GREENDALE HILLS, UNIT 2 (AMD) (6/1/14)* - located at 2930 Spurr Road. (Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to develop an assisted living facility, and revise the pattern of the local streets.

The Subdivision Committee Recommended: Postponement. There are questions regarding the timing of the construction, the dedication of the collector street system and the proposed use of a cul-de-sac instead of a local street.

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Denote pedestrian access to greenway per DP 2006-69.
12. Denote Board of Adjustment's approval of a conditional use permit for assisted living facility.
13. Clarify assisted living facility dimensions and total square footage proposed.
14. Discuss timing of construction and dedication of collector street system.
15. Discuss construction entrance(s).
16. Discuss proposed local street termination.
17. Discuss hammerhead cul-de-sac detail.

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- e. DP 2014-24: BEAUMONT FARM, UNIT 1, SECTION 1, LOT 2 (6/1/14)* - located at 3085 Lakecrest Circle.
(Council District 10) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of 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. Denote building dimensions along its exterior.

- f. DP 2014-26: KIRKLEVINGTON NORTH, TRACT B (AMD) (6/1/14)* - located at 858 Malabu Drive.
(Council District 4) **(Vision Engineering)**

Note: The purpose of this amendment is to add a building and provide additional parking.

The Subdivision Committee Recommended: **Postponement**. The development plan is missing information demonstrating it is in compliance with the Zoning Ordinance.

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. 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote boundaries of property in solid line.
10. Addition of record plat designation.
11. Complete topography information.
12. Denote access point for construction.
13. Addition of access points across the street.
14. Denote P-1/R-4 zoning boundary on plan.
15. Denote zone-to-zone screening buffer widths on plan.
16. Denote required and provided open space in site statistics.
17. Denote height of building, in feet.
18. Denote floor area and floor-area-ratio in site statistics.
19. Denote all existing and proposed easements.
20. Addition of tree inventory and tree canopy information.
21. Dimension driveways, drive aisle and driveway apron.
22. Discuss 5' side yard setback and possible variance.
23. Discuss stairwell versus lot coverage.
24. Discuss zone-to-zone screening requirements and possible variances.

- g. DP 2014-27: KIRKLEVINGTON HILLS APARTMENT (AMD) (6/1/14)* - located at 3050 Kirklevington Drive.
(Council District 4) **(Vision Engineering)**

Note: The purpose of this amendment is to add a new apartment building and outdoor appurtenances.

The Subdivision Committee Recommended: **Postponement**. The development plan is missing information to determine whether or not this plan meets the floor area ratio limits of the R-3 zone.

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.

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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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote the number of floors in proposed Building F.
10. Correct notes #10 & #12.
11. Addition of all proposed and existing easements.
12. Addition of tree inventory and tree canopy information.
13. Denote floor area ratio (FAR) in site statistics.
14. Correct parking in site statistics.
15. Denote Board of Adjustment past variance approval.

- h. DP 2014-33: GARDENSIDE CABANA CLUB (AMD) (6/24/14)* - located at 1060 Cross Keys Road.
(Council District 11) **(The Kleingers Group)**

Note: The purpose of this amendment is to depict the Phase II development of the R-3 property.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the storm water management measures being taken with regard to the EPA Consent Decree.

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. 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Delete notes #10, #14, #15 & #16.
12. Lighten topographical line information on plan.
13. Denote height of retaining wall on plan.
14. Denote easement maintenance per the Land Subdivision Regulations.
15. Delete stormwater culvert information.
16. Dimension all easements.
17. Dimension all sidewalks.
18. Clarify proposed lotting.
19. Remove private label from cross-section.
20. Denote written scale on plan.
21. Remove general planting notes.
22. Denote that there will be no development of Phase III until a Final Development Plan is approved by the Planning Commission.
23. Document compliance with note #11.
24. Review by Technical Committee prior to plan certification.
25. Discuss note #16.
26. Discuss note #17.

- i. DP 2014-34: LYNN GROVE ADDITION, LOT 79 & 80 (AMD) (6/24/14)* - located at 105-107 Burley Avenue.
(Council District 3) **(Wes Witt)**

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

The Subdivision Committee Recommended: **Postponement**. The development plan is not demonstrating that it is in compliance with the Zoning Ordinance requirements for usable open space.

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.

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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. Correct plan title.
11. Denote plan preparer.
12. Denote record plat designation.
13. Denote property location on vicinity map.
14. Addition of walkways from building entrance to public sidewalk.
15. Delete note "No building permit shall be issued unless and until a Final Development Plan is approved by the Planning Commission" on plan.
16. Denote proposed and existing easements.
17. Denote required parking in site statistics.
18. Addition and numbering of notes from Preliminary Development Plan.
19. Clarify street cross-section to indicate curb and utility strip width (per Zoning Development Plan).
20. Complete tree preservation information (canopy square footage from new plantings).
21. Increase scale of property for improved legibility.
22. Denote R-1T/R-4 zoning boundary (along rear property boundary).
23. Addition of 10' building line setback.
24. Denote bearings and distances on all lot lines.
25. Delete "proposed zone" from site statistics.
26. Denote height of fence in front yard.
27. Denote compliance with Article 15-7(a) of the Zoning Ordinance prior to plan certification.
28. Review by Technical Committee prior to plan certification.
29. Discuss usable open space proposed and fence encroachment into required front yard.

- j. ZDP 2008-59: BENNETT/VAUGHAN RESIDENTIAL DEVELOPMENT (6/29/14)* - located at 522-528 East Main Street and 109 Kentucky Avenue. (Council District 3) **(Wheat and Ladenburger)**

Note: The Planning Commission originally approved this preliminary development plan on May 22, 2008, subject to the following conditions:

1. Provided the Urban County Council rezones the property B-2A; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Denote: There shall be no development of the property until the Planning Commission approves a final development plan.
7. Denote: A consolidation plat shall be recorded prior to certification of a final development plan.
8. Addition of note for private street or access easements.
9. Addition of 3' buffer.
10. Denote useable open space.
11. Resolve compliance with Article 15-7 of the Zoning Ordinance prior to the final development plan.
12. Denote: Details concerning the perimeter fencing in front yards, landscaping, pedestrian facilities, bus shelters, and first floor building features shall be reviewed at the time of final development plan approval.
13. Addition of conditional zoning restrictions.

Note: This plan was certified, but no Final Development Plan has been filed for this property. The applicant now requests reapproval of this preliminary development plan.

The Staff Recommends: Reapproval, subject to the original conditions, revising the following condition:

4. Building Inspection's approval of landscaping and landscape buffers.

- 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 ITEMS** – The Chair will announce that any item a Commission member would like to present will be heard at this time.

- VII. **STAFF ITEMS** – The Chair will announce that any item a Staff member would like to present will be heard at this time.

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- 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)	April 23 2014
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 24, 2014
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	May 1, 2014
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	May 1, 2014
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	May 8, 2014

X. **ADJOURNMENT**

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