

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

May 8, 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 March 13, 2014 and April 10, 2014, meetings 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, May 1, 2014, at 8:30 a.m. The meeting was attended by Commission members: Carolyn Plumlee, Joe Smith, Will Berkley, Karen Mundy, Frank Penn and Mike Owens. 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, Dave Jarman, Denice Bullock and Kelly Hunter, as well as Captain Greg Lengal and Lieutenant Joshua Thiel, 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 2014-11F: TUSCANY, UNIT 10 (5/8/14)*** - located at 1970 Winchester Road.
(Council District 6) **(EA Partners)**

Note: The Planning Commission postponed this plan at their March 13, 2014 and April 10, 2014, meetings.

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.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.

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

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)**

Note: The Planning Commission postponed this plan at their April 10, 2014, meetings.

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 2014-22F: NEWMARKET PROPERTY, PHASE I, UNIT 1-D, LOTS 10-28 (6/30/14)* - 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of exaction information to the approval of the Division of Planning.
8. Addition of all tree protection areas.
9. Addition of Lot 63 to plat.

- d. PLAN 2014-26F: SPRINGDALE SUBDIVISION #2 (AMD) (7/21/14)* - located at 659 Mitchell Avenue.
(Council District 10) **(2020 Land Surveying)**

Note: The purpose of this amendment is to subdivide the property into 11 lots and to reduce the existing building line to 10'.

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

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
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. Remove "access and reciprocal parking easement" from dumpster pad area.
10. Clarify owner's certification in reference to sanitary sewers.
11. Review by Technical Committee prior to plan certification.

- e. PLAN 2014-27F: RICHARDSON PROPERTY, UNIT 8, SECTION 3, LOT 5 (7/22/14)* - located at 376 Chilesburg Road. (Council District 7) **(John Hill)**

Note: The purpose of this amendment is to subdivide one lot into eight 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. 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. Increase font size of plan notes.
9. Complete vicinity map information.
10. Certification of an amended Final Development Plan prior to certification of the Final Record Plat.
11. Addition of name and address of property owner & developer.
12. Addition of standard private access easement maintenance note.
13. Addition of development standards.
14. Addition of exaction information (9 lots versus 8 lots) to the approval of the Division of Planning.
15. Addition of notes from Cabinet N – Slide 197 that pertains to this plat.
16. Addition of lot numbers and street addresses.
17. Complete plan title.
18. Review by Technical Committee prior to plan certification.

- f. PLAN 2014-28F: DENTON FARM, INC., UNIT 3A, BLOCK E, LOT 30 (AMD) (7/22/14)* - located at 274-278 Somersly Place. (Council District 7) **(John Hill)**

Note: The purpose of this amendment is to subdivide one lot into three lots and change the boundaries on Lot 30.

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. Denote: This property shall be developed in accordance with the approved final development plan.
8. Addition of name and address of property owner & developer.
9. Addition of date of preparation on plan.
10. Complete adjacent property information.
11. Clarify area of amendment on vicinity map.
12. Correct dimension on rear of Lot 30.
13. Addition of general notes from previous Final Record Plat (Cabinet M – Slide 736).
14. Addition of exaction information to the approval of the Division of Planning.
15. Review by Technical Committee prior to plan certification.

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

2. DEVELOPMENT PLANS

- a. DP 2014-13: GROWTH PROPERTIES (AMD) (5/8/14)* - located at 100 Goodrich Avenue.
(Council District 3) **(Vision Engineering)**

Note: The Planning Commission postponed this plan at their March 13, 2014; March 27, 2014 and April 10, 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.
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.

- b. DP 2014-16: CHANCELLOR SUBDIVISION (THE SPRINGS) (AMD) (5/8/14)* - located at 2000-2020 Harrodsburg Road. (Council District 11) **(Vision Engineering)**

Note: The Planning Commission postponed this plan at their March 13, 2014 and April 10, 2014, meetings. 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.

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

Note: The Planning Commission postponed this plan at their April 10, 2014, meeting. The purpose of this amendment is to develop an assisted living facility, and revise the pattern of the local streets.

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

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 an 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.

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

Note: The Planning Commission postponed this plan at their April 10, 2014, meeting. 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 that 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.

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

Note: The Planning Commission postponed this plan at their April 10, 2014, meeting. The purpose of this amendment is to add buildable area to two buildings.

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

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.
 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.
- f. DP 2014-35: SOUTH BROADWAY PLACE, PHASE IV, LOT 1 (AMD) (6/29/14)* - located at 1080 South Broadway.
(Council District 3) **(CMW, Inc.)**

Note: The purpose of this amendment is to reduce the parking by four spaces and add four bicycle spaces to an existing restaurant use.

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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 7. Denote record plat designation "Cabinet J, Slide 951" on plan.
 8. Denote construction access point on plan.
 9. Correct note #1 to reference "Chapter 16 of the Code of Ordinances".
 10. Denote all existing building envelopes, and all buildings from previous plan.
 11. Denote location of awning from previous plan.
 12. Clarify area of amendment on vicinity map.
 13. Addition of tree protection information from previous plan.
 14. Denote location of restaurant outdoor seating.
 15. Correct access and utility easement to match that on the Final Record Plat.
- g. DP 2014-36: LANSLOWNE MERRICK SUBDIVISION, UNIT 16, BLOCK E, LOT 33 (CHINOE VILLAGE SHOPPING CENTER) (AMD) (6/29/14)* - located at 1050 Chinoe Road.
(Council District 5) **(Banks Engineering)**

Note: The purpose of this amendment is to depict a 2,141 sq. ft. addition between the existing restaurant and office buildings, and to remove the gas pumps.

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

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. 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 height of building addition and relationship to adjacent structure.
9. Clarify status/location of landscape islands near pharmacy drive-through.
10. Delete "buildable area" information in all areas except for new construction (2,141 sq. ft. area).

- h. DP 2014-37: LEXINGTON MEDICAL ARTS PROPERTY & PROFESSIONAL PARK (HOME 2 SUITES) (AMD)
(6/29/14)* - located at 2368 Professional Heights Drive. (Council District 4) **(Wheat & Ladenburger)**

Note: The purpose of this amendment is to increase the height of the retaining walls proposed on the site.

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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
7. Clarify or correct notation on retaining wall detail inset.
8. Correct purpose of amendment note.
9. Denote that Board of Adjustment approval shall be required prior to plan certification.

- i. DP 2014-38: PROVIDENCE MONTESSORI SCHOOL (FKA: FLORENCE CRITTENTON HOME) (6/29/14)* -
located at 519 West Fourth Street. (Council District 1) **(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 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. Dimension drive aisles and parking spaces.
11. Dimension buildings, including their height (in feet).
12. Dimension adaptive reuse features of the site (on the plan).
13. Denote floor area in site statistics.
14. Addition of tree preservation plan per the Zoning Ordinance.
15. Addition of cross-section on 4th street.
16. Addition of storm and sanitary sewer easement(s).
17. Provided the Planning Commission grants a finding that the project complies with Article 8-21(b)(23) and 8-21(o)(4) of the Zoning Ordinance.
18. Discuss timing of installation of proposed adaptive reuse features (rain garden & public art) vs. proposed occupancy.
19. Discuss access to proposed public art area.
20. Discuss status of access from W. 4th Street.

- j. DP 2013-19: BROOKHAVEN SUBDIVISION (AMD #10) (7/20/14)* - located at 2434 and 2450 Nicholasville Road. (Council District 4) **(Wheat & Ladenburger)**

Note: The purpose of this amendment is to add building square footage and revise the parking. The Planning Commission originally approved this plan on March 14, 2013, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.

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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.
8. Label and dimension all internal sidewalks.
9. Denote the height (in feet) of existing and proposed buildings.
10. Denote all proposed and existing easements.
11. Clarify street cross-section information.
12. Remove cross-hatching for "new" sidewalks and depict the same as existing ones along the Rite Aid street frontage.
13. Identify existing and/or proposed dumpster and loading dock information at the rear of building.
14. Denote proposed outdoor seating in site statistics for restaurant "A."
15. Delete "optional" on parking north of new building.
16. Addition of street frontage in site statistics.
17. Revise plan to demonstrate compliance with the minimum required off-street parking.

Note: The applicant later requested a continued discussion of this plan to allow a larger athletic club facility and to eliminate the previously approved restaurant and office space from the development. The Planning Commission approved the applicant's request on September 12, 2013, subject to the original conditions 1-13 & 16; and adding the following revised conditions:

14. ~~Denote proposed outdoor seating in site statistics for restaurant "A."~~ Denote as "10th Amendment" in title block.
15. ~~Delete "optional" on parking north of new building.~~ Complete numbering of general notes.
17. ~~Revise plan to demonstrate compliance with the minimum required off-street parking.~~ Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.

Note: The applicant has now recently requested a continued discussion of this plan requesting to change the layout of the property, reduce the buildable area, and add an access point to Malabu Drive.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 7. Division of Waste Management's approval of refuse collection.
 8. Denote the height (in feet) of existing and proposed buildings.
 9. Denote all proposed and existing easements.
 10. Clarify street cross-section information.
 11. Remove cross-hatching for "new" sidewalks and depict the same as existing ones along the Rite Aid street frontage.
 12. Complete numbering of general notes.
 13. Addition of street frontage in site statistics.
 14. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 15. Depict lots per Final Record plat (Cabinet N – Slide 30).
 16. Addition of building information from previous plan.
 17. Correct or delete note #9.
 18. Addition of written and graphic scale.
 19. Eliminate the proposed access point to Malabu Drive.
 20. Resolve note #14 pertaining to "reciprocal access & parking agreement.
 21. Resolve possibility of a restaurant use on northeast corner of building.
- k. DP 2014-27: KIRKLEVINGTON HILLS APARTMENT (AMD) (7/22/14)* - 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 Planning Commission originally approved this plan on April 10, 2014, subject to the conditions listed below.

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.

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

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. Addition of all proposed and existing easements.

Note: The applicant now requests a continued discussion to add 400 square feet of floor area to the existing club house.

The Subdivision Committee Recommended: **Approval**, subject to the conditions approved on April 10, 2014, with one additional condition:

10. Clarify addition in site statistics.

- I. DP 2014-42: LEXINGTON MALL (SOUTHLAND CHRISTIAN CHURCH) (AMD) (7/21/14)* - located at 2359 Richmond Road. (Council District 5) **(GRW)**

Note: The purpose of this amendment is to add a 200 sq. ft. storage building to Lot 7.

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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
6. Correct building floor area to 5,389 sq. ft. (as approved) for restaurant building on Lot 7.
7. Correct purpose of amendment note to read: "addition of 200 sq. ft. storage building on Lot 7".
8. 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 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.

- 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) May 28, 2014
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers **May 22, 2014**
 Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) June 5, 2014
 Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) June 5, 2014
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers **June 12, 2014**

X. **ADJOURNMENT**

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