

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

February 12, 2015

- 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** – There are no minutes to be considered at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, February 5, 2015, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Joe Smith, Carolyn Plumlee, Will Berkley 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 Saltee, Tom Martin, Cheryl Gallit, Dave Jarman, Denice Bullock, Scott Thompson and Kelly Hunter, as well as Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; C.D. Schnelle, Division of Police; and Stephen Shelman, Mayor's Office, representing the 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 2014-101F: LONG VALLEY FARM, KY, INC., UNIT 2-B (AMD) (2/12/15)*** - located at Long Valley Lane and Russell Cave Road. (Council District 12) **(Randy Martin)**

Note: The Planning Commission postponed this item at their December 11, 2014 and January 15, 2015, meetings. This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to subdivide a 124-acre tract into a 40-acre tract and an 84-acre tract.

The Subdivision Committee Recommended: Postponement, due to the failure of posting the sign on the property, as required by Article 6-4(j)(6) of the Land Subdivision Regulations.

Should this plan be approved, the following requirements should be considered:

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

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

4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection area(s) and required street tree information.
 6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 7. Addition of 300' building line.
 8. Denote non-buildable areas.
 9. Denote access easement locations and maintenance responsibility.
 10. Addition of detail for adjacent corner monuments.
 11. Addition of general notes required by the Subdivision Regulations.
 12. Correct Urban County Engineer's certification.
 13. Health Department approval for septic facilities prior to plan certification.
 14. Discuss possible need for a waiver to Art. 6-4(c) of the Subdivision Regulations.
 15. Discuss proposed access per prior plat note on Cabinet/Slide I-544.
 16. Discuss access easement standards required by Art. 6-4(j)2(a) of the Subdivision Regulations.
- b. PLAN 2015-4F: INTERCHANGE SERVICE CENTER, LOT 4 (AMD) (4/5/15)* - located at 2250 Elkhorn Road.
(Council District 6) **(2020 Land Surveying)**

Note: The purpose of this amendment is to subdivide one lot into two lots.

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

1. Urban County Engineer's acceptance of drainage and 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).
 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. Revise notes #2, #5, #6, #7 & #8 to match those on the previous plat.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. Provide 3" x 3" space on plat for recorder's stamp.
 11. Provided the Planning Commission makes a finding on the access easement to Lot 4-B (per Articles 6-4(c) & 6-8(m)).
 12. Denote locations of survey benchmark.
 13. Denote width of right-of-way for cross-section of Buena Vista Road.
 14. Correct note #1.
 15. Denote name and address of property owner and developer.
 16. Denote building line on face of plan.
 17. Resolve orientation of the new lot line to the approved development plan.
- c. PLAN 2015-5F: COVENTRY (BELMONT FARM), UNIT 8 (4/5/15)* - located at 2250 Spurr Road.
(Council District 2) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Addressing Office's approval of street names and addresses.
 4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 5. Complete 20' building line information.
- d. PLAN 2015-11F: BROOKHAVEN SUBDIVISION, UNIT 1-F, BLOCK A, LOT 1 (AMD) (4/28/15)* - located at
2434 Nicholasville Road. (Council District 4) **(Banks Engineering)**

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

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

1. Urban County Engineer's acceptance of drainage and 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.

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7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Identify the property lines on adjacent property with dashed lines.
9. Indicate direction of street cross-sections on plan.
10. Addition of a listing of private utilities.
11. Correct labeling of lot size square footage/acreage for each lot.
12. Review by Technical Committee prior to plan certification.

2. DEVELOPMENT PLANS

- a. DP 2015-5: CHEVY CHASE SHOPPES (4/5/15)* - located at 626-634 Euclid Avenue.
(Council District 3) **(Barrett Partners)**

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the improvements outlined on the previous plan and the possible need for a waiver to the Land Subdivision Regulations.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and 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 sidewalks on property.
 11. Dimension front (Euclid) setback of building.
 12. Discuss building fenestration along Euclid Avenue, per note 12 on previous plan.
 13. Discuss sidewalk along Marquis Avenue and possible need for waiver.
 14. Discuss vehicular use area screening along McCaw's Alley and orientation of on-street parking.
 15. Discuss tree canopy area(s) (existing and proposed).
- b. DP 2015-6: RICHARDSON PROPERTY (AMD) (5/5/15)* - located at 150 & 300 Chilesburg Road.
(Council District 7) **(John Hill)**

Note: This property requires the posting of a sign and an affidavit of such. The purpose of this amendment is to remove 10 townhomes, to add 26 condominium units, and to add two 6-car parking garages.

The Subdivision Committee Recommended: **Postponement**, due to the lack of graphic clarity relative to the new condominium building proposed.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and 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. Addition of record plat designation in title block.
 10. Rotate vicinity map to match orientation of plan.
 11. Denote height of building in feet.
 12. Addition of building square footage in site statistics.
 13. Complete exaction information to the approval of the Division of Planning prior to plan certification.
 14. Correct purpose of amendment note to delete statement #4.
- c. DP 2015-7: CHANCELLOR SUBDIVISION (THE SPRINGS) (PARCEL 3) (AMD) (4/5/15)* - located 2000-2040 Harrodsburg Road. (Council District 10) **(Vision Engineering)**

Note: The purpose of this amendment is to increase building floor area and parking for Lots C-2 and D.

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The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the orientation of buildings, parking and landscape buffers proposed with this amendment.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and 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. Document compliance with interior landscaping requirements for parcel C2.
12. Denote height of building in feet.
13. Discuss timing of storm sewer and utility easement relocations proposed for parcel D.
14. Discuss building setback for drive aisle (4') for building A (Parcel C2).
15. Discuss fenestration for Building B (parcel D) from Mitchell Avenue.
16. Discuss landscape buffers from houses/lots on Spring Grove and Mitchell Avenues.
17. Discuss parallel parking proposed in internal parking lot on parcel C2.
18. Discuss maintenance of internal drive aisles among parcels C1, C2 & D.

- d. DP 2015-8: CHESAPEAKE EQUINE (AMD) (4/5/15)* - located at 1024 Greendale Road.
(Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to increase the townhouse floor area, add a maintenance building and revise the parking.

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

1. Urban County Engineer's acceptance of drainage, and 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. Label townhome unit type on face of plan.
8. Denote height of apartment buildings in feet.

- e. DP 2015-9: BEAUMONT FARM, UNIT 1, SEC 5, LOTS 4-6 (4/5/15)* - located at 1135, 1145, & 1185 Monarch Street. (Council District 10) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, and 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. Document floor area, open space and lot coverage calculations, prior to plan certification.
12. Resolve entrance proposed from Governors Lane (and proximity to existing).

- f. DP 2014-71: MAN O' WAR DEVELOPMENT, UNIT 2A, LOTS A-20 & A-21 (AMD) (4/28/15)* - located at 1908 Bryant Road. (Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to reconfigure the buildable area, the parking and circulation. The Planning Commission approved this plan at their September 11, 2014, meeting, subject to the following conditions:

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

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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. Resolve the need for documentation of construction proposed on adjacent property.

Note: The applicant is now requesting a continued discussion in order to reduce the buildable area, reduce the parking, and revise the vehicular circulation.

The Subdivision Committee Recommended: **Approval**, subject to the original conditions previously approved by the Planning Commission, replacing condition #10 and adding a new requirement:

10. Addition of cross-sections from previous plan.
11. Addition of note #14 from the previous plan changing it to read: "vehicular use area screening....".

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

Work Session , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	February 19, 2015
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	February 25, 2015
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	February 26, 2015
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	March 5, 2015
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	March 5, 2015
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	March 12, 2015
Work Session , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 30, 2015

X. ADJOURNMENT