

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

May 14, 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, May 7, 2015, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Joe Smith, Carolyn Plumlee, 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, Kelly Hunter, Denise Bullock and Dave Jarman, as well as Captain Greg Lengal and Lieutenant Joshua Thiel; C.D. Schnelle, Division of Police 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 2015-36F: ASHLAND PARK, INC. SUBDIVISION, UNIT 12, LOT 3 (AMD) (7/5/15)* - located at 508 Clinton Road. (Council District 5)** **(2020 Land Surveying)**

Note: The purpose of this amendment is to reduce the building line setback to match the minimum requirement of the Single Family Residential (R-1C) zone.

The Subdivision Committee Recommended: Postponement. It is unclear whether the proposed 30' building line fully complies with Article 5-4(d)(6) of the Subdivision Regulations.

Should this plan be approved, the following conditions 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. Addressing Office's approval of street names and addresses.

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4. Relocate north arrow and orient north to the top of the page.
5. Addition of responsibility note for maintaining the drainage.
6. Addition of a 15' KU easement on the rear of this lot.

- b. PLAN 2015-37F: KINGSTON HALL, UNIT 2 (EAST BRIDGEFORD LAND & DEVELOPMENT CO.) (7/5/15)* - located at 1150 Providence Place. (Council District 12) **(EA Partners)**

The Subdivision Committee Recommended: **Postponement**. There were questions regarding a conflict with the required fencing and the 50' buffer areas required adjacent to the Urban Service Area (Art. 23A-2(f)(1)), and the origin of the 22' storm sewer easement on Lot 3.

Should this plan be approved, the following conditions 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.
 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. Denote parent plat N-704.
 7. Delete note #7.
 8. Revise note #4 to remove reference to a Preliminary Subdivision Plan.
 9. Provided the Planning Commission makes a finding regarding the access easement's adequacy as sole access to Lot 2 (Art. 6-8(m)).
 10. Denote that this property is located in the Royal Spring Aquifer recharge area.
 11. Discuss conflict with required fencing and the 50' buffer areas required adjacent to Urban Service Area (Art. 23A-2(f)(1)).
 12. Correct labeling on the easement depicted on Lot 3.
- c. PLAN 2015-38F: LOCAL ENTERPRISES (7/5/15)* - located at 4595 Tates Creek Road. (Council District 4) **(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.
 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. Delete reference to note #10.
 10. Discuss access to Lot 2.
 11. Discuss timing of public improvements and dedication.
 12. Discuss required provision of sanitary sewer service, per the Subdivision Regulations.
- d. PLAN 2015-39F: TUSCANY, UNIT 8-B (7/5/15)* - located at 1080 Haddrell Point. (Council District 6) **(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.
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. Addition of no parking area on right-of-way adjacent to Lot 91, per PLAN 2012-101P.
10. Denote driveway location restrictions for Lots 45 & 107.
11. Clarify note #14.
12. Addition of address of basin in note #7.
13. Resolve 10' access to HOA area between Lots 62 & 63.

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- e. PLAN 2015-46F: DOZIER PROPERTY, UNIT 1 (7/28/15)* - located at 3581 Harrodsburg Road.
(Council District 10) **(Eagle Engineering)**

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. 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: There shall be only one single family dwelling unit per lot on Lots 1-10.
10. Addition of property owner's drainage maintenance note per Art. 5-4(g).
11. Addition of date of plan preparation in title block.
12. Revise note #10 to the approval of the Division of Engineering.
13. Addition of utility providers on plan.
14. Increase font size for plan notes and certifications.

- f. PLAN 2015-47F: DOZIER PROPERTY, UNIT 2 (7/28/15)* - located at 3581 Harrodsburg Road.
(Council District 10) **(Eagle Engineering)**

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. 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: Lot 16 shall be developed in accordance with the approved final development plan.
10. Addition of property owner's drainage maintenance note per Art. 5-4(g).
11. Addition of date of plan preparation in title block.
12. Revise note #10 to the approval of the Division of Engineering.
13. Addition of utility providers on plan.
14. Denote: There shall be only 1 single family dwelling unit per lot on Lots 11-15.
15. Complete sidewalk in cul-de-sac right-of-way.
16. Increase font size for plan notes and certifications.

2. DEVELOPMENT PLANS

- a. DP 2015-28: HAMBURG PLAUDIT PLACE, LOT 3 (AMD) (7/5/15)* - located at 1863 Plaudit Place.
(Council District 6) **(Interplan)**

Note: The purpose of this amendment is to construct a 700 sq. ft. addition at the rear of the restaurant.

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. 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.

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- b. DP 2015-29: POOLE & JEFFERSON PROPERTY (BRUCE GLEN PROPERTY) (AMD) (7/5/15)* - located at 3390 Richmond Road. (Council District 7) **(Midwest Engineering)**

Note: The purpose of this amendment is revise the parking and circulation on Lot 1A and to add square footage on Lot 1B.

The Subdivision Committee Recommended: **Postponement**. There is a significant difference between the plan and the improvements already on the subject site.

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. Addition of bearings and distances for entire property.
11. Correct plan title.
12. Denote name and address of developer on plan.
13. Addition of record plat designation.
14. Clarify area of amendment on vicinity map.
15. Dimension existing access points, driveways and walkways.
16. Denote construction access point location.
17. Denote height of building in feet.
18. Denote use of existing and proposed buildings.
19. Denote both required and proposed parking.
20. Addition of notes #2, #4, #12 & #13 from previous development plan (DP 99-39).
21. Correct Purpose of Amendment note.
22. Discuss existing vehicular use area adjacent to Cove Lake, Unit 2.

- c. DP 2015-30: HIGH POINT SUBDIVISION (MONON, INC.) (7/5/15)* - located at 1123 Winchester Road. (Council District 5) **(Myke Robbins)**

The Subdivision Committee Recommended: **Postponement**. There are concerns that the proposed use may not be allowed in the B-3 zone.

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. 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 building heights in feet.
10. Denote name and address of developer on plan.
11. Addition of contour intervals.
12. Addition of tree protection plan and tree canopy information.
13. Denote name and address of plan preparer on plan.
14. Remove new pavement/parking areas within 3' of side property lines.
15. Identify interior landscaping areas on the face of plan.
16. Delete parallel parking spaces proposed next to existing building.
17. Dimension entrance details.
18. Discuss compliance with Art. 8-20(b)(28) for proposed uses.
19. Discuss apparent drainage area in rear of property.

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- d. DP 2015-31: BEAUMONT FARM, UNIT 1, SEC. 4, LOTS 3 & 7 (7/5/15)* - located at 3052 Beaumont Centre Circle & 973 Midnight Pass. (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. Locate pedestrian connection(s) to public street right-of-way from new building.
12. Denote: A consolidation plat must be certified and recorded prior to issuance of a Zoning Compliance permit.
13. Resolve details of vehicular use area screening necessary adjacent to Lakecrest Circle by increasing the landscape buffer to 5".
14. Denote service road access easement cross-section, including curb and gutter.

- e. DP 2015-32: BROOKHAVEN SUBDIVISION (AMD) (7/5/15)* - located at 2434 & 2450 Nicholasville Road and 100 Malabu Drive. (Council District 4)
(Wheat & Ladenburger)

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. 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. Addition of topography information.
11. Correct (by removing original zoning in) site statistics.
12. Correct total on required parking shown in site statistics.
13. Discuss resolution of storm water detention per note #13 requirements per the approved Zoning Development Plan.

- f. DP 2005-20: NDC PROPERTY UNIT 4, SECTION 1, LOT 1 (8/4/15)* - located at 525 Wellington Way. (Council District 9)
(Banks Engineering)

Note: The Planning Commission approved this plan at their February 10, 2005, meeting, 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 parking, circulation, access, turn lanes, and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace Planner's approval of any bike/pedestrian facilities.
6. Division of Solid Waste's approval of dumpster location(s).
7. Approval of addresses per e-911 staff.
8. Environmental Planner's approval of sinkholes.
9. Revise note number 7 to develop as a Professional Office Park.
10. Correct site statistics (floor area ratio and single floor area).
11. Resolve sinkhole-related non-buildable areas' conflict with buildable areas.
12. Resolve access points along Wellington Way (no traffic conflicts).
13. Close the private median at the main entrance to the approval of Traffic Engineering.

Note: This plan was certified by the Commission's Secretary on July 8, 2005, meeting all 13 conditions. However, under Article 21-4(f) of the Zoning Ordinance, no additional building permits may be issued for this

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plan until the plan is reapproved by the Commission. The applicant now requests reapproval of the development plan.

The Staff Recommends: **Reapproval**, subject to the added conditions listed below:

1. Approval of addresses per e-911 staff.
2. Addition of a second Commission's certification to this plan.
3. Document Division of Water Quality's approval of the capacity Assurance Program requirements 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**

Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	May 28, 2015
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	May 27, 2015
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 4, 2015
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	June 4, 2015
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	June 11, 2015

X. **ADJOURNMENT**