

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION ITEMS**

**August 13, 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, August 6, 2015, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Joe Smith, Mike Owens, Will Berkley, Carolyn Plumlee and Frank Penn. 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, Traci Wade, Cheryl Gallt, Denice Bullock and Dave Jarman, as well as C.D. Schnelle, Division of Police; Captain Greg Lengal, 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. PRELIMINARY SUBDIVISION PLANS**

- a. **PLAN 2015-67P: COPPER CREEK SUBDIVISION** (9/4/15)\* - located at 1850 Old Higbee Mill Road (a portion of).  
(Council District 9) **(EA Partners)**

The Subdivision Committee Recommended: **Postponement**. There are still concerns with the proposed street alignment and the lack of tree protection area(s).

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.

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9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
  10. Discuss tree stands and need for tree protection areas.
  11. Discuss proposed street alignment and "B-B" cross-section proposed.
  12. Discuss proposed H.O.A lotting and the spirit of Art. 6-4(g) of the Land Subdivision Regulations prohibiting double frontage lots.
  13. Discuss screening and maintenance of same adjacent to Wyndam Hills West.
  14. Discuss extent of waivers that are necessary (sidewalk, etc.).
  15. Discuss Comprehensive Plan recommendation for streets along greenway areas.
  16. Discuss proposed Lot #26 (for future development).
- b. PLAN 2015-68P: GRASMER SUBDIVISION, UNIT 5 (9/4/15)\* - located at 945 Bravington Way.  
(Council District 9) **(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 arterial screening.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan 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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Addition of existing barricade on plan.
9. Denote arterial screening details for Lots 3 & 4.
10. Identify any proposed tree protection areas and document compliance with tree canopy requirements.
11. Correct "Bravington Drive" to read "Bravington Way".
12. Resolve incursion of proposed cul-de-sac into lots and revise proposed lotting.
13. Resolve 60' radius right-of-way for cul-de-sac in lieu of the proposed 50' radius.
14. Resolve need for stormwater retention facility.
15. Resolve need for sidewalk connection to Man o' War Boulevard.

## 2. FINAL SUBDIVISION PLANS

- a. PLAN 2015-69F: CHESAPEAKE EQUINE, LOT 1 (9/4/15)\* - located at 1024 Greendale Road.  
(Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to subdivide one lot into two lots, and establish an access easement.

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. Clarify note #9 in light of note #4.
  9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
  10. Addition of cross-section for Iron Horse Bluff.
  11. Provided the Planning Commission makes a finding regarding sole access to Lot 2, per Art. 6-8(b) of the Land Subdivision Regulations.
  12. Denote location of natural springs(s) on plan.
  13. Denote easement(s) for detention basin.
  14. Resolve arterial screening for Citation Boulevard.
- b. PLAN 2015-70F: THOMAS COMMUNICATIONS, UNIT 1-A, LOT 70 (AMD) (9/4/15)\* - located at 2104 Winning Colors.  
(Council District 12) **(EA Partners)**

Note: The purpose of this amendment is to subdivide the existing HOA lot to re-plot buildable 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.

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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 required exactions for new lot to the approval of the Division of Planning.
- c. PLAN 2015-71F: HARVEY PROPERTY, LOT 1 (AMD) (9/4/15)\* - located at 2200 Tracery Oaks Drive.  
(Council District 10) **(EA Partners)**

Note: The purpose of this amendment is to dedicate right-of-way and create a buildable lot for apartments.

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. Denote: This property shall be developed in accordance with the approved final development plan.
  9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
  10. Revise Purpose of Amendment note to include the dedication of street right-of-way and to create buildable lot for apartments.
  11. Identify addresses of lots.
  12. Addition of tree canopy information, per Article 26 of the Zoning Ordinance.
  13. Clarify tree protection area per DP 2013-96.
  14. Addition of tree canopy information.
  15. Remove note #10.
  16. Denote Planning Commission's waiver approval for cross-section.
  17. Resolve need for tree protection area & fence restrictions adjacent to church property.
  18. Resolve status of wooden fence along property line adjacent to church per DP 2013-96.
- d. PLAN 2015-72F: HARVEY PROPERTY, LOT 2 (AMD) (9/4/15)\* - located at 4500 Old Schoolhouse Lane.  
(Council District 10) **(EA Partners)**

Note: The purpose of this amendment is to create 38 single family buildable lots.

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

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.
  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 a written scale.
  10. Addition of purpose of amendment note.
  11. Addition of 25' floodplain setback line on Lots 14-18.
  12. Label floodplain and denote source information (panel #).
  13. Denote Planning Commission's waiver approval of Agape cross-section.
  14. Resolve reservation of right-of-way and proposed "spite strip."
- e. PLAN 2015-73F: EASTLAND PARKWAY SUBDIVISION, TRACT 1, BLOCK B, LOT 2 (AMD) (9/4/15)\* - located at 801 East New Circle Road. (Council District 6) **(Wheat & Ladenburger)**

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.

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5. Urban Forester's approval of tree protection area(s).
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. Addition of tree protection/tree canopy information required by Article 26.
9. Delete notes #1 and #5.
10. Denote cross access easement to the approval of Traffic Engineering.

- f. PLAN 2015-74F: ANDERSON 2 SUBDIVISION (9/4/15)\* - located at 425 Chilesburg Road.  
(Council District 7) **(Integrated Engineering)**

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

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.
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: This property shall be developed in accordance with the approved final development plan.
9. Delete Special Design Area wording from plan.
10. Clarify 100' FEMA floodplain boundaries on lot.
11. Delete 500' FEMA floodplain reference.
12. Addition of written scale on plat.
13. Remove site statistics of "12.51 acres" from plan.
14. Correct required tree canopy planting statistics.
15. Denote adjoining property information on plat.
16. Add dashed lines to denote adjoining property.
17. Clarify tree protection area notes relative to this final record plat.
18. Clarify Bridgewater Way right-of-way limits and Chilesburg Road right-of-way dedication.
19. Clarify adjoining easement and tree protection area.
20. Denote proposed lots with solid lines.
21. Addition of steep slope notes.
22. Provided the Planning Commission makes a finding on the access easement per Article 6-8(m).
23. Discuss compliance with Article 6-3(b) of the Subdivision Regulations prior to certification of final record plat.

- g. PLAN 2015-75F: WATTS FARM, TRACT 4, LOT 1 (AMD) (9/4/15)\* - located at 435 Redding Road.  
(Council District 4) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide one lot into two lots and create an access easement.

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.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Complete purpose of amendment note to include access easement.
9. Addition of dashed lines for adjacent property.
10. Complete owner's certification, per Art. 5-4(h)(1) of the Subdivision Regulations.

- h. PLAN 2015-76F: PATCHEN WILKES TOWNHOMES (9/4/15)\* - located at 1811-2053 Winchester Road.  
(Council District 6) **(Barrett Partners)**

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

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.
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. Department of Environmental Quality's approval of environmentally sensitive areas.

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7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Resolve note #3 about parties responsible for maintaining drainage and other easements.

- i. PLAN 2015-77F: HAMBURG EAST, TRACT 4 (9/4/15)\* - located at 2575 Polo Club Boulevard.  
(Council District 12) **(Vision Engineering)**

Note: The purpose of this plat amendment is to subdivide one lot into two lots and dedicate right-of-way.

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

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.
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 exaction information, to the approval of the Division of Planning.
8. Denote that a Transfer of Development Rights has been approved for this location.
9. Identify floodplain, floodplain setback and denote panel information.
10. Clarify Man o' War Boulevard cross-section.
11. Change future right-of-way label to dedicated right-of-way and provide Fitzgerald Court cross-section.
12. Resolve timing of construction of Fitzgerald Court and dedication.
13. Correct certification notes for public improvements.
14. Denote drainage easement for Lot 4A to the approval of Engineering.

- j. PLAN 2015-78F: LOUDON PARK (GRIFFTOWN, LLC & BULLHORN, LLC) (9/4/15)\* - located at 800 and 806 North Limestone. (Council District 1) **(Randy Martin)**

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

1. Urban County Engineer's acceptance of drainage, and storm sewer 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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
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. Denote front yard setback (building line) on plan.
9. Denote Limestone cross-section location on plan.
10. Denote the non-conforming encroachment of building into front yard setback on Lot 1.

- k. PLAN 2015-79F: NOLI CDC CORP. & CLIFFORD PROPERTY (9/4/15)\* - located at 128-146 York Street.  
(Council District 1) **(Randy Martin)**

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding compliance with the required information per 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.
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. Correct the zoning in the site statistics.
9. Increase font sizes for most information on plat.
10. Denote building line per the PUD-2 zone requirements.
11. Discuss need for blanket utility easement note.
12. Discuss sanitary sewer connection(s).

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- I. PLAN 2013-96F: HILLENMEYER PROPERTY – WEST & GREENDALE HILLS, UNIT 2 (10/27/15)\* - located at 2801 Sandersville Road. (Council District 2) **(Hall-Harmon)**

The Planning Commission approved this plan at their September 12, 2013, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and minimum flood elevations.
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. Denote flood protection elevation for Lots 18 and 19 with an asterisk.
9. Correct easement at rear of Lot 20 to read "15' U.E."
10. Correct plan title to read "Hillenmeyer Property-West & Greendale Hills, Unit 2."

Note: The Commission's approval has since expired. The applicant now requests a reapproval of the Commission's original approval.

The Staff Recommends: **Reapproval**, subject to the original conditions previously approved by the Planning Commission on September 12, 2013.

### 3. DEVELOPMENT PLANS

- a. DP 2015-30: HIGH POINT SUBDIVISION (MONON, INC.) (9/22/15)\* - located at 1123 Winchester Road. (Council District 5) **(Myke Robbins)**

Note: The Planning Commission indefinitely postponed this item at their meeting on June 9, 2015. The applicant has requested that this item be placed on today's docket for consideration by the Commission.

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.
- b. DP 2015-38: MASTERSON STATION CENTER, (CITATION VILLAGE) (AMD) (8/2/15)\* - located at 2601 Leestown Road. (Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to revise the proposed development.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding compliance with the required Big-Box Design Guidelines and the Storm Water Manual.

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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. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Clarify required parking generator for outlots 1 and 2.
13. Department of Highways' approval of access (State Road).
14. Discuss compliance with the Big-Box standards.
15. Discuss compliance with mitigation as required by the Engineering Manuals.
16. Discuss proposed access to Citation Boulevard and Leestown Road.
17. Discuss status of stone wall along Leestown Road.
18. Discuss access to bank and outlot.

- c. DP 2015-55: BLUEGRASS BUSINESS PARK, LOT 4 (PEMBERTON FARM) & BURKE, HOCKENSMITH & MAGGARD PROPERTY, UNIT 5 (AMD.) (8/30/15)\*- located at 2151 and 2221 Georgetown Road.  
(Council District 2) **(Arnold Consulting)**

**Note:** The Planning Commission postponed this item at their meeting on July 9, 2015. The purpose of this amendment is to revise the development of the property.

The Subdivision Committee Recommended: Postponement. The applicant still has not clarified the provision of sanitary sewer service to the proposed development, and resolved the access proposed to future lots.

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. Division of Water Quality's approval of crushed rock/recycled asphalt surface for equipment storage areas and dust control measures.
12. Kentucky Transportation Cabinet's approval of access to Georgetown Road.
13. Dimension all proposed buildings.
14. Clarify labeling for street cross-sections shown.
15. Clarify bounds of proposed storm water detention areas.
16. Correct plan title.
17. Denote all proposed and existing easements.
18. Clarify uses proposed in I-1 zone (to prevent a "machinery storage yard").
19. Demonstrate compliance with Art. 21-4(e)(2) of the Zoning Ordinance, prior to certification.
20. Change street/access easement information to match previous plan, or discuss the phasing of construction.
21. Discuss phasing of development.
22. Discuss details of Boyd Drive access to Georgetown Road, including timing of full construction, and previous development plan.
23. Discuss fencing and use (display area) shown.
24. Discuss easement conflict with proposed building and resolution of same.
25. Discuss sanitary sewer service status for the property.
26. Discuss Royal Spring Aquifer protection measures.
27. Discuss recorded stormwater easement conflict with proposed Jaggie Fox Way southern access location.
28. Discuss notes #12 & #15.

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- d. DP 2015-56: BLUEGRASS BUSINESS PARK (PEMBERTON FARM, LOT 3-A) (AMD) (9/4/15)\* - located at 2201 Jaggie Fox Way. (Council District 2) **(Carman)**

Note: The purpose of this amendment is to increase the building floor area and parking for Building 2.

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. 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 title to include "Amended Final Development Plan."
9. Addition of record plat designation (Cab. N, Sl. 303).
10. Denote construction access location(s) of public street(s).
11. Delete note #12.
12. Denote height of building in feet and the number of floors.
13. Clarify existing and proposed building square footage for area of amendment.

- e. DP 2015-57: LEESTOWN OFFICE PARK (AMD) (9/4/15)\* - located at 161 and 181 Leestown Center Way. (Council District 2) **(Banks Engineering)**

Note: The purpose of this amendment is to revise the residential development of Lots 4 & 5.

The Subdivision Committee Recommended: **Postponement**. The parking for P-1 uses has not been relocated as was discussed at the Technical Committee meeting.

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
10. Revise required parking (Lots 4 & 5) in site statistics.
11. Clarify topographical contours and elevation information.
12. Correct Building "C" square footage in site statistics.
13. Discuss pedestrian access to individual building entrances.
14. Discuss existing tree protection areas.
15. Discuss notes #20 - #23 on certified plan that have been omitted.
16. Discuss need for conditional use permit for parking in R-4 zone to meet P-1 requirements, and the need for revising note #23 accordingly.
17. Discuss possible relocation of building on Lot 4 to accommodate P-1 parking.

- f. DP 2015-58: HAMBURG EAST (WATERSTONE AT HAMBURG) (9/4/15)\* - located at 2575 Polo Club Boulevard. (Council District 12) **(CMW, Inc.)**

The Subdivision Committee Recommended: **Postponement**, pending the discussion regarding ZOTA 2015-7.

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

1. Provided the Urban County Council approves ZOTA 2015-7; otherwise, the parking locations will need to be revised to comply with the current Zoning Ordinance.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Building Inspection's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.

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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. Denote lot coverage and floor area ratio in site statistics per Art. 21-6(a)(13) of the Zoning Ordinance.
11. Denote construction entrance location(s) on plan.
12. Denote number of bedrooms proposed in site statistics.
13. Complete property boundary information to match the final record plat.
14. Provided the Planning Commission finds that the plan complies with the EAMP.
15. Denote bike rack locations on plan.
16. Remove total parcel acreage from site statistics.
17. Dimension clubhouse and pool.
18. Dimension open space areas and balconies.
19. Denote exactions to the approval of the Division of Planning.
20. Correct plan title.
21. Discuss pedestrian access across Polo Club Boulevard.
22. Discuss right-in and right-out access and possible waiver.
23. Discuss compliance with Art. 23A-2(q) of the Zoning Ordinance, regarding front yard landscaping.
24. Discuss timing of construction and dedication of Fitzgerald Court.

- g. DP 2015-59: ELECTRONICS PARKS SUBDIVISION, UNIT 1, LOT 33 (PARSONS INVESTMENTS, LLC) (9/4/15)\* - located at 601 Bizzell Drive. (Council District 12) **(Vision Engineering)**

The Subdivision Committee Recommended: **Postponement**. One of the two buildings is proposed within the floodplain, and no variance has been proposed to permit the construction.

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
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. Identify floodplain setback.
12. Dimension entrance details (over Town Branch).
13. Dimension existing building.
14. Dimension paved areas.
15. Denote required 20' building line on plan.
16. Revise plan title.
17. Discuss need for variance to required 25' floodplain setback or building relocation.
18. Discuss possible need for additional storm water basin(s) and their location.
19. Addition of sidewalk adjacent to parking.
20. Reference Article 19 of the Zoning Ordinance for floodplain requirement.
21. Denote existing and proposed easements.
22. Extend sidewalk from cul-de-sac into the site.

- h. DP 2015-60: LEXINGTON MALL PROPERTY, LOTS 1, 6 & 9 (AMD) (9/4/15)\* - located at 2349, 2399 and 2401 Richmond Road. (Council District 5) **(Strand Associates)**

Note: The purpose of this amendment is to show revised building and parking for two outlots.

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

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.
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. Delete easement cabinet and slide information.

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10. Addition of record plat designation.
11. Addition of written scale on plan.
12. Dimension access, parking spaces, drive lanes and sidewalks.
13. Denote construction access location on plan.
14. Denote building dimensions for outlots on Lots 6 & 9.
15. Resolve need for a crosswalk connection across access drive to other retail/restaurants.
16. Denote the status of CLOMR.

- i. DP 2015-51: SEBASTIAN PROPERTY, UNIT 2 (10/26/15)\* - located at 2826 Leestown Road.  
(Council District 2) **(EA Partners)**

The Planning Commission approved this plan at their July 11, 2015 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.
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. Complete street right-of-way closure (street stub) information prior to plan certification.
11. Denote the Board of Adjustment approval of the clubhouse, pool and daycare prior to plan certification.
12. Identify detention basin necessary for stormwater control.

Note: The Commission's approval has since expired. The applicant now requests reapproval and a continued discussion of this plan to add 695 sq. ft. to the approved clubhouse.

The Subdivision Committee Recommended: **Approval**, subject to the original conditions previously approved by the Planning Commission on July 11, 2015.

- 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) .....               | August 26, 2015           |
| <b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....     | <b>August 27, 2015</b>    |
| Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) .....              | September 3, 2015         |
| Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....                    | September 3, 2015         |
| <b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers..... | <b>September 10, 2015</b> |

X. **ADJOURNMENT**

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