

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

October 8, 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** – The minutes of the August 13, 2015, meeting will be considered by the Planning Commission at this time, as well as a portion of the September 10, 2015, meeting (CT 2015-1).
- 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, October 1, 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, Cheryl Gallt, Denice Bullock, Kelly Hunter and Dave Jarman, as well as Lieutenant Joshua Theil, 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 PLAN

- a. **PLAN 2015-67P: COPPER CREEK SUBDIVISION** (10/8/15)* - located at 1850 Old Higbee Mill Road (a portion of). (Council District 9) **(EA Partners)**

Note: The Planning Commission postponed this item at their August 13, 2015 and September 10, 2015, meetings.

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.

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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.
 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 Wyndham 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 2015-102P: TUSCANY, UNIT 10 (11/29/15)*- located at 2625 Sir Barton Way and 1970 Winchester Road (a portion of). (Council District 6) **(EA Partners)**

Note: The purpose of this amendment is to revise a street cross-section and notes #14 & #15.

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 preservation plan and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.

2. **FINAL SUBDIVISION PLANS**

- a. PLAN 2015-103F: WILLIAMS PROPERTY, LOT 1 (11/29/15)*- located at 3400 Todds Road. (Council District 7) **(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. Correct note #5, to the approval of the Division of Engineering.
9. Denote Planning Commission approval of waiver and access easement on plan.
10. Denote that LFUCG shall not be responsible for maintenance of private storm sewers and easements.

- b. PLAN 2015-104F: HAMBURG PLACE B-5P & B-6P AREA HIGHWAY COMMERCIAL (LOTS 10, 11 & 12) (AMD) (11/29/15)*- located at 2277 War Admiral Way. (Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide Lot 12 into two lots and amend the boundaries of Lot 10.

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. Clarify engineer's certification to match Land Subdivision Regulations, to the approval of the Division of Engineering.

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- c. PLAN 2015-105F: PATCHEN WILKES TOWNHOMES (11/29/15)*- located at 2101 Patchen Lakes Lane.
(Council District 6) **(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. Department of Environmental Quality's approval of environmentally sensitive areas.
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 Amended Final Development Plan for townhomes' certification prior to plat recordation for Lots 1-8.
10. Denote Board of Adjustment's Administrative Appeal approval (A-2015-56).

- d. PLAN 2015-106F: DISTILLERY DISTRICT WEST, UNIT 1 (PENDERY FINANCIAL, LLC PROPERTY)
(11/29/15)*- located at 1151 Manchester Street. (Council District 2) **(2020 Land Surveying)**

The Subdivision Committee Recommended: **Postponement**, due to the lack of sanitary sewer service.

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 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 maintenance note per Art. 5-4(g).
10. Denote effective date of floodplain map information.
11. Denote flood protection elevation on plat to the approval of Water Quality.
12. Correct plan title.
13. Revise Urban County Engineer's certification.
14. Discuss dedication of right-of-way and possible improvements.
15. Discuss sanitary sewer service and possible waiver request.
16. Discuss certifications per possible need for waiver.

- e. PLAN 2015-107F: WILLIAM SHELY SUBDIVISION, UNIT 1, BLOCK A, LOT 2 & UNIT 2 (11/29/15)*- located at 435 West New Circle Road. (Council District 1) **(Endris Engineering)**

Note: The purpose of this amendment is to reduce the building line of the property from 65' to 55'.

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. Correct floodplain location in north corner of property.
7. Delete 65' building line information depicted.
8. Correct cabinet and slide information (on subject lot).
9. Increase font size of plan notes & certification on plan.
10. Update street cross-section information.

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- f. PLAN 2013-98F: MASTERSON HILLS, UNIT 1-C (12/22/15)* - located at 3000 Spurr Road.
(Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on September 12, 2013 and extended its approval on September 11, 2014, 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
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. Provide flood protection elevation note to the approval of the Division of Engineering.
10. Denote "3' drainage easement maintenance responsibility for 10' cemetery lot proposed."
11. Indicate driveway location on corner lots to the approval of Traffic Engineering.
12. Addition of cemetery lot to this plat prior to certification, denoting cemetery protection required by Art. 3-7(b)(1), (2), (5), (6) & (7) of the Zoning Ordinance.
13. Denote on the plan a 5' side yard setback and a 4' fence height restriction on Lots 107 and 108 adjacent to the cemetery lot, prior to certification.

Note: The Commission's approval has since expired. The applicant now requests a reapproval for this Final Record Plat.

The Subdivision Committee Recommended: Reapproval, subject to the original conditions listed on today's agenda.

- g. PLAN 2013-122F: SOUTHEND PARK, UNIT 1, SECTION 1 (1/26/15)* - located in the 700 & 800 blocks of De Roode Street. (Council District 3) **(Hall-Harmon Engineers)**

Note: The Planning Commission approved this plan at their November 14, 2013 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.
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: Lots 1-4 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. Complete owners' certification information per the Land Subdivision Regulations.
11. Provided the Planning Commission grants a waiver to Articles 4-7(d)(1) and 4-7(d)(9) of the Land Subdivision Regulations.
12. Review by Technical Committee prior to plan certification.

Note: The Planning Commission approved a one-year extension on October 9, 2014, subject to the original conditions 1-7 & 9, noting the prior approval of the waiver by the Commission; and then on March 13, 2014, the Commission also approved the requested waivers to the Land Subdivision Regulations, for these reasons:

1. Not granting the waivers would constitute an exceptional hardship for the applicant by impeding the development of the affordable housing component of the project.
2. Granting the waivers will not negatively impact public health and safety, as the completion of the public improvements will be completed; and warranties on the improvements will be provided by the standard contractual procedures utilized and required by the applicant.
3. Granting the waivers complies with 1-5(c) of the Land Subdivision Regulations that encourages waivers that facilitate infill and redevelopment projects.

Note: Section 1 of this plat (for lots 1-4) was recorded on March 17, 2014. The LFUCG Division of Engineering now requests a reapproval for the unrecorded (Section 2) of this plat.

The Staff Recommended: Reapproval for the unrecorded Unit 1-B, Section 2 of this plat, subject to the original conditions 1-7 & 9, noting the prior approval of the waiver by the Commission.

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- h. PLAN 2011-8F: DENTON FARM, INC. UNIT 4-A, BLK J, LOTS 26-30; BLK L, LOTS 31-35 (AMD) (12/30/15)* - located on Weston Park. (Council District 7) **(Strand Associates)**

Note: The purpose of this amendment is to create one new lot and add new easements. The Planning Commission approved this plan at their February 10, 2011, 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 street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan.
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. Correct adjacent property information per the most recent plat.
9. Correct purpose of amendment note.
10. Addition of exaction information to the approval of the Division of Planning.
11. Denote that no building permits will be issued on lots 29, 30, 34, 34A and 35 until an easement minor plat is recorded, or document easement release.
12. Document that the additional sewer taps have been installed for the new lot to the approval of the Division of Engineering.
13. Correct plan title.
14. Recordation of this plan prior to the recording of PLAN 2011-7F: Denton Farm, Inc., Unit 1-G.
15. Delete note #14 (references lot not part of this plat).
16. Delete note #15.

Note: The Commission's approval has since expired. The applicant now requests a reapproval for this Final Record Plat.

The Staff Recommends: **Reapproval**, subject to the original conditions listed on today's agenda.

3. **DEVELOPMENT PLANS**

- a. DP 2015-30: HIGH POINT SUBDIVISION (MONON, INC.) (10/815)* - located at 1123 Winchester Road. (Council District 5) **(Myke Robbins)**

Note: The applicant had requested that this previously postponed item be given consideration by the Commission. The Planning Commission postponed this item at their September 10, 2015, meeting, due to lack of representation by the applicant

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.

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

- b. DP 2015-38: MASTERSON STATION CENTER, (CITATION VILLAGE) (AMD) (10/8/15)* - located at 2601 Leestown 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. 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. Resolve compliance with stream mitigation as required by the Engineering Manuals.

- c. DP 2015-55: BLUEGRASS BUSINESS PARK, LOT 4 (PEMBERTON FARM) & BURKE, HOCKENSMITH & MAGGARD PROPERTY, UNIT 5 (AMD.) (10/8/15)* - located at 2151 and 2221 Georgetown Road. (Council District 2) **(Arnold Consulting)**

Note: The Planning Commission postponed this item at their July 9, 2015; August 13, 2015, and September 10, 2015, meetings. 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 availability 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.

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

- d. DP 2015-90: MARATHON OIL CO. (SPEEDWAY SUPER AMERICA, LLC) (AMD) (11/29/15)* - located at 140 Mercer Road. (Council District 2) **(McBride Dale)**

Note: The purpose of this amendment is to add a fueling station for commercial trucks behind the existing gas station and convenience store.

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. Restore and clarify all information for convenience store and site from previous plan.
 11. Denote property description of adjoining Lot 2.
 12. Reduce size of landscape island at northeast corner of convenience store to place it outside of easement.
 13. Denote tree protection area as identified on current development plan.
 14. Revise dimensions of storage shed to include gross area.
 15. Resolve pedestrian access to Lot 2.
 16. Resolve stormwater detention necessary for the proposed use.
 17. Resolve 52' wide apron onto Mercer Road from convenience store lot.
- e. DP 2015-92: THE CHURCH OF THE GOOD SHEPHERD (AMD) (1/21/15)* - located at 533 East Main Street. (Council District 3) **(Design Works)**

Note: The purpose of this amendment is to relocate the Columbarium on the site.

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. Addition of record plat information.
 9. Identify exact locations of street cross-sections.
 10. Label detention basin located along Main Street.
 11. Label existing utility easements.
 12. Correct note #6 making reference to Chapter 16 of the Code of Ordinance.
 13. Correct spelling error in Owners' Certification.
 14. Dimension Columbarium Garden.
 15. Delete note #13.
 16. Review by Technical Committee prior to plan certification.
- f. DP 2011-41: BLACKFORD PROPERTY, PHASE 1, UNIT 5 & PHASE 3 (AMD) (1/12/16)* - located on Blackford Parkway. (Council District 12) **(EA Partners)**

Note: The Planning Commission approved this plan at their June 23, 2011, meeting, 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. Approval of street addresses as per e911 staff.
5. Urban Forester's approval of tree protection plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike and 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. Division of Fire's approval of emergency access and fire hydrant locations.
10. Provided the Planning Commission makes a finding that the plan is in compliance with the EAMP.
11. Resolve the details of the greenway connection at Lots 391 & 392.
12. Resolve tree preservation area conflict with the EAMP storm water plans (remove T.P.A).
13. Resolve the extent of the sinkhole (identify closed contour area).
14. Denote: No development of Lots 412-416 until Blackford Parkway is constructed.
15. Denote: No vehicular access to Walnut Grove Lane or Deer Haven Lane.

Note: This plan was certified on October 19, 2011. The Planning Commission granted approval of an extension of their previous approval at their October 9, 2014, meeting. They also made a finding, required by Article 4-4(d)(1) of the Land Subdivision Regulations, which states that "progress has been made in the physical construction of improvements" in order to grant that extension.

The applicant now requests approval of a one-year extension for the Preliminary Subdivision Plan portion of this plan.

The Subdivision Committee Recommended: Postponement. There has been no documentation provided by the applicant as to the "progress ... made in the physical construction of improvements" for this development over the past year.

- 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) October 28, 2015
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers **October 22, 2015**
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) November 5, 2015
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)..... November 5, 2015
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers..... **November 12, 2015**

X. **ADJOURNMENT**