

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

December 10, 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 consider 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, December 3, 2015, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Joe Smith, Mike Owens, 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, Kelly Hunter, Dave Jarman, Scott Thompson, Harika Suklun, and Brandi Peachner, as well as Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; and Andrea Brown, 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 2006-250P: HILLENMEYER PROPERTY, UNIT 1 (3/1/16)* – located on Sandersville Road (a portion of).
(Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on December 14, 2006, 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 required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways/bike trails.
7. Environmental Planner's approval of environmentally sensitive area(s).
8. Complete labeling of street cross-sections.
9. Kentucky Transportation Cabinet's approval of Greendale Road right-of-way and/or improvements.
10. Delete note #19.

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

11. Denote: There shall be no access to Greendale Road and Sandersville Road except at approved street intersections.

This plan was certified on January 5, 2007, but its approval had since expired. The Planning Commission reapproved this plan on September 13, 2012, subject to the original conditions, revising the following:

3. Building Inspection's approval of landscaping ~~and required street tree information~~.
5. Urban Forester's approval of tree preservation plan and required street tree information.

Note: This plan was certified on December 21, 2012, and now the applicant is requesting an extension of that approval.

The Staff Recommends: 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.

- b. PLAN 2012-99P: HILLENMEYER PROPERTY, UNIT 2 (3/1/16)* - located at 2405 Sandersville Road.
(Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 11, 2012, 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 plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Denote greenway/floodplain area per note #10 from ZDP 2005-161.
9. Denote record plat reference for adjacent properties (Non Building Minor "N-10").
10. Denote that KU pole line easement will be relocated by underground electric service.
11. Denote access to detention basins to the approval of the Division of Water Quality.
12. Resolve the scope of building permit restrictions in relation to access to Greendale Road and Sandersville Road.
13. Resolve stone walls in relation to proposed road improvements.

Note: This plan was certified on December 21, 2012, and now the applicant is requesting an extension of that approval.

The Staff Recommends: 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. PLAN 2012-100P: SFH PROPERTY (3/1/16)* - located at 2373 Sandersville Road.
(Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 11, 2012, 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 plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Addition of note #10 from the Preliminary Development Plan referencing the Division of Emergency Management and fuel tanks.
9. Correct note #7 to the approval of the Division of Water Quality.
10. Resolve proposed widening of Sandersville Road in relation to existing stone wall.
11. Denote ~~that~~ access to detention basin on adjacent property to the approval of the Division of Water Quality.
12. Resolve the scope of building permit restrictions in relation to access to Greendale Road and Sandersville Road (requiring two access points for emergency services).
13. Resolve landscaping and trail location at the time of Final Record Plat.

Note: This plan was certified on December 21, 2012, and now the applicant is requesting an extension of that approval.

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

The Staff Recommends: **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.

- d. PLAN 2012-102P: TUSCANY, UNITS 2 & 3 (AMD) (3/1/16)* - located at 1970 Winchester Road.
(Council District 6) **(EA Partners)**

Note: The purpose of this amendment is to revise the street and lotting pattern.

Note: The Planning Commission originally approved this plan on October 11, 2012, 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 plan and required street tree information.
6. Provide acreage of street right-of-way in site statistics.
7. Denote Lots 1 – 9 will not be recorded until a revised flood study is submitted.
8. Addition of notes #13 & #14 from DP 2011-86.

Note: This plan was certified on December 21, 2012, and now the applicant is requesting an extension of that approval.

The Staff Recommends: **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.

2. FINAL SUBDIVISION PLANS

- a. 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)**

Note: The Planning Commission postponed this item at their October 8, 2015 and November 12, 2015, meetings.

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.

- b. PLAN 2015-122F: LOCAL ENTERPRISES (AMD) (1/3/16)*- located at 4595 Bates Creek Road.
(Council District 4) **(EA Partners)**

Note: The Planning Commission postponed this item at their November 12, 2015, meeting. The purpose of this amendment is to subdivide one lot into 24 lots, consolidate Parcel 1 with Lot 2, and depict drainage/detention easement.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the lack of access to the proposed Lot 2.

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

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

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. Remove USA landscape buffer easement (5') from public street rights-of-way.
9. Identify access from public street to Lot 2 for Fayette County sanitation providers and emergency responders.
10. Revise submitted "30% Report" to include status of public street and sidewalk design and construction.
11. Identify potential sinkhole identified on the approved Preliminary Subdivision Plan.

- c. PLAN 2015-126F: EASTERN STATE HOSPITAL, LOT 7, LFUCG, LEX-FAY BOH & LEXMARK INTERNATIONAL, LOT 1 (AMD) (1/3/16)*- located at 341 and 361 W. Loudon Avenue.
(Council District 1) **(Abbie Jones Consulting)**

Note: The Planning Commission postponed this item at their November 12, 2015, meeting. The purpose of this amendment is to subdivide a lot, and consolidate a portion of the property to an adjacent lot.

The Subdivision Committee Recommended: **Postponement.** There were some questions regarding the status of Lot 1 and the proposed "future road" depicted on the plat (which may require approval of a Preliminary Subdivision Plan).

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. Greenspace Planner's approval of the treatment of greenways and greenspace.
 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. Correct purpose of amendment note.
 11. Addition of 20' building line along Loudon Avenue and along "future road."
 12. Addition of maintenance note per Article 5-4(g) of the Land Subdivision Regulations.
 13. Denote all lot boundaries as solid lines.
 14. Remove consolidation symbol and all reference to "consolidation" (Denote only as an Amended Final Record Plat).
 15. Discuss status of proposed access to Lot 1.
 16. Discuss "future road" and Lot 7B configuration.
- d. PLAN 2015-135F: BOGIE ESTATE, LOT 2 (AMD) (1/31/16)* - located at 5898 Old Richmond Road.
(Council District 12) **(EA Partners)**

Note: The purpose of this amendment is to subdivide the property into two lots.

The Subdivision Committee made no recommendation at the request of the applicant.

The Technical Committee and Staff 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. Provided the Planning Commission grants a waiver to Article 6-6(a) of the Land Subdivision Regulations.
 8. Clarify information shown on site at corner of the intersection (easements).
- e. PLAN 2015-136F: TUSCANY, UNIT 10 (MEETING STREET) (1/31/16)* - located at 2625 Sir Barton Way.
(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.

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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. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Addition of Lot 2 as part of this plan.
10. Delete "right-of-way" from Meeting Street label.
11. Incorporate notes from Preliminary Subdivision Plan regarding the planned multi-use trail.
12. Denote proposed uses on Lot 2 (per Preliminary Subdivision Plan).
13. Resolve bike/pedestrian facilities previously discussed by the Planning Commission for Meeting Street.
14. Discuss access to the multi-use trail (Lot 2).

- f. PLAN 2015-137F: BOONESBOROUGH MANOR SUBDIVISION, UNIT 1 (AMD) (1/31/16)* - located at 5354 Athens-Boonesboro Road. (Council District 12) **(Fred Eastridge/Wes Witt)**

Note: The purpose of this amendment is to create Section 2, Lot 1 and dedicate Doe Run Trail right-of-way.

The Subdivision Committee Recommended: **Postponement.** The acceptance of a private street into the public system must follow a formal procedure, including review by the Chief Administrative Officer prior to Planning Commission consideration. Documentation of that review has not yet been provided to the staff.

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. 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. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
9. Addition of Athens-Booneboro Road cross-section.
10. Denote building line for Lot 1, Section 2.
11. Addition of maintenance note per Article 5-4(g).
12. List all private utilities providers per Article 5-4(e).
13. Denote Council Resolution accepting the street as public right-of-way.
14. Discuss right-of-way along the front of Section 2, Lot 1.

- g. PLAN 2015-138F: ZANDALE SHOPPING CENTER, LOTS 2 & 4 (AMD) (1/31/16)* - located at 2220 & 2230 Nicholasville Road. (Council District 4) **(Endris Engineering)**

Note: The purpose of this amendment is to subdivide one lot into two lots and create a utility 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
7. Correct plan title by adding "Amended."
8. Resolve location of "as-built drainage easement" that crosses the property not included as part of this plat.
9. Resolve timing of release of existing "20' drainage easement – PC 'F', Sl. 532" prior to recording.

- h. PLAN 2015-139F: ELLERSLIE PLACE (MIDLAND CROSSING) (AMD) (1/31/16)* - located at 222 Midland Avenue & 225 Walton Avenue. (Council District 3) **(Milestone Engineering)**

Note: The purpose of this amendment is to subdivide one lot into 7 lots.

The Subdivision Committee Recommended: **Postponement.** There is concern with the drainage improvements provided on the rear of Lots 14-19.

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

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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 Lots 1 & 3-9 from this plan.
 10. Complete bearings and calls for Lots 14-19.
 11. Addition of Engineer's and Land Surveyor's stamp on plan.
 12. Correct sanitary sewer easement through Lot 2.
 13. Discuss need for designated tree protection area on Lot 2.
 14. Discuss drainage improvements provided on rear of Lots 14-19.
- i. PLAN 2014-52F: GRASMERE SUBDIVISION, UNIT 5 (3/1/16)* - located at 916 Bravington Way.
(Council District 9) **(Banks Engineering)**

Note: The Planning Commission originally approved this plan on August 14, 2014, 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.
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. Identify all adjacent property with dashed lines.
10. Denote proposed and existing easements and building lines.
11. Addition of private utilities on plat.
12. Denote alluvial soils on rear of lot.
13. Denote tree protection areas.
14. Denote steep slopes.
15. Resolve timing of right-of-way closure and rejection from both adjoining properties prior to plan certification.
16. Resolve limits of proposed buildable area.

Note: This plan has not been certified and its approval has since expired. The applicant is now requesting reapproval of the plan.

The Staff Recommends: **Reapproval**, subject to the original conditions approved at the August 14, 2014, meeting.

3. DEVELOPMENT PLANS

- a. DP 2015-99: WILLOW OAK SHOPPING CENTER (MILLPOND CENTER) (AMD) (1/3/16)*- located at 3560 Boston Road. (Council District 9) **(The Roberts Group)**

Note: The Planning Commission postponed this item at their November 12, 2015, meeting. The purpose of this amendment is to add 1,200 sq. ft, revise the parking to add eight (8) covered spaces, add a pharmacy drive-through, correct parking calculations and add a new access to Man o' War Boulevard.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the zoning of the property proposed for the new access location.

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 (steep slopes).
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 11. Addition of sidewalks and crosswalks to Man o' War Boulevard.
 12. Correct owner's certification.
 13. Provided the Planning Commission approves a waiver to Article 6-8(q)(3)(b) of the Land Subdivision Regulations.
 14. Remove business names from plan.
 15. Discuss A-U zoning on property to be used as access point.
- b. DP 2015-100: INTERCHANGE SERVICE CENTER, LOT 4 (AMD) (1/3/16)*- located at 2250 Elkhorn Road.
(Council District 6) **(Abbie Jones Consulting PSC)**

Note: The purpose of this amendment is to redevelop the site for a 5-story hotel.

The Subdivision Committee Recommended: **Postponement.** There were concerns about the need for cross access with the adjoining property.

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. Correct owner's certification.
 11. Remove Urban County Engineer's certification.
 12. Remove surveyor's certification.
 13. Improve plan legibility.
 14. Addition of written scale.
 15. Dimension all buildings.
 16. Addition of building height in feet.
 17. Addition of waiver information to notes.
 18. Remove note #14.
 19. Remove "X's" along Buena Vista Road.
 20. Addition of all existing and proposed utility easements.
 21. Addition of purpose of amendment note.
 22. Denote in title block that this is a Preliminary Development Plan for the lot at 2250 Elkhorn Road.
- c. DP 2015-113: DISTILLERY DISTRICT – WEST, UNIT 1 (AMD) (1/31/16)* - located at 1151 and 1158 - 1225 Manchester Street. (Council District 2) **(2020 Land Surveying)**

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the parking layout and the uses in the largest building.

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. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
12. Denote dimensions of building and deck at 1178 Manchester Street.

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

13. Provide typical parking space and drive aisle dimensions.
14. Denote that any spring(s) on site shall be addressed per the Division of Environmental Quality's approval.
15. Denote easements on plan from recorded plats.
16. Resolve timing of removal of garden center use, and provision of off-street parking.

- d. DP 2015-114: BROOKHAVEN SUBDIVISION (AMD) (1/31/16)* - located at 2434 and 2450 Nicholasville Road & 100 Malabu Drive. (Council District 4) **(Banks Engineering)**

Note: The purpose of this amendment is to increase the buildable area for Buildings A, B & C and to revise the parking and circulation.

The Subdivision Committee Recommended: **Disapproval.** The proposed plan does not comply with Articles 21-7(d) and 21-7(e) of the Zoning Ordinance, for the following reasons:

1. The plan lacks any description of the proposed amendment, as there is no purpose of amendment note provided as required by Article 21-7(d)(2) of the Zoning Ordinance.
2. Compared to the current plan (approved by the Planning Commission on May 14, 2015), the proposed amended plan substantially alters the character of the entire development by reducing open space, detrimentally altering building orientations.
3. The well-organized and efficient vehicular and pedestrian circulation approved on the current development plan has been significantly altered on the amended plan.
4. The attractive landscaped areas and pedestrian plaza shown on the current plan have been eliminated on the proposed amended plan.
5. Building square footage has increased, thereby intensifying the proposed uses above those on the approved development plan.

- e. DP 2015-115: GIBSON PARK SUBDIVISION (1/31/16)* - located at 1201 S. Broadway & 402, 406 and 408 Pyke Road. (Council District 11) **(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 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 name and address of developer on plan or in title block.
10. Denote record plat designation on plan or in title block.
11. Provide dimensions on building and remove black shading.
12. Denote height of building in feet.
13. Correct note #7 to reference "Chapter 16 of the Code of Ordinances."
14. Remove purpose of amendment note.
15. Addition of conditional zoning restrictions approved in 2015.
16. Addition of 20' rear landscape buffer per conditional zoning restrictions.
17. Remove pavement from 20' landscape buffer area.
18. Clarify note #15 on reciprocal access.

- f. DP 2015-116: PRESTON ADDITION SUBDIVISION (ERIKA STRECKER PROPERTY) (AMD) (1/31/16)* - located at 601-613 W. Third Street, 610 King Street & 256 Newtown Pike. (Council District 2) **(Perkins Landscaping)**

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to add parking, building square footage and additional property to the Adaptive Reuse Project.

The Subdivision Committee Recommended: **Postponement.** There were some questions regarding the proposed uses for the expanded area of the Adaptive Reuse Project.

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.

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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. Remove "future patio" from 606 W. 3rd Street (zoned residential).
11. Denote lot coverage, floor area ratio and zoning in site statistics.
12. Remove future zone change information from legend.
13. Correct plan title.
14. Denote: Location of trail to be determined at the time of the final record plat.
15. Addition of stormwater quality note on plan.
16. Discuss proposed uses on expanded area (301-307 W. 3rd Street).
17. Discuss building #2 conflict with significant tree root zone.
18. Discuss compliance with Newtown Pike Corridor Landscape Ordinance.
19. Discuss compliance with public art component of the Adaptive Reuse requirements of the I-1 zone.

- g. DP 2015-117: BIG RUN INDUSTRIAL PARK (SCW STONE ROAD, LLC) (1/31/16)* - located at 550 - 560 Stone Road.
(Council District 10) **(MLH Civil 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 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. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
10. Clarify extent of access paving (asphalt and concrete) construction along south and east property boundaries.
11. Resolve tree canopy to be maintained.

4. MINOR DEVELOPMENT PLAN

- a. DP 2015-94: ELLERSLIE PLACE (THE MIDLANDS) (AMD) - located at 222 Midland Avenue and 225 Walton Avenue.
(Council District 3) **(Milestone Engineering)**

Note: The purpose of this minor amendment is to add cantilever decks to six units and concrete patios to 17 units.

The staff is referring this plan to the Commission under Article 21-7(b)(2) of the Zoning Ordinance.

The staff will report at the meeting.

- 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

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	December 3, 2015
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	December 3, 2015
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	December 10, 2015
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	December 16, 2015
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	December 17, 2015

X. ADJOURNMENT

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