

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

March 10, 2016

- 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, March 3, 2016, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Mike Owens, Will Berkley, Carolyn Plumlee and Joseph Smith. Committee members in attendance were: Hillard Newman, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Jim Duncan, Director; Bill Sallee; Tom Martin; Cheryl Gallt; Denice Bullock; Kelly Hunter; Dave Jarman; Captain Greg Lengal and Lieutenant Joshua Thiel, 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. FINAL SUBDIVISION PLANS

- a. PLAN 2015-137F: BOONESBOROUGH MANOR SUBDIVISION, UNIT 1 (AMD) (3/10/16)* - located at 5354 Athens-Boonesboro Road. (Council District 12) **(Fred Eastridge/Wes Witt)**

Note: The Planning Commission postponed this item at their December 10, 2015; January 14, 2016 and February 11, 2016, meetings. 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.

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

4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection area(s) and required street tree information.
 6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 7. 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 utility 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.
- b. PLAN 2016-4F: GREENDALE HILLS, UNIT 2-C (4/3/16)* - located at 2930 Spurr Road (a portion of).
(Council District 2) **(EA Partners)**

Note: The Planning Commission postponed this item at their February 11, 2016, meeting.

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 area (sinkhole area).
 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. Resolve non-buildable area plan notes per Article 6-11(a)(4)(g) 1 & 2 of the Land Subdivision Regulations
 10. Resolve shaded area as a sinkhole-related non-buildable area.
 11. Resolve tree protection/tree canopy areas on property.
- c. PLAN 2016-13F: PEMBERTON FARM, LOT 4 (BLUEGRASS BUSINESS PARK) & BURKE, HOCKENSMITH, MAGGARD, ET AL.) (AMD) (5/1/16)* - located at 2221 & 2151 Georgetown Road.
(Council District 2) **(Arnold Consulting)**

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

The Subdivision Committee Recommended: **Approval**, subject to the revised 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. 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. Darken all information shown on plat regarding easements and adjoining property.
- d. PLAN 2016-14F: CLARK PROPERTY, UNIT 3-B, LOT 38 (AMD) (5/1/16)* - located at 2184 Milestone Way.
(Council District 12) **(EA Partners)**

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of street tree and tree canopy information.

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8. Denote exaction information on plan to the approval of the Division of Planning.

- e. PLAN 2016-15F: THE FAIRWAYS @ ANDOVER (FORKER PROPERTY) (UNIT 1-C) (AMD) (5/1/16)* - located at Autumn Ridge Drive and Marco Lane. (Council District 6) **(EA Partners)**

Note: The purpose of this amendment is to depict the revised floodplain and to remove applicable notes and restrictions from the previous area of the property shown as a floodplain.

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. Division of Water Quality's approval of revision to environmentally sensitive areas.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Addition of signatures for property owner(s).
9. Denote Letter of Map Revision effective date and other pertinent information to the approval of the Division of Water Quality.

- f. PLAN 2016-16F: LEXMARK INTERNATIONAL, INC. (FKA: IBM) (AMD) (5/1/16)* - located at 361 Newtown Pike. (Council District 2) **(Vision Engineering)**

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

The Subdivision Committee Recommended: **Postponement**, due to the 30% infrastructure report not being submitted for Planning Commission review (as required by Article 4-5(b) of the Land Subdivision Regulations).

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s).
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. Delete "section" information on all lots, and renumber lots.
10. Denote address of detention basin on plan.
11. Discuss Legacy Trail conflict with proposed access easement.
12. Discuss timing and location (i.e., storm water basin and sanitary sewer) of public improvements and possible need for a waiver.
13. Discuss need for Royal Spring Aquifer note.

- g. PLAN 2016-17F: CADENTOWN SUBDIVISION (JOHN E. MINK PROPERTY) (AMD) (5/1/16)* - located at 2833 Liberty Road. (Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide one split-zoned lot into two lots along the existing zone line.

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. 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. Denote Urban County Engineer's certification on plan.
11. Denote anticipated timing of Campbell Lane right-of-way closure on plan.
12. Clarify extent and timing of any required public infrastructure at the end of Campbell Lane.

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

2. DEVELOPMENT PLANS

- a. DP 2004-66: KINGSTON HALL, UNIT 1 (4/18/16)* - located at 2175 & 2301 Russell Cave Road.
(Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this item at their February 11, 2016, meeting. This property requires the posting of a sign and an affidavit of such. The Planning Commission originally approved this Preliminary Subdivision Plan/Preliminary Development Plan on September 9, 2004, and granted a one-year extension on September 8, 2005, 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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of greenspace, greenways and bike/pedestrian facilities.
6. Department of Highways' approval of access and improvements to Russell Cave Road.
7. Clarify plan title.
8. Urban Service Area fencing and landscaping as required by zone-to-zone screening and A-R buffering be provided prior to construction of infrastructure.
9. Minimum setback to Russell Cave Road to be no less than 50 feet.

On September 13, 2012, the Planning Commission reapproved this development plan, subject to the original conditions, and added the following condition:

10. Denote cemetery location and "50' No Disturbance" zone per Article 3-7 of the Zoning Ordinance.

Note: This plan was certified by the Commission's secretary on February 1, 2013, and the Commission's approval has since expired. The applicant has recently requested a reapproval of this plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the original conditions.

The Staff Recommends **Postponement**. There has been a delay in posting of the notice sign on this property.

- b. DP 2004-67: KINGSTON HALL, UNIT 2 (EAST BRIDGEFORD LAND & DEVELOPMENT COMPANY) (5/3/16)* -
located off Newtown Pike. (Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this item at their February 11, 2016, meeting. This property requires the posting of a sign and an affidavit of such. The Planning Commission originally approved this Preliminary Subdivision Plan/Preliminary Development Plan on September 9, 2004, and granted a one-year extension on September 8, 2005, 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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of greenspace, greenways and bike/pedestrian facilities.
6. Department of Highways' approval of access and improvements to Newtown Pike.
7. Clarify plan title.
8. Provide fencing and the A-R landscape buffering prior to construction of infrastructure.
9. Denote: Temporary access from the boulevard to the 20-acre tract (Lot 1) will be abandoned at the time of the connection of the boulevard to the adjoining property.

The Planning Commission reapproved this item on September 13, 2012, subject to the original conditions, adding the following conditions:

10. Denote area designated for the regional pump station per the EAMP to the approval of the Division of Water Quality and relocate detention basin on Lot 1, as necessary.
11. Identify location of as-built detention basin on Lot 2.
12. Delete Section "H-H" from Lot 1 & Lot 2, prior to certification.

This plan was certified on March 26, 2013, but that's been more than three years since the Commission's approval. Thus, the Preliminary Subdivision Plan portion of this combined plan has since expired. The applicant has requested a reapproval of this plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the following condition:

1. Addition of a second Planning Commission certification (referencing Planning Commission's reapproval date).

The Staff Recommends **Postponement**. There has been a delay in posting of the notice sign on this property.

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

- c. DP 2007-141: NEWMARKET PROPERTY, UNIT 8 (4/18/16)* - located at 1501 Deer Haven Lane (a portion of).
(Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this item at their February 11, 2016, meeting. This plan requires the posting of a sign and an affidavit of such. This plan was approved by the Planning Commission at its December 13, 2007, 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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffer.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Solid Waste's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Addition of sanitary sewer force main easement.

On December 13, 2007, the Planning Commission made a finding that this development plan complies with the EAMP Compliance report, for the following reasons:

1. The proposed single family development is an allowable use, and is within the density recommended by the EAMP.
2. The applicant has designed this development to be consistent with previously approved plans fronting Polo Club Boulevard in this and adjoining units.
3. The EAMP requires Polo Club Boulevard on the subject property, which has been built and dedicated, as required.

On July 14, 2011, this plan was reapproved by the Planning Commission, subject to four conditions:

1. Addition of second Planning Commission certification (referencing today's date).
2. Correct note #4.
3. Revise limits of plan to permit construction of street stub in right-of-way.
4. Addition of proposed overhead electric utility easement.

Note: The Plan was certified on May 14, 2008, but the Preliminary Subdivision Plan portion of this property has since expired. The applicant is now requesting a reapproval of that portion of the plan.

The Subdivision Committee Recommended: **Reapproval**, subject to one condition:

1. Addition of a second Planning Commission certification (referencing Planning Commission's reapproval date).

The Staff Recommends **Postponement**. There has been a delay in posting of the notice sign on this property.

- d. DP 2012-80: NEWMARKET PROPERTY, PHASE 1, UNIT 6 (AMD) (4/18/16)* - located at 1501 Deer Haven Lane (a portion of). (Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this item at their February 11, 2016, meeting. This property requires the posting of a sign and an affidavit of such. The purpose of this amendment is to amend the lot standards and increase the number of lots by 28. The Planning Commission originally approved this plan at their October 11, 2012, 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 protection plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Delete either note #9 or #16 (redundant).
9. Correct note #4 to reference Article 16 of the Code of Ordinances.
10. Revise amendment note to include lot increase and development standards.
11. Resolve note #13 relative to new school development across Polo Club Boulevard.

Note: The Plan was certified on January 31, 2013, but the Commission's approval of the Preliminary Subdivision Plan portion of this plan has since expired. The applicant is now requesting a reapproval of that portion of the plan.

The Subdivision Committee Recommended: **Reapproval**, subject to one condition:

1. Addition of a second Planning Commission certification (referencing Planning Commission's reapproval date).

The Staff Recommends **Postponement**. There has been a delay in posting of the notice sign on this property.

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

- e. DP 2012-89: NEWMARKET PROPERTY, PHASE I, UNIT 10 (5/3/16)* - located at 1501 Deer Haven Lane (a portion of). (Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this item at their February 11, 2016, meeting. This property requires the posting of a sign and an affidavit of such. The Planning Commission originally approved this plan on February 14, 2013, 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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Provided the Planning Commission makes a finding that the plan complies with the provisions of the EAMP.
9. Denote the area of storm water management improvements proposed for the adjacent Unit 6 property.
10. Addition of 10' tree protection areas on rear of Lots 30, 31, 33 and 34.
11. Delete duplicated note #15.
12. Revise lot numbering to relocate proposed Lots 147 and 148 (not between Lots 23 & 24).

This plan was certified on March 26, 2013, but that's been more than three years since the Commission's approval. Thus, the Preliminary Subdivision Plan portion of this combined plan has since expired. The applicant has requested a reapproval of this plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the following condition:

1. Addition of a second Planning Commission certification (referencing Planning Commission's reapproval date).

The Staff Recommends **Postponement**. There has been a delay in posting of the notice sign on this property.

- f. DP 2015-114: BROOKHAVEN SUBDIVISION (AMD) (3/10/16)* - located at 2434 and 2450 Nicholasville Road & 100 Malabu Drive. (Council District 4) **(Banks Engineering)**

Note: The Planning Commission postponed this item at their December 10, 2015; January 14, 2016 and February 11, 2016, meetings. 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: **Postponement**. There were some questions regarding parking compliance for proposed restaurant uses and outdoor site features (from the previous plan), including the orientation of Building C with respect to the street.

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 street frontage and area in right-of-way information.
11. Delete note #9.
12. Denote height of buildings, in feet.
13. Correct note #8.
14. Correct parking statistics for retail uses and restaurant seating.
15. Discuss restaurant parking denoted for Buildings A, B & C.
16. Discuss loss of outdoor site features for Building C compared to current plan.
17. Discuss orientation of Building C with respect to Surfside Drive.
18. Discuss stormwater management requirements.

- g. DP 2016-7: BEAUMONT FARM, UNIT 1, SECTION 5, LOT 10 (4/3/16)* - located at 980 Midnight Pass. (Council District 10) **(Abbie Jones Consulting PSC)**

Note: The Planning Commission postponed this item at their February 11, 2016, meeting.

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

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. Clarify vicinity map.
10. Addition of sidewalks on property to street right-of-way.
11. Clarify sidewalks (if any) from sides or rear of building.
12. Delete note #9.
13. Delete notes #12 & #13 and renumber general notes.
14. Addition of "conditional zoning restrictions" on plan.
15. Clarify and expand sidewalk width near entrance canopy locations identified in front of structure to the approval of the Bike & Pedestrian Planner.
16. Clarify height and use of proposed building in the rear (between pool and conference room).
17. Relocate proposed access point, across from Lake Crest Circle, to the originally approved location, per ZDP 2014-67.

- h. DP 2016-11: TURFLAND MALL (TRACT 2 & OUTLOT D) (AMD #26) (4/3/16)*- located at 2033, 2097 and 2195 Harrodsburg Road. (Council District 11) **(EA Partners)**

Note: The Planning Commission postponed this item at their February 11, 2016, meeting. The purpose of this amendment is to revise the building and parking layout and to create two outlots.

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. Denote location of existing storm sewer in southeast corner of property.
11. Addition of contour intervals and source on plan.
12. Dimension public space areas.
13. Discuss stormwater management planned for the development.
14. Discuss vehicular stacking for drive-throughs.

- i. DP 2016-12: LOUDON PARK ADDITION, BLOCK 2, LOTS 3-10 (4/3/16)*- located at 720 Bryan Avenue, 130 and 138 Loudon Avenue. (Council District 1) **(S. Mark McCain, RLA)**

Note: The Planning Commission postponed this item at their February 11, 2016, meeting. This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the plan's compliance with the Adaptive Reuse criteria contained in Article 8-21(o)(4) of the Zoning Ordinance

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.

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9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Correct plan title.
11. Denote Final Record Plat information on plan or in title block.
12. Provided the Planning Commission makes a finding that the plan complies with Article 8-21(o)(4) of the Zoning Ordinance.
13. Clarify required parking generator for proposed restaurant use.
14. Clarify whether gates will be installed for all access points off Loudon Avenue.
15. Discuss proposed use for fenced area on east end of 138 Loudon Avenue.
16. Discuss proposed access for 130 Loudon Avenue.
17. Discuss area proposed for public art.
18. Discuss adaptive reuse proposed for 138 Loudon Avenue.
19. Discuss adaptive reuse proposed for 720 Bryan Avenue relative to Article 8-21(o)(4) of the Zoning Ordinance.

- j. DP 2016-14: BLUEGRASS BUSINESS PARK, LOT 4 (PEMBERTON FARM) & BURKE, HOCKENSMITH, MAGGARD, ET AL. PROPERTY (AMD) (5/1/16)* - located at 2221 & 2151 Georgetown Road.
(Council District 2) **(Arnold Consulting)**

Note: The purpose of this amendment is to add building floor area and gates on the property, and revise storm water basin locations.

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 and steep slope note on plan.
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. Correct spelling in note #8.
12. Delete notes #11.
13. Denote the Royal Spring Aquifer Committee's approval and recommended protection requirements.

- k. DP 2016-15: HOWARD & HEAFEY PROPERTY, LOT 3 (AMD) (5/1/16)* - located at 1134 Winchester Road.
(Council District 5) **(CMW, Inc.)**

Note: The purpose of this amendment is to increase buildable area, and to revise parking and circulation on Lot 3.

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. Correct size of building in site statistics on Lot 3 (1850 sq. ft.).
11. Clarify parking required site statistic for Lot 3.

- l. DP 2016-16: ARCADIA INVESTMENTS, LOTS 3 & 4 (AKA MEADOWTHORPE MANOR) (AMD) (5/1/16)* - located at 1590, 1600 and 1610 Leestown Road. (Council District 2) **(The Roberts Group)**

Note: The purpose of this amendment is to add 218 square feet of floor area, and to revise the parking layout and site statistics.

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.

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3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. 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 pedestrian crosswalk near 168 sq. ft. addition at pharmacy drive-through.
- m. DP 2016-17: GARDENSIDE SHOPPING CENTER, PARCEL 3 (PEARSON & TRAPP PROPERTY) (AMD) (5/1/16)* - located at 1808 Alexandria Drive. (Council District 11) **(The Roberts Group)**

Note: The purpose of this amendment is to add 1,500 square feet to the front of the building.

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. Document 25% difference in "parking floor area" site statistic, prior to plan certification.
- n. DP 2016-18: SAND LAKE & ESTES PROPERTY (LOT 3) (AUTOZONE) (AMD) (5/1/16)* - located at 120 Sand Lake Drive. (Council District 7) **(Prism Engineering)**

Note: The purpose of this amendment is to increase the building size and revise the layout on Lot 3.

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. Remove note stating "No building permit shall be issued unless and until a final development plan is approved by the Planning Commission."
 11. Clarify tree canopy requirements on plan for Lot 3.
 12. Documentation of release of easement prior to plan certification.
 13. Resolve how the property will comply with the requirements of the Richmond Road Corridor Ordinance.
- o. DP 2016-19: INTERCHANGE SERVICE CENTER, LOT 8B (5/1/16)* - located at 2211 Elkhorn Road. (Council District 6) **(Abbie Jones Consulting PSC)**

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding access to pump station and the status of the CLOMR/LOMR letters.

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. 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.

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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. Designate property lines as solid.
 12. Darken metes and bounds to improve legibility.
 13. Darken building dimensions to improve legibility.
 14. Dimension driveway entrances on plan.
 15. Correct F.F.E information to the approval of the Division of Water Quality.
 16. Addition of required CLOMR-F/LOMR-F information to the approval of the Division of Water Quality.
 17. Addition of required stormwater management note.
 18. Remove notes #6, #8 and #11.
 19. Denote dimensioned parking space as typical.
 20. Denote all work in the floodplain to comply with Article 19 requirements.
 21. Correct Planning Commission certification.
 22. Denote 25' floodplain setback on plan.
 23. Addition of cross-section for access easement.
 24. Addition of steep slope note to plan.
 25. Discuss pump station access and note #9.
 26. Discuss dumpster location.
- p. DP 2016-20: LEXMARK INTERNATIONAL, INC. (FKA: IBM) (5/1/16)* - located at 361 Newtown Pike.
(Council District 1) **(Vision Engineering)**

The Subdivision Committee Recommended: Postponement. There were some questions regarding the conflict between the private access proposed and the Legacy Trail; the access easement and the timing of required findings by the Planning Commission; and the unconventional internal intersection geometrics proposed.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. 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. Kentucky Transportation Cabinet's approval of access points to Newtown Pike.
 12. Delete note #5 (duplicate).
 13. Specify lots affected in note #15.
 14. Identify existing use of building on Lot 3.
 15. Discuss conflict between the private access proposed and Legacy Trail.
 16. Discuss timing and details for future Phase 2 development.
 17. Discuss access easement and timing of required findings by the Planning Commission.
 18. Discuss unconventional internal intersection geometrics proposed.
- q. DP 2016-23: SAMS PROPERTY & LARKIN PROPERTY (AMD) (5/1/16)* - located at 1510 Greendale Road and 2440 Innovation Drive. (Council District 2) **(Element Design)**

Note: The purpose of this amendment is to add floor area and parking on Lot 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. 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.

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11. Kentucky Transportation Cabinet's approval of access to Greendale Road (KY 1978).
12. Denote lot coverage, floor area ratio and building height in site statistics, including applicable lot coverage and floor area (provided) information from previous plan (DP 2008-87).
13. Addition of required erosion control note referencing Chapter 16 of the Code of Ordinances.
14. Denote construction access on plan.
15. Denote Royal Spring Aquifer Committee's recommendation prior to certification.
16. Denote street cross-sections along all property frontages.
17. Darken and improve clarity of existing development plan information (from DP 2008-87) on plan.
18. Discuss possible improvements to Greendale Road and Spurr Road.
19. Discuss provision of sanitary sewer service to Lot 1 & Lot 2.
20. Discuss St. Claire spring protection measures.

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.

A. SUBDIVISION REGULATIONS TEXT AMENDMENT INITIATION – The staff will request that the Planning Commission initiate a text amendment to the Land Subdivision Regulations in order to modify the limitations for Non-Building Minor Subdivision Plats. The proposed change will enable more properties to qualify for this type of plat, by reducing the acreage requirement and allowing Development Plans to substitute for Subdivision Plans in allowing permits for such properties. If initiated by the Commission, the staff would hope to schedule the requisite public hearing on the change in April.

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. NEXT MEETING DATES

Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	March 17, 2016
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	March 24, 2016
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	March 30, 2016
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	April 7, 2016
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	April 7, 2016
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 14, 2016

X. ADJOURNMENT

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