

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

May 12, 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 be considered by the Planning Commission at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, May 5, 2016, at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Mike Owens, Will Berkley and Carolyn Plumlee. 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; Dave Jarman; Debbie Woods; Captain Greg Lengal, Division of Fire & Emergency Services; and Tracy Jones 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. FINAL SUBDIVISION PLANS

- a. **PLAN 2016-32F: HAMBURG PLACE OFFICE PARK, LOT 13 (AMD) (7/3/16)*** - located at 1785 Vendor Way.
(Council District 6) **(Vision Engineering)**

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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Remove note #7 notation from plan.

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

- b. PLAN 2016-33F: WYNNDALE SUBDIVISION, LOT 1 (AMD) (7/3/16)* - located at 3757 Kings Glen Park.
(Council District 9) **(EA Partners)**

Note: The purpose of this amendment is to create 22 townhouse lots and a non-buildable lot.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection area(s) and required street tree information.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 10. Denote: This property shall be developed in accordance with the approved final development plan.
 11. Addition of arterial screening along Man o' War Boulevard as required by Article 6-8 of the Land Subdivision Regulations.
 12. Addition of 10' building lines on all lots.
 13. Denote floodplain protection note on Lots 4-9.
 14. Denote Lot 23 as "non-buildable."
- c. PLAN 2016-34F: TUSCANY, UNIT 1-A, LOT 83 (AMD) (7/3/16)* - located at 2585 Pascoli Place.
(Council District 6) **(EA Partners)**

Note: The purpose of this amendment is to reduce the front yard setback by 10 feet and to reflect the reduction of a utility easement by 10' in width.

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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote LFUCG approval of utility easement modification per Article 6-5(c) of the Land Subdivision Regulations.
8. Provide documentation of private utility provider's release or encroachment for utility easement, prior to certification.

2. DEVELOPMENT PLANS

- a. DP 2016-12: LOUDON PARK ADDITION, BLOCK 2, LOTS 3-10 (5/12/16)*- 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; March 10, 2016 and April 14, 2016, meetings. 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.
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.

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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.

- b. DP 2016-19: INTERCHANGE SERVICE CENTER, LOT 8B (5/12/16)* - located at 2211 Elkhorn Road.
(Council District 6) **(Abbie Jones Consulting PSC)**

Note: The Planning Commission postponed this item at their March 10, 2016 and April 14, 2016, meetings.

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

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.
 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.
- c. DP 2016-28: HUMANA, INC. (ST. JOSEPH EAST EXPANSION) (AMD) (6/5/16)* - located at 150 North Eagle Creek Drive. (Council District 7) **(CDP)**

Note: The Planning Commission voted to continue the discussion of this plan at their April 14, 2016 meeting; and postponed further consideration of this item at their April 28, 2016, meeting, at the applicant's request. The purpose of this amendment is to add parking, construct a heli-stop, add a maintenance building and improve loading docks.

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. 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.

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10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 11. Denote date (& case #) of BOA approval of heli-stop on plan, prior to plan certification.
- d. DP 2016-29: TUSCANY, UNIT 1, LOT 169 (YMCA PROPERTY) (AMD) (6/5/16)* - located at 2681 Old Rosebud Road.
(Council District 6) **(Brandstetter Carroll)**

Note: The Planning Commission postponed this item at their April 14, 2016, meeting. The purpose of this amendment is to alter the location of one entrance to Old Rosebud Road.

The Subdivision Committee Recommended: **Postponement**. The plan was not represented by the project engineer.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Greenspace Planner's approval of the treatment of greenways and greenspace.
 7. 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. Denote name and address of developer on plan.
 10. Denote 25' floodplain setback with dashed lines.
 11. Denote information for adjacent Lot 168 on plan, per approved BOA site plan.
 12. Supplement building dimensions for YMCA building on plan.
 13. Denote address of property in plan title.
 14. Correct notes #4 & #9.
 15. Denote height of building in feet.
 16. Correct Commission's certification, per Article 21-6(a)(16) requirements.
 17. Delete notes #7, #8 & #12 and reorder notes.
 18. Remove "DP 2006-84" from title block.
 19. Correct owner's certification title.
 20. Addition of bike and pedestrian easement on plan.
 21. Correct note #1 to reference stormwater management.
 22. Discuss need for drainage easement from Pascoli Place.
- e. DP 2016-39: WYNNDALE SUBDIVISION (6/5/16)* - located at 1580 Higbee Mill Road.
(Council District 9) **(Vision Engineering)**

Note: The Planning Commission postponed this item at their April 14, 2016 and April 28, 2016, meetings. The purpose of this amendment is to depict a townhouse development with the required parking on the subject property.

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, landscape buffers and required arterial screening.
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. Resolve difference between 20' access easement along east property line and correct base roadway information on plan prior to certification.
12. Denote reference to Article 19 to the approval of Water Quality.
13. Provide full half-section improvements to Higbee Mill Road along entire frontage (per Article 6-8(p) of the Land Subdivision Regulations), unless a waiver is approved by the Planning Commission.
14. Denote maintenance responsibility for common areas and ~~the~~ access easement, per the Land Subdivision Regulations.
15. Denote details of proposed landscaping next to R-1C properties.
16. Denote: A LOMR shall be approved prior to the issuance of a building permit for the townhomes.
17. Addition of 10' building line on all townhouse lots.

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- f. DP 2016-50: HAMBURG PLACE, OFFICE PARK, LOT 13 (AMD) (7/3/16)* - located at 1785 Vendor Way.
(Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to add buildable area and parking on a portion of Lot 13.

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 record plat designation on plan, in title block.

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)	May 25, 2016
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	May 26, 2016
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 2, 2016
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	June 2, 2016
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	June 9, 2016
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	June 23, 2016
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	June 30, 2016

X. ADJOURNMENT

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