

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

July 14, 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** – The corrected minutes of the September 10, 2015, and the minutes of the June 9, 2016, meetings will 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, June 2, 2016, at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Carolyn Plumlee and Joe Smith. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee; Tom Martin; Cheryl Galt; Denice Bullock; Captain Greg Lengal, Division of Fire & Emergency Services; Chris Schnelle, Division of Police; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria:

- (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
- (2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
- (3) no discussion of the item is desired by the Commission, and
- (4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
- (5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

~~The procedure for these hearings is as follows:~~

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the meeting. The Chair will announce his/her decision at the outset of the hearing.

1. PRELIMINARY SUBDIVISION PLANS

- a. **PLAN 2016-47P: HILLENMEYER & SFH PROPERTIES (AMD) (7/31/16)*** - located at 2373 and 2405 Sandersville Road. (Council District 2) **(EA Partners)**

Note: The Planning Commission postponed this item at their June 9, 2016, meeting. The purpose of this amendment is to combine three previously adjacent preliminary subdivision plans and to revise the street alignment and 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 preservation plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.

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

8. Greenspace Planner's approval of the treatment of greenways and greenspace.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. Clarify cross-sections for cul-de-sac streets (Corsage, Calista, Cravat, etc.)
 11. Addition of required landscape buffers adjacent to railroad and A-U zones.
 12. Clarify note #13.
 13. Addition of tree protection area along north property line (detention basin).
 14. Resolve Sandersville Road improvements.
 15. Resolve access to Lot 387 (1.04 ac. detention lot), and side yard setbacks on adjacent lots (66 & 67).
 16. Resolve tree protection areas along property boundaries.
 17. Resolve sinkhole note from PLAN 2006-250P.
 18. Resolve note #17 from PLAN 2012-99P.
- b. PLAN 2016-71P: TUSCANY, UNIT 11 (9/4/16)* - located at 1970 Winchester Road (a portion of).
(Council District 6) **(EA Partners)**

Note: The purpose of this amendment is to depict 102 buildable residential lots.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote record plat information for adjacent properties if available.
10. Denote easement for street tree planting.
11. Discuss future of adjacent greenway.
12. Discuss potential floodplain crossing for pedestrians and vehicular options.

2. **FINAL SUBDIVISION PLANS**

- a. PLAN 2016-63F: CHEVY CHASE SUBDIVISION, UNIT 27 (AMD) (9/4/16)* - located at 1229 Indian Mound Road.
(Council District 5) **(Endris Engineering)**

Note: The purpose of this amendment is to reduce the front building line from 35' to 30'.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Addressing Office's approval of street names and addresses.
3. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
4. Correct plan title to "Amended Final Record Plat".

- b. PLAN 2016-64F: JOHN & CAROL NELSON PROPERTY (9/4/16)* - located at 1575 Falcon Wood Way.
(Council District 12) **(Berry Land Surveying)**

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. Denote: Department of Health approval of septic system required prior to issuance of building permit.
6. Correct Urban County Engineer's certification.
7. Denote adjacent property owner's information (across Falcon Wood and Yarnallton).
8. Denote 30' KAWC easement centerline with dashed lines.
9. Remove "A-R setback" requirements box from plan.
10. Label 50' building setback dimension on Yarnallton frontage.

- c. PLAN 2016-65F: PROVIDENCE PLACE, SECTION 2 & KINGSTON HALL, UNIT 2 (AMD) (9/4/16)* - located at 1191 and 1150 Providence Place Parkway. (Council District 12) **(EA Partners)**

Note: The purpose of this amendment is to create Lots 3 & 4.

* - 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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Addition of maintenance note for lot owners.
10. Addition of engineer's and surveyor's certification.
11. Correct survey pin number "3674" and "2115" (or verify survey).
12. Identify storm drainage easement limits on Lot 3 (for existing basin).
13. Resolve timing of Providence Place Parkway extension and dedication.
14. Resolve size, timing and maintenance of access easement across Lots 3 & 4.

- d. PLAN 2016-66F: GESS PROPERTY, UNIT 8-B (9/4/16)* - located at 4115 Sperling Drive.
(Council District 7) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. 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. Denote: Lot 34 shall be developed in accordance with the approved final development plan.
10. Denote exactions on the plan to the approval of the Division of Planning.
11. Denote lot addressing.
12. Denote regulatory floodplain elevation on plan.
13. Correct number of street trees required for Lot 34 (to 3).
14. Complete adjacent property information (northwest and northeast of Lot 34).
15. Denote: There shall be only one single family dwelling unit on Lots 23-33.
16. Addition of development standards for multi-family residential uses.
17. Addition of required landscape buffer area (or easement) along rear of Lots 23-33.

- e. PLAN 2016-67F: LEXMARK INTERNATIONAL, INC. (FKA IBM) SECTION 2 (9/4/16)* - located at 361 W. Loudon Avenue. (Council District 1) **(Vision Engineering)**

Note: The purpose of this amendment is to create one additional lot in this development, and to move Lots 9 & 10 to Section 1 of this development.

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).
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. Correct Urban County Engineer's certification.
11. Recordation for Section 1 shall occur prior to certification and recordation of this plan.
12. Addition of 20' building lines on Lot 2, and relocate its lot frontage along unimproved Freight Blvd.

- f. PLAN 2016-68F: VIRGINIA SUBDIVISION, LOT 1 & HALF OF LOT 2 (AMD) (9/4/16)* - located at 1701 Clays Spring Lane. (Council District 5) **(Vision Engineering)**

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

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

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the proposed access easement and sanitary sewer service.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Delete note #3.
10. Denote all control monuments on plan, per Art. 6 requirements.
11. Discuss adequacy of the proposed access easement and the required finding by the Planning Commission.
12. Discuss the available public sanitary sewer service to the lots, and the possible need for a Preliminary Subdivision Plan.

- g. PLAN 2016-69F: WYNNDALE SUBDIVISION, LOT 2 (AMD) (9/4/16)* - located at 1580 Higbee Mill Road.
(Council District 9) **(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, 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Correct engineer's/surveyor's certification.
13. Correct Planning Commission's certification.
14. Correct Urban County Engineer's certification.
15. Resolve timing of Higbee Mill Road improvements and possible waiver.

- h. PLAN 2016-70F: ROMANY ROAD PROPERTIES, LLC (9/4/16)* - located at 325-355 Romany Road.
(Council District 5) **(2020 Land Surveying)**

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. Denote owner's name and address.
7. Correct scale in title block.
8. Resolve need for reciprocal parking and/or access for all lots.

- i. PLAN 2013-53F: 300 WEST VINE, LLC PROPERTY (10/4/16)* - located at 307-315, 317-331 and 343 South Broadway.
(Council District 3) **(Strand & Associates)**

Note: The Planning Commission originally approved this plan on June 13, 2013, and granted a one-year extension on June 12, 2014 and June 11, 2015, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.

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5. Addition of utility and street light easement(s) as required by the utility companies and the Urban County Traffic Engineer.
6. Correct vicinity map (northern property).
7. Addition of building lines (10') as required by Article 8-18(h).
8. Addition of survey monument information.
9. Correct Engineer's certification to the approval of the Division of Engineering.
10. Resolve access and pedestrian easements from Lot 1 to serve Lot 2.

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

The Staff Recommends: **Reapproval**, subject to the original condition previously required by the Planning Commission on June 13, 2013, in addition to one other condition:

11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

- j. PLAN 2014-51F: JOHNSON SUBDIVISION, LOT 26 (AMD) (10/4/16)* - located at 455-457 N. Martin Luther King Boulevard. (Council District 1) **(Randy Martin)**

Note: The purpose of this amendment is to subdivide one lot into two lots. The Planning Commission approved this item on August 14, 2014, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s) and required street tree information.
5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
7. Denote date of plan preparation.
8. Denote addresses on lots.
9. Denote the front yard building line per the Zoning Ordinance.
10. Document existence of separate sewer laterals prior to certification.
11. Increase size of street cross-section (for legibility).
12. Denote that the structure will be a duplex (one unit per lot).
13. Document compliance with building code for separation prior to certification.
14. Addition of storm water easement.

Note: The applicant now requests reapproval.

The Staff Recommends: **Reapproval**, subject to the original condition previously required by the Planning Commission on April 14, 2014.

3. DEVELOPMENT PLANS

- a. DP 2016-63: MAPLELEAF SUBDIVISION (AMD) (9/4/16)* - located at 3110 Mapleleaf Drive. **(Barrett Partners)**
(Council District 7)

Note: The purpose of this amendment is to provide a right-in/right-out turn on Man o' War Blvd.

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. Provided the Planning Commission grants a waiver to Article 6-8(q)(3)(b) of the Land Subdivision Regulations.

- b. DP 2016-64: GARDENSIDE CABANA CLUB (PARKSIDE SUBDIVISION, PHASE 3) (AMD) (9/4/16)* - located at 1048 Cross Keys Road. (Council District 11) **(EA Partners)**

Note: The purpose of this amendment is to add 36 units in Phase 3 of the development.

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

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the lack of Article 21 required information for Phases 1-3, per the certified development 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 and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Denote exterior building dimensions on plan, in feet.
12. Denote drive aisle width.
13. Denote typical parking space dimensions.
14. Addition of Phases 1 and 2 information on plan, per the certified development plan.
15. Correct maximum height allowable for Phase 3 to 35', and denote proposed height on plan.
16. Addition of useable open space site statistics, per Article 9-6(h) requirements.
17. Discuss proposed retaining walls and their locations.
18. Discuss the provision of storm water detention.

- c. DP 2016-65: KALUSKI PROPERTY (LEXAVE APARTMENTS) (9/4/16)* - located at 260 Lexington Avenue.
(Council District 3) **(EA Partners)**

The Subdivision Committee Recommended: **Postponement**. There are concerns about Fire and Solid Waste access.

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. Dimension proposed building and delete building envelope dimensions.
11. Identify tree preservation areas on plan.
12. Dimension landscape buffer width along northern property line.
13. Discuss water quality measures (for redevelopment), per the Engineering Manuals.

- d. DP 2016-67: KINGSTON HALL, UNIT 1, LOT 22 (9/4/16)* - located at 2175 Russell Cave Road (a portion of).
(Council District 12) **(EA Partners)**

Note: This plan requires the posting of a sign and an affidavit of such.

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. Provided the Planning Commission makes a finding that the plan complies with the Expansion Area Master Plan.
11. Addition of exaction information to the approval of the Division of Planning, per the current rate tables.

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

12. Expand the development plan to include Providence Place Parkway, per the EAMP and Zoning Ordinance requirements.
13. Addition of proposed use in site statistics.
14. Approval of the Royal Spring Aquifer Committee prior to certification.
15. Greenspace Planner's approval of the treatment of greenways and greenspace.
16. Resolve timing of construction of Providence Place Parkway and mechanism for approval and/or dedication.

- e. DP 2016-68: LEXMARK INTERNATIONAL, INC. (FKA IBM) (AMD) (9/4/16)* - located at 740 W. New Circle Road.
(Council District 1) **(Vision Engineering)**

Note: The purpose of this amendment is to add a 7,100 sq. ft. building and associated off-street parking.

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, including alterations to the Legacy Trail.
8. Greenspace Planner's approval of the treatment of greenways and greenspace, including alterations to the Legacy Trail.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Delete notes #14 & #26.
13. Resolve intersection geometrics at intersection of Freight Blvd and Setzer Way.
14. Resolve timing of previously approved development plan certification.

- f. DP 2016-69: HAMBURG PLACE B-5P & B-6P AREA (AMD) (9/4/16)* - located at 2344 Elkhorn Road.
(Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to add buildable area, a drive-through and to revise the parking and circulation on Lot 9.

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 bearings and distances of subject lot boundaries.
11. Denote contour lines at 2' intervals.
12. Denote source of contours.
13. Denote construction access location on plan.
14. Denote height of building on Lot 9, in feet.
15. Delete date in Commission's certification.
16. Delete duplicate "outlot 9" and address on that lot.
17. Document stacking room for five cars on new drive-through facility.
18. Resolve pedestrian facilities and extra-wide access proposed to Lot 9.

- g. DP 2016-34: ADAMS PROPERTY & CADENTOWN, LOTS 3 & 4 (BRIGHTON 3050) (AMD #5) (9/21/16)* - located at 2985 Liberty Road. (Council District 6) **(EA Partners)**

Note: The purpose of this amendment is to incorporate the 836 and 852 Campbell Lane properties into the multi-family development. The Planning Commission approved this item on April 14, 2016, 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. 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. Addition of building height in feet.
12. Denote: "No construction vehicles will utilize Campbell Lane for apartment construction."
13. Resolve storm water detention needs for Buildings 8 & 9.
14. Provided the Planning Commission grants a waiver to Article 6-8 of the Land Subdivision Regulations.
15. Delete perimeter setback note #17 prior to certification.

The Planning Commission granted a waiver to Article 6-8 of the Land Subdivision Regulations, for the following reasons:

1. Granting the requested waiver will not adversely affect public health and safety, as the properties will be developed under the approved final development plan, will have adequate access and can accommodate emergency vehicles.
2. Not granting the requested waiver would constitute an exceptional hardship to the applicant, by requiring the applicant to construct a cul-de-sac for public use in a private multi-family development with existing adequate access.

Note: The applicant now requests a continued discussion of this final record plat for the addition of retaining walls and to revise the parking lot on 2985 Liberty Road.

The Subdivision Committee Recommended: **Approval**, subject to the original condition previously required by the Planning Commission on April 14, 2016, in addition to these additional requirements:

16. Denote height of retaining wall on plan.
17. Addition of Buildings 7 & 12 dimension details on plan.
18. Clarify Building 12 limits.

- h. DP 95-80 (PLN-MJDP-16-00010): NORTH PARKWAY ACRES (AMD #2) (10/4/16)* - located at 2203 Paris Pike.

Note: The purpose of this amendment is to add buildable area. The Planning Commission approved this item on June 20, 1995, subject to the following conditions:

1. Urban County Engineer's approval of drainage, storm and sanitary sewers.
2. Building Inspection's approval of landscaping.
3. Delete note #10.

Note: This plan was certified on July 28, 1995, and the Commission's approval expired on June 20, 2000. The applicant has requested reapproval of the Commission's previous action.

The Staff Recommends: **Reapproval**, subject to the conditions originally approved by the Commission and subject to the following additional conditions:

5. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
6. Addition of second Planning Commission's certification to the plan.

4. **MINOR DEVELOPMENT PLAN**

- a. DP 2016-72: CAHILL INDUSTRIAL PARK, UNIT 1, LOT 6, BLOCK A (AMD) (9/11/16)* - located at 1316 Cahill Drive.
(Council District 2) **(EA Partners)**

Note: The Planning Commission approved this site for 4 buildings over 20 years ago. However, only 3 buildings have been constructed. The purpose of this minor amendment is to revise the location of the fourth approved building, reduce the buildable area and parking and update the standard notes.

The staff is referring this plan to the Commission under Article 21-4(f)(2) of the Zoning Ordinance. A new access point is proposed on the plan, one which was not originally shown on the development plan. As such, Commission action is required to approve the new access (an exit-only movement) on Rebmann Lane.

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

1. Urban County Traffic Engineer's approval of street cross-sections and access.
2. Addressing Office's approval of street names and addresses.

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

3. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
4. Division of Waste Management's approval of refuse collection locations.
5. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
6. Denote height of new building, in feet.

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.

A. ELECTION OF OFFICERS – The Commission's By-laws state that at the first regular meeting in July, the Commission shall elect a Chairperson, Vice-Chairperson, Secretary, and Parliamentarian. The Nominating Committee was named at the June 14th Commission meeting and has presented its slate for consideration by the Planning Commission. Nominations may also be made from the floor.

The current officers are as follows:

Chairperson	-	Mike Owens
Vice Chairperson	-	Mike Cravens
Secretary	-	Will Berkley
Parliamentarian	-	William Wilson

The Committee's recommended slate of officers is as follows:

Chairperson	-	William Wilson
Vice Chairperson	-	Frank Penn
Secretary	-	Carolyn Plumlee
Parliamentarian	-	Karen Mundy

B. DELEGATION OF SECRETARY'S DUTIES – The Commission's past procedure for carrying out the Secretary's duties, except for signing minutes, has been to delegate that authority to the Director of the Division of Planning and his staff. The Chair will request that the Commission consider taking similar action at this time.

C. INITIATION OF A TEXT AMENDMENT FOR INCREASED USES IN THE ED ZONE – The staff will request that the Planning Commission initiate a text amendment to Article 23A-10 of the Zoning Ordinance to allow for a number of new uses for the ED zone. The issues associated with this ZOTA were discussed by a Committee chaired by Commissioner Derek Paulsen last year, and have been discussed at recent Work Sessions by the Planning Commission. If initiated by the Commission, the Planning Services staff will begin working on the required notification letters, and will advance this text amendment to the Commission's agenda (for a public hearing) later this summer.

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)	July 27, 2016
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	July 28, 2016
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	August 4, 2016
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	August 4, 2016
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	August 11, 2016

X. ADJOURNMENT

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