

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

August 11, 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, August 4, 2016, at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Carolyn Plumlee and Mike Owens. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee; Chris Woodall; Tom Martin; Traci Wade; Chris Taylor; Cheryl Gallt; Denice Bullock; Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; Chris Schnelle, Division of Police; 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. PLN-MJSUB-16-00001: MIDLAND CROSSING (9/29/16)* - located at 222 Midland Crossing.
(Council District 3) **(Milestone Design Group)**

Note: The purpose of this amendment is to create 12 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. 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.

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

8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 9. Clarify "835 sq. ft. added to Lot 2" by removing plat line on lot.
 10. Renumber Lot 10, to be sequential.
 11. Delete Lots 25-29 and Lot 12 information (and depict as for Lots 3-9).
 12. Clarify "Approval of Tree Protection Plan" note.
- b. PLN-MJSUB-16-00002: TUSCANY, UNIT 2A (9/29/16)* - located at 1970 Winchester Road.
(Council District 6) **(EA Partners)**
- The Subdivision Committee Recommended: **Approval**, subject to the following conditions:
1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 8. Clarify 20' UE proposed on Lot 27.
 9. Discuss driveway access location to Lots 31 & 37 on Pascoli Cove.
- c. PLN-MJSUB-16-00003: NEWMARKET PROPERTY, UNIT 8 (9/29/16)* - located at 1501 Deer Haven Lane.
(Council District 12) **(EA Partners)**
- The Subdivision Committee Recommended: **Approval**, subject to the following conditions:
1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection area(s) and required street tree information.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 8. Clarify sanitary sewer easement on Buttermilk Road frontage of Lot 168.
 9. Denote driveway location on Lots 156, 157, 168 & 169.
 10. Addition of exaction information on plan, to the approval of the Division of Planning.
- d. PLN-MJSUB-16-00004: LEXMARK INTERNATIONAL, INC. (9/29/16)* - located at 740 W. New Circle Road.
(Council District 1) **(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).
 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 11. Dimension known width of all easements.
 12. Denote required building lines on plat, per Article 6-4(c).
 13. Denote 25' floodplain building setback.
 14. Denote control monument information per Article 6 requirements.
 15. Denote adjacent property information per Article 5-4(d)(l).
 16. Addition of any tree protection areas, per development plan.
 17. Clarify access to New Circle Road and Newtown Pike to include the access easement.
 18. Approval of the Royal Spring Aquifer Committee prior to certification.

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

- e. PLN-MJSUB-16-00005: GREEN PROPERTY HOLDINGS, LLC (9/29/16)* - located at 1441 Sunshine Lane.
(Council District 6) **(Eagle Engineers)**

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and finish floor elevations.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Addition of acres in site statistics.
9. Addition of street frontage in site statistics.
10. Addition of property owners name and address.
11. Addition of developer name and address.
12. Show property boundaries as solid dark lines.
13. Addition of street cross-sections for New Circle Road and Sunshine Lane.
14. Addition of building line setback on both lots.
15. Addition of private utilities and providers on plan.
16. Clarify Urban County Engineers certification.
17. Denote: Tree protection areas and possible tree canopy information on rear of lots.
18. Discuss street frontage to Lot 2 and improvements needed to the roadway easement.

- f. PLN-MJSUB-16-00006: PLEASANT RIDGE SUBDIVISION, LOT 129 (9/29/16)* - located at 756 Wilderness Road. (Council District 7) **(Abbie Jones Consulting)**

The Subdivision Committee Recommended: **Postponement**. There are concerns about the sanitary sewer improvements.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Addition of monument information on plan, per Article 5-4(d)(6) requirements.
9. Delete "minimum," "maximum," and "parking" information from site statistics.
10. Remove 10' building line setback shown on both lots.
11. Addition of list of utility providers and Engineer's certification per Article 5-4(e) and 5-4(h)(2) requirements.
12. Correct certifications for County Engineer and Planning Commission and increase their font size.
13. Discuss possible street improvements to Paradise Lane and/or right-of-way dedication.
14. Discuss sanitary sewer improvements that are in litigation, and possible waiver.
15. Discuss existing front yard fence heights for both lots.

2. **DEVELOPMENT PLANS**

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

Note: The Planning Commission postponed this item at their July 14, 2016 meeting.

The Subdivision Committee Recommended: **Postponement**. There are concerns about water quality measures.

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.

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

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. Identify tree protection areas on plan.
 11. Delete note #10 and complete parent document notes.
 12. Remove property line through building per information on plat Cabinet R, Slide 457.
 13. Discuss water quality measures (for redevelopment), per the Engineering Manuals.
 14. Discuss adequacy of fire access through adjoining property.
- b. PLN-MJDP-16-00001: MAN O' WAR DEVELOPMENT, UNIT 2A (9/29/16)* - located at 1916 Justice Drive.
(Council District 6) **(Bryant Engineering)**

Note: The purpose of this amendment is to increase the floor area for a commercial building on Lot 10.

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 and tree canopy information.
 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. Delete note #19.
 11. Clarify wording of note #15
 12. Clarify restaurant parking generator (indoor and outdoor).
- c. PLN-MJDP-16-00003: LEXMARK INTERNATIONAL, INC. (9/29/16)* - located at 740 W. New Circle Road.
(Council District 1) **(EA Partners)**

The Subdivision Committee Recommended: **Postponement**. There are questions about the proposed parking area in an A-U zone, and whether interior landscape requirements will be met.

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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Denote width of all easements.
13. Denote access easement per submitted Final Record Plat.
14. Dimension of all buildings on Lot 3.
15. Dimension of area utility sub-station.
16. Addition of floor area, lot coverage, and height, per Article 21 requirements.
17. Denote use of existing building and clarify utility sub-station owner/user.
18. Denote 25' Floodplain setback line of plane.
19. Denote special permit required per Article 19 of the Zoning Ordinance.
20. Denote "1.6 acres landscape material" location on plan.
21. Denote compliance with interior landscaping requirements, per Article 18-3(b) of the Zoning Ordinance.
22. Denote the Royal Spring Aquifer Committee approval.
23. Discuss whether parking proposed in A-U zone is an allowable accessory use.
24. Discuss plans association with the Winburn Small Area Plan.

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

- d. PLN-MJDP-16-00004: NEWTOWN SPRINGS, LOT 1 (9/29/16)* - located at 1445 Newtown Center Way.
(Council District 1) **(Barrett Partners)**

The Subdivision Committee Recommended: **Postponement**, There remain serious concerns about the access and circulation for this site.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Correct boundaries of property per the plat (Cab.N, SI.267).
12. Discuss location and spacing of proposed access points and possible waiver.
13. Discuss off-site dumpster location.
14. Discuss access to off-site access easement.
15. Discuss circulation and use of second drive through facility.

- e. PLN-MJDP-16-00005: CLAY INGELS COMPANY, LLC (9/29/16)* - located at 968 Delaware Avenue.
(Council District 5) **(EA Partners)**

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

The Subdivision Committee Recommended: **Postponement**, There were some questions regarding compliance with Article 8-21(o)(4)(c), Adaptive Reuse Criteria.

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. Denote and dimension all proposed and existing easements.
11. Addition of the canopy information and compliance with Zoning Ordinance.
12. Remove interior layout information from plan.
13. Dimension deck area at southeast rear corner of building.
14. Remove "no limitation" notations from site statistics.
15. Provide floor area and open space numbers in site statistics, per Article 21-6 requirements.
16. Dimension private sidewalks, drive aisles, entrance and parking spaces on plan.
17. Document use of easement per that recorded in DB-1306, page 758.
18. Denote Final Record Plat name and information in title block.
19. Discuss compliance with the Article 8-21(o)(4)(c) requirements.

- f. PLN-MJDP-16-00006: SKAIN STREET (9/29/16)* - located at 480 Skain Street.
(Council District 3) **(Barrett 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.

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

5. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
6. Division of Waste Management's approval of refuse collection locations.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Provided Planning Commission grants approval of the Adaptive Reuse and adopts a finding per Article 8-21(o)(4)(n) of the Zoning Ordinance.
9. Resolve the need for pedestrian crosswalk at street intersection.

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.

V. ZONING ITEMS - The Zoning Committee met on Thursday, August 4, 2016, at 1:30 p.m. in the Division of Planning Office. The meeting was attended by Commission members Mike Cravens, David Drake, and Carolyn Richardson. The Committee reviewed applications, and made recommendations on zoning items as noted.

A. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS – Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff 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) (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)
- Hearing closed and Commission votes on zone change petition and related plan(s)

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 hearing. The Chair will announce its decision at the outset of the hearing.

Note: The Planning Commission postponed this item at their July 28, 2016, meeting.

1. ATLAS I, LLC, ZONING MAP AMENDMENT & SPRINGHURST SUBDIVISION, UNIT 2, ZONING DEVELOPMENT PLAN

- a. MAR 2016-10: ATLAS I, LLC (AMD) (8/11/16)* – an amended petition for a zone map amendment from a Single Family Residential (R-1) zone to a Neighborhood Business (B-1) zone for 1.0 net (1.14 gross) acre, and from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 0.62 net (0.92 gross) acre, for property located at 2090, 2094, and 2098 Harrodsburg Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The petitioner proposes rezoning the subject properties in order to build a series of commercial retail, restaurant, and other uses, and their associated off-street parking lots.

The Zoning Committee Recommended: **Referral to the full Commission.**

The Staff Recommends: **Disapproval**, for the following reasons:

1. The requested rezoning to a Neighborhood Business (B-1) zone is not in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. Theme A of the Plan: "Growing Successful Neighborhoods" emphasizes the infill, redevelopment and adaptive reuse of the urban area that respects the area's context and design features (Goal #2a.), and encourages striving for positive and safe social interactions in neighborhoods (Goal #3b.). In addition, the Goals and Objectives suggest that the community should "enable infill and redevelopment that creates jobs where people live" (Theme C, Goal #1d.); attract and retain high-paying jobs (Theme C, Goal #2c.); and to uphold the Urban Service Area concept by encouraging "compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs" (Theme E, Goal #1b.).

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

- b. The Plan encourages the consideration of how proposals relate to existing development in the immediate vicinity, as well as protecting neighborhoods and residential areas from incompatible land uses. Policy statements in the Plan focus on the need for the development of land in the most appropriate relationships, and compatibility of land uses. The proposed development is not compatible with these specific recommendations, which are overarching ideas of the Plan.
 - c. While promoting business expansion, improving quality of life and providing services to the community are generally important priorities, they must be balanced with the community's need for this type of highway-oriented development and its impact on nearby residential areas. In this case, the petitioner is requesting several auto-centric business uses at the entrance to a well-established neighborhood.
 - d. There is not a demonstrated need for additional retail zoning in this vicinity, as there are over 70 acres of contiguous B-1, B-3 & B-6P zones that can provide for the commercial needs of the surrounding properties. The Turfland Mall site, in particular, is a 44-acre B-6P site approved with over 500,000 square feet of retail zoning, much of which is approved but not yet developed.
 - 2. As proposed, uses with an auto-centric commercial design may significantly impact the nearby neighborhoods within the area, especially those properties on Springhurst Drive and those immediately adjoining the subject properties, therefore making this B-1 zone inappropriate.
 - 3. The existing Single Family Residential (R-1C) and Planned Neighborhood Residential (R-3) zones remain appropriate for the subject properties because together they can more fully support the adopted 2013 Comprehensive Plan goals and policies.
 - 4. There have been no unanticipated changes of a physical, social or economic nature within the immediate area since the Comprehensive Plan was adopted in 2013 that would support the proposed development or requested B-1 zoning for the subject properties.
- b. ZDP 2016-49: SPRINGHURST SUBDIVISION UNIT 2 (8/11/16)* - located at 2090, 2094, and 2098 Harrodsburg Road. **(Abacus Engineering)**

The Subdivision Committee Recommended: Postponement. There has still been no information submitted to the staff about the site's tree inventory.

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

1. Provided the Urban County Council rezones the property B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Denote building coverage, floor area ratio and building heights on plan, per Article 21-6 of the Zoning Ordinance.
6. Addition of tree inventory information.
7. Discuss possible required improvements to Harrodsburg Road.
8. Discuss compliance with B-1 setback requirements and need for a dimensional variance, per Article 8-16 of the Zoning Ordinance.
9. Discuss compliance with Article 8-16 of the Zoning Ordinance and the need for a variance.
10. Discuss right-in/right-out access proposed to Harrodsburg Road.

VI. COMMISSION ITEMS – The Chair will announce that any item a Commission member would like to present will be heard at this time.

- a. PFR 2016-1: KENTUCKY AMERICAN WATER BOOSTER STATION IN JACOBSON PARK – a Public Facility Review to improve the water pressures to the southern and eastern portions of Lexington by locating a new booster station at 3721 Richmond Road.

SUMMARY FINDINGS: The improvements to the public facilities for the water booster station will benefit Lexington due to the increase in development in this area of the Urban Service Area and Expansion Area.

There are no Goals or Objectives of the Comprehensive Plan that are in opposition to the improvements for KAW booster station. Several Goals and Objectives, as well as the text of the Plan, support the project, as does *Destination 2040*. There is no longer a Land Use Element for the Comprehensive Plan; however, the previous Land Use Map recommended Parks/Open Space.

The design and use of the structure will complement the area with both the design of the structure and the use. Once the project has been completed, the KAW Booster Station will benefit the city of Lexington with better service to the newly developed areas.

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.

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

IX. **NEXT MEETING DATES**

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 1, 2016
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	September 1, 2016
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	September 8, 2016
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	September 22, 2016
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 28, 2016
Planning Commission Work Session , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	September 29, 2016

X. **ADJOURNMENT**