

**AGENDA
URBAN COUNTY PLANNING COMMISSION
ZONING ITEMS PUBLIC HEARING**

August 25, 2016

- I. **CALL TO ORDER** – The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The minutes of the July 28, 2016, meeting will be considered at this time.
- III. **POSTPONEMENTS AND 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; Denise 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.*

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, August 4, 2016, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Mike Cravens, David Drake and Carolyn Richardson. The Committee members reviewed applications and made recommendations as noted.

A. ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

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

- B. 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.

1. **CITY VIEW INVESTMENTS, LLC, ZONING MAP AMENDMENT & KIMBALL HOUSE SQUARE (AMD.) ZONING DEVELOPMENT PLAN**

- a. MAR 2016-19: CITY VIEW INVESTMENTS, LLC - petition to modify conditional zoning restrictions in a Mixed Use 2: Neighborhood Corridor (MU- 2), for 0.94 net (1.10 gross) acres, for property located at 275 S. Limestone.

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. In addition, the Plan encourages a mixture of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes to modify the existing conditional zoning restrictions for property within the Kimball House Square mixed-use project in order to fit out the remaining first floor and basement space, which they own, as residential rather than commercial or office space. The petitioner proposes amending the maximum dwelling unit restriction for the MU-2 zone from 22 residential units to 30 residential units. A dimensional variance has also been requested to reduce the minimum percentage of non-residential square footage for the MU-2 zone.

The Zoning Committee Recommended: **Approval.**

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

1. In accordance with Article 6-7(c) of the Zoning Ordinance, there have been unanticipated changes of an economic, physical, and social nature in the immediate area, since the time the current conditional zoning restrictions were imposed in 2007, which have substantially changed the basic character of the subject property. In particular:
 - a. There has been stronger demand for residential housing over the past decade in the South Hill residential district, as evidenced by the fact that mixed-use projects in the area such as The Lex and CentreCourt (in addition to the Kimball House) have experienced very little vacancy for residential spaces but more notable vacancy for non-residential spaces over this period.
 - b. Kimball House Square has 100% occupancy of the existing 22 on-site dwelling units. This is in spite of the fact that several financial institutions foreclosed on multiple units in the development less than five years ago, which is a testament to the strong demand for residential use and less demand for non-residential space.
 - c. The demand for office and retail uses over the past decade has been stronger in the core of downtown and in other locations throughout the community, judging by new and approved developments, than in the South Hill and South Limestone areas.
2. This recommendation is made subject to approval and certification of DP 2016-71: Kimball House Square (AMD), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the subject property's MU-2 zone shall now be restricted in the following manner, via conditional zoning:
 - a. The density shall not exceed 25 dwelling units in the MU-2 zone on South Limestone Street, and five units in the MU-2 zone on South Upper Street.

These restrictions are necessary and appropriate for the subject property in that the residential use of the subject property remains compatible with the density and uses in the surrounding neighborhood.

- b. ZDP 2016-71: KIMBALL HOUSE SQUARE (AMD) (9/4/16)* - located at 275 South Limestone.
(Planning Contact: T. Martin) **(Carman & Associates)**

Note: The purpose of this amendment is to revise the conditional zoning restrictions and revise the parking.

The Subdivision Committee and Staff Recommended: **Postponement.** The owner of the parking lot has not consented (in writing) to these changes.

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

1. Provided the Urban County Council rezones the property, altering the conditional zoning restrictions; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Building Inspection's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. 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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8. Correct note #8 to include required Chapter 16 reference.
9. Provided the Planning Commission grants the required variance.
10. Provided the Planning Commission makes a finding that the plan complies with Article 28-6 requirements.

2. RML CONSTRUCTION, LLP, ZONING MAP AMENDMENT RML-CITATION (HILLENMEYER INTEREST, LTD.) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-16-00004: RML CONSTRUCTION, LLP – petition for a zone map amendment from a Light Industrial (I-1) zone to a Wholesale and Warehouse (B-4) zone, for 12.03 net (15.75 gross) acres, and a Planned Neighborhood Residential (R-3) zone to a Wholesale and Warehouse (B-4) zone, for 2.24 net (4.0 gross) acres, for property located at 2551 Leestown Road and (a portion of) 745 Greendale 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 Plan's 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. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes a rezoning to a Wholesale and Warehouse Business (B-4) zone in order to construct an automobile service station and three office/warehouses buildings for a total of 33,200 square feet of space, and associated off-street parking areas.

The Zoning Committee Recommended: **Approval**.

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

1. A restricted Warehouse and Wholesale Business (B-4) zone is in agreement with the policies general concepts, policies and guiding principles of the 2013 Comprehensive for the following reasons:
 - a. The site has been an underutilized/vacant site after more than a decade. The property should be considered for a possible change to an alternative zone for great utility and function in order to better serve the needs of the community and the immediate neighborhood within the Urban Service Area.
 - b. The proposed zoning and land use are generally compatible with the nearby industrial land uses to the south and would be less intense near the planned residential land use to the north. Conditional zoning restrictions to limit lighting and the most intense uses that may disturb residents are appropriate for the subject property north of Sandersville Road in order to ensure land use compatibility.
 - c. The proposed redevelopment will be able to use the existing infrastructure and transportation networks, which are adequate to serve the uses, including Citation Boulevard, along with the future connection of Sandersville Road through the site. The proposed B-4 zone can accommodate a number of small businesses that would provide important services within a neighborhood node, which is desirable near residential areas. These are consistent with the guiding principles of the Comprehensive Plan, specifically Chapter 6: "Improving a Desirable Community."
 - d. The proposed land use will not impair existing environmental conditions on the site. This is consistent with the guiding principles of the Comprehensive Plan, specifically Chapter 4: "Protecting the Environment."
 - e. The proposed B-4 zone would be a step down from the existing I-1 zone to the south, and would eliminate the possibility of the most intense land uses being located along Sandersville Road across from a new neighborhood.
2. This recommendation is made subject to approval and certification of PLN-MJDP-16-00007: RML-Citation (Hillenmeyer Interest, Ltd.), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions shall apply to the portion of the subject property adjacent to residential zoning:
 - a. Prohibited Uses:
 1. Shops for major automobile and truck repairing or electroplating.
 2. Laundry, clothes cleaning or dyeing shop.
 3. Ice plant.
 4. Tire re-treading and recapping.
 5. Machine shop.
 6. Processors of agricultural products.
 7. Establishments and lots for the display, rental, sale and repair of farm equipment, contractor equipment, automobiles, trucks, mobile homes, recreational vehicles such as mini-bikes, motorcycles, bicycles, boats or supplies for such items.
 8. Truck terminals and freight yards.
 9. Establishments for the display and sale of precut, prefabricated or shell homes.
 10. Carnivals.

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11. Outdoor storage within 200' of Citation Blvd. or within 200' of a residential zone.

b. Other Use Restrictions:

1. Any outdoor lighting shall be shielded and directed away from any residential zones.
2. A fifteen-foot (15') landscape buffer shall be established along the northern property boundary, where adjacent to a residential zone. One tree every 20 feet of linear distance shall be planted along the boundary selected from Group A or B of the Planting Manual. These trees shall be planted in two rows so that they are staggered within the buffer area.

These restrictions are necessary and appropriate in order to ensure compatibility of the proposed development with the proposed residential neighborhood to the north of this location.

- b. PLN-MJDP-16-00007: RML-CITATION (HILLENMEYER INTEREST, LTD.) (9/29/16)* - located at 2551 Leestown Road and 745 Greendale Road. **(EA Partners)**

Note: This purpose of this amendment is to revise the zoning and development for the property.

The Subdivision Committee and Staff Recommended: **Postponement**, There were some questions regarding the proposed development on Lot 5.

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

1. Provided the Urban County Council rezones the property B-4; 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. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Dimension exterior walls of all buildings, and C-store canopy.
8. Denote that conflict between lot line and easement will be resolved at time of Final Development Plan.
8. Denote access apron dimensions.
9. Denote 25' floodplain setback line, on plan.
10. Clarify parking generator by use per Article 8-21(n) of the Zoning Ordinance for warehouse and C-store uses.
11. Remove "no limitation" notations from site statistics.
12. Denote subdivision name in Plan Title.
13. Discuss landscaping and lighting restrictions adjacent to R-3 zone.
14. Discuss private street vs. access easement for access to Lot 5.
15. Discuss proposed uses for Lot 5.
16. Discuss stormwater detention location for this development, and its timing.
17. Discuss provision of vehicular access and use for the area south of the floodplain on Lot 5.
18. Discuss access into warehouse portion of proposed buildings.

C. FULL PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. ZOTA 2016-3: AMENDMENTS TO ARTICLES 8-16 TO ALLOW RECREATIONAL FACILITIES AS PRINCIPAL USES IN THE B-1 ZONE – petition for a Zoning Ordinance text amendment to Articles 8-16 to allow recreational facilities and uses operated by non-profit organizations.

REQUESTED BY: Transylvania University

PROPOSED TEXT: (Note: Text underlined is an addition, and text ~~stricken through~~ is a deletion to the current Zoning Ordinance.)

The Zoning Committee Recommended: **Postponement**.

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

1. The proposed "recreational facilities" land use was recently considered through a lengthy text amendment process which only recently culminated for recreational and tourism land uses across the entire county in every zoning category. Through that process, the question about recreational facilities and outdoor athletic fields was discussed by a Council Ad-hoc Work Group, the Planning Commission and the Urban County Council in depth. Some expansion of recreational uses was deemed appropriate, but outdoor recreation was determined to be appropriate in more intense business zones, such as the Highway Services Business (B-3) zone.
2. The proposed text amendment would introduce outdoor uses in a zone that is typically located in and near residential neighborhoods and where outdoor uses are currently not allowed due to noise, lighting, traffic and parking impacts. The proposed use is not generally compatible with the other uses within the Neighborhood Business (B-1) zone and generally does not the best use of the community's neighborhood business zoned land. Recreational facilities will not generate

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employment opportunities or personal services for the surrounding neighborhoods, or other revenue for the county like retail sales, restaurants, offices, banks, and other similar business uses.

3. The petitioner's proposed text amendment is not clear and is too broad, as proposed. The text is not clear about what other "uses" might be permitted by this text addition to the Zoning Ordinance. The proposal could be read to allow any use operated by a non-profit organization or to allow any accessory uses to the recreational facility. Additionally, if they must be "operated by a non-profit organization," this puts more pressure on the government to review the owner and operator's financial and/or business structure, which has less to do with the land use of the property.
2. **ZOTA 2016-4: AMENDMENTS TO ARTICLES 23A-10 TO THE ECONOMIC DEVELOPMENT (ED) ZONE**– petition for a Zoning Ordinance text amendment to Articles 23A-10 to allow for a number of new land uses within the Expansion Area.

INITIATED BY: Urban County Planning Commission

PROPOSED TEXT: Available from the staff
(Note: Text underlined is an addition, and text ~~stricken through~~ is a deletion to the current Zoning Ordinance.)

The Zoning Committee Recommended: Referral to the Full Planning Commission.

The Staff Recommends: Approval, for the following reasons:

1. The proposed text amendment to Article 23A-10 has been discussed and considered by a committee of government and real estate professionals, land owners, and others, who agreed that additional uses and greater design flexibility were needed in the ED zone.
2. The relaxation of building height and floor area limitations in the ED zone will provide more flexibility for future ED developments, while maintaining the intent of this zone to foster future job creation.
3. New principal and "supportive" uses will mean that future ED projects can meet the intent of this zone, while allowing the necessary mixture of uses that can contribute to successful developments in the future for these EAMP lands.

VI. **COMMISSION ITEMS**

VII. **STAFF ITEMS** – The staff will report at the meeting.

A. **Long Range Planning Activity Report**

Greenspace Commission – Staff and the Greenspace Commission had their monthly meeting and discussed the update to the 1996 Greenspace Survey. The consultant for the survey attended the meeting and helped the Commission narrow down the format and goal of the survey. The Commission also discussed venues for distribution of the survey besides online venues. They desire that the survey reaches a large audience with great variety of access to and use of greenspace so that a fair assessment can be made of Lexington's current supply of greenspace.

Rural Land Management Plan Update – Staff and the RLMP board met to discuss the upcoming update to the Rural Land Management Plan. They continued to review the inventory of land in the Rural Service Area. Work has begun on writing the updates to the plan.

Fayette-County Public Schools – Staff attended and represented the Division of Planning on the FCPS's steering committee in order to discuss their facilities master plan. These meetings will continue on through the fall.

America in Bloom – Staff gave a tour of downtown Lexington and shared with AIB's judges recent development within the downtown community.

General Work Activities – Using GIS, and Census data, staff created maps and data sets for the Urban County Council, other LFUCG Departments, and agencies and officials outside the government. Staff also attended LFUCG-sponsored trainings and Webinars.

B. **Transportation Planning Activity Report**

1.1 Inventory/Monitor; Title VI/ADA; Participation; Coordination/Consultation –

- Attended Director-Manager meetings at LFUCG Division of Planning.
- Conducted MPO / Transportation Section staff meetings.
- Attended LFUCG Pedestrian Safety Work Group meeting.
- Attended focus group at Lextran with aging and disabled individuals to discuss transportation gaps.
- Attended LFUCG/KYTC D7 operations and maintenance coordination meeting
- Attended Jessamine County Transportation Task Force Meeting
- Attended 4 Spring Paving Meetings with Streets and Roads, Traffic Engineering

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- The MPO website had 507 visits from 419 users (77% new users) and 871 page views.
- The MPO's Twitter site had 2,024 followers in July.
- The MPO's Facebook fan page had 677 likes in July. The page had 30 engaged users; and reached 750 users in July.

1.4 Staff Development –

- Attended training for new LFUCG website content editing.

2.1 Congestion Management Process (CMP) –

- Worked on spreadsheets to document monthly and annual congestion trends on selected routes in the CM network using BlueTOAD system Travel Time Index (TTI) data.
- Worked on the presentation for the 15th National “Tools of the Trade” Conference on transportation planning for small and medium-sized communities.
- Reviewed schedules and deadlines for Fiscal Year 2017 CMAQ and TA Applications.
- Used live and typical Google Traffic maps to document monthly and annual congestion trends at most congested time-of-day in a week and most congested month in a year for recurring congestion, such as bottlenecks and poor signal timing.
- Used live google traffic map to document congested road segments for non-recurring congestion, such as incidents, bad weather or special events.
- Coordinated with AECOM staff and UK faculty/student to schedule project presentations for the August CM committee meeting.
- Reviewed statistical studies in regard to traffic volume and vehicle miles traveled trends.

2.2 Transportation Plan Update & Implementation –

- Began the MTP amendment process to accommodate the new TIP.

2.3 Air Quality Activities –

- Continued to monitor air quality issues.
- Continued air quality forecasts and posting results to the website.

3.1 Transportation - Land Use Impact Analysis –

- Reviewed monthly submittals of Zoning and Subdivision Plans for traffic and impacts and participated in Zone Change Review, Technical Zoning and Subdivision Committees.
- Provided traffic counts to requested parties.
- Worked with several land use developer representatives for various developments for traffic impact study requirements and review for proposed developments.
- 1 new traffic impact study was submitted for review in association with a Fayette County zone change request.

3.2 Multimodal/Transportation Enhancement Planning –

- Responded to approx. 17 citizen/agency requests for information on bike and pedestrian issues.
- Worked on various intersections safety design projects and bike facilities maintenance projects funded by MAP money for FY 2016.
- Reviewed and submitted comments in plan tracker for 14 plans submitted to planning services for bike and pedestrian circulation requirements.
- Corresponded on 4 plans approved by the planning commission for compliance with conditional signoff requirements for approval.
- Prepared Meeting Agenda and Minutes for the Bicycle and Pedestrian Advisory Committee.
- Organized and developed reports from the Metro Count Data counters on the Arboretum Woods Trail and the Legacy Trail and reported to BPAC, UK and LFUCG Engineering.
- Began work on the RFP for the LAMPO Bike and Pedestrian Master Plan Update.
- Meeting with CM Farmer to discuss time line for Chinoe/Greentree striping improvements and the appropriate time for mailing letters to residences along the corridor.
- Reviewed and commented on Hiltonia Park permanent one-way request.
- Reviewed and commented on NJCBPSCS executive summary for the consultant.
- Emailed BCC about recent cycling practices observed by property owners on Mt Horeb.
- Meeting with Brandi Peacher to discuss the upcoming Southland Drive Project coordinated with UK College of Design.

- Worked on materials associated with the upcoming bike rodeo for educating kids 5-10 about traffic safety.
- Meeting with CM Farmer for the Alumni Drive separated bike lane project.
- Attended meeting for Alumni Drive Bike Lane project to work with UK and discuss performance measure targets, wayfinding and signage.
- Managed Cycle Tracks smart phone application data.
- Met and coordinated weekly with Streets and Roads to discuss upcoming repaving projects and impacts.
- Worked on critical freight network and continued working on commercial vehicle crash data for the MPO area including development of a map to depict these locations/patterns/trends.
- Working on commercial vehicle crashes for Jessamine and Fayette County for freight.

3.3 Transit Planning –

- Met with LexArts financial administrator to finalize accounts for Art in Motion after several projects completed.
- Attended meetings with Art in Motion board of directors to plan for future multi-modal art advocacy group.
- Met with UK professor to discuss plans for a bus stop concept that is in the finals of a grant contest.
- Worked with Councilman Akers office to address bus shelter issues (social) at new stop on Georgetown Rd and Lima Dr.
- Worked with GIS section to craft bus inventory program to implement a comprehensive inventory of all bus stops in Lexington

3.4 Mobility Coordination –

- Worked on contracting issues/questions for FY 2016-2017 marketing campaign in coordination with pedestrian safety funds/efforts.
- Move it People Facebook grew by 6 likes to 2,785; had 10 engaged users and reached 221 users in July – reflecting time lag in marketing efforts.
- Continued promoting public survey targeting elderly, disabled and low income individuals and their transportation needs. Received 220 responses thus far.

3.5 Travel Demand Modeling and Project Forecasting –

- No activity to report.

4.1 Program Administration –

- Committee meeting packets were drafted for Transportation Planning/MPO meetings held in the month: Transportation Technical Coordinating Committee (TTCC).

4.2 Transportation Improvement Programming (TIP) –

- Monitored TIP program projects for needed adjustments.
- Completed a draft FY 2017 through FY 2020 TIP and began a 30-day review period.

4.3 Unified Planning Work Program (UPWP) –

- Utilized UPWP for program element tasks and reviewed comparison of hours/funding budgeted versus expended to date.

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 re-hearing, 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. MEETING DATES FOR September, 2016

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	September 1, 2016
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	September 1, 2016
Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	September 8, 2016
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	September 22, 2016
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	September 28, 2016
Work Session, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	September 29, 2016

X. ADJOURNMENT

TLW/TM/WLS/dw

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