

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

September 8, 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 minutes of the June 30, 2016, July 14, 2016 and August 11, 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, September 1, 2016, at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Will Berkley, Joe Smith, 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; Tom Martin; Denice Bullock; Jimmy Emmons and Cheryl Gallt; 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-16-00006: PLEASANT RIDGE SUBDIVISION, LOT 129 (9/29/16)* - located at 756 Wilderness Road. (Council District 7) **(Abbie Jones Consulting)**

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

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.

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

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.
- b. PLN-MJSUB-16-00007: LETT PROPERTY (10/30/16)* - located at 811 West High Street.
(Council District 2) **(Carman & Associates)**
- 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. Denote property lines as dashed on 809 W. High Street.
 8. Remove bearings/distances on 809 W. High Street.
 9. Addition of street cross-section for Ty Court.
 10. Denote that this property is located within the infill/redevelopment area in site statistics.
 11. Denote all private utilities providers on plan.
 12. Denote maintenance responsibility for access easement.
 13. Correct owner's certification reference for sanitary sewer (public vs. private).
 14. Remove structures from plan face or utilize dashed lines.
 15. Addition of street frontage in site statistics.
 16. Addition of adjacent property zoning (W. High Street and Ty Court).
 17. Document compliance with Art 8-11(o)(1) requiring fire separation per the building code prior to plan certification.
- c. PLN-MJSUB-16-00008: CADENTOWN - BERNITHA L. KENDRICK PROPERTY, LOT 1 (AMD) (10/30/16)* - located at 784 Caden Lane. (Council District 6) **(John Hill)**

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

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the required lot frontage for Lot 1.

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. Increase Lot 1 frontage to 60' minimum as required in the R-1D zone.
10. Denote Historic Preservation's approval of proposed lot size.
11. Discuss the possible need for sidewalk improvements and potential right-of-way dedication.
12. Discuss proposed 30' rear yard setback.
13. Discuss proposed building line for Lot 1, and proposed lotting.

- d. PLN-MJSUB-16-00009: GOODLOE'S (OR KELLER'S) SUBDIVISION, LOT 12 (AMD) (10/30/16)* - located at 140 Indiana Avenue. (Council District 3) **(Endris Engineering)**

Note: The purpose of this amendment is to subdivide one lot into three 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Denote property located in the infill/redevelopment in site statistics.
7. Addition of building line setback.
8. Complete owner's certification reference to sanitary sewer.
9. Denote that redevelopment of these lots must comply with the Downtown Streetscape Plan.
10. Denote "driveway agreement" maintenance responsibilities.

2. DEVELOPMENT PLANS

- a. PLN-MJDP-16-00002: BEAUMONT FARM, UNIT 3-B, LOT 1 (9/29/16)* - located at 3101 Wall Street.

(EA Partners)

The Subdivision Committee Recommends: **Approval**, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree protection areas and street tree information.
5. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
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. Resolve sinkhole information to the approval of Division of Environmental Quality.

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

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping 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. Denote the Royal Springs Aquifer Committee's consideration and/or approval of this use prior to certification.
12. Denote: There shall be reciprocal and parking on the entire property, or revise access according.
13. Discuss circulation and use of second drive through facility.

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

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

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

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

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.
- d. PLN-MJDP-16-00012: SOUTH CREEK PARK (AMD) (10/30/16)* - located at 2361 Harrodsburg Road.
(Council District 10) **(Sherman/Carter/Barnhart)**

Note: The purpose of this amendment is to add 8,064 sq. ft. of accessory storage space.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas and steep slopes.
 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. Addition of record plat information for property.
 11. Denote construction access point on plan.
 12. Denote height of building on plan in feet.
 13. Denote adjacent property access.
 14. Addition of access easement maintenance note, per Art. 5-4(h)(i) of the Land Subdivision Regulation.
- e. PLN-MJDP-16-00013: NEWTOWN SPRINGS (TIRE DISCOUNTERS) (A PORTION OF LOTS 4 & 5) (10/30/16)* -
located at 789 Newtown Springs Drive. (Council District 1) **(Leesman Engineering & Associates)**

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Denote: There shall be reciprocal parking and access on the entire property.
12. Denote the Royal Springs Aquifer Committee's consideration and/or approval of this plan prior to certification.
13. Provided the Planning Commission grants a waiver to the Land Subdivision Regulations, regarding access spacing, or revise access according.
14. Discuss proposed access location.

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

- f. PLN-MJDP-16-00014: BURKE, HOCKENSMITH & MAGGARD (AKA: GIBSON & PARSONS INVESTMENTS II, LLC PROPERTY) (10/30/16)* - located at 1803 Georgetown Road. (Council District 2) **(Vision Engineering)**

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Delete note #1.
12. Denote the Royal Springs Aquifer Committee's consideration and/or approval of this plan prior to certification.
13. Discuss proposed access to Georgetown Road and possible waiver.
14. Discuss compliance with Art. 6-8(q)(3)(b) of the Land Subdivision Regulations (access point and service road).

- g. DP 2015-70: SEBASTIAN PROPERTY, UNIT 2 (AMD) (11/1/15)* - located at Trailwood Lane. (Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to revise the townhome development, reflect partial street closures and to remove a boulevard street cross-section. . The Planning Commission approved this plan at their September 10, 2015, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree 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. Label and denote trail on plan.
13. Remove note #14 and document compliance with Article 8-10(o)(3) prior to certification.

Note: The applicant now requests approval of a one-year extension of the Commission's prior approval.

The Staff Recommends: **Approval of a one-year extension**, subject to the conditions previously approved at the September 10, 2015, Planning Commission meeting.

- 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)

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

- (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 continued their public hearing on this matter at their August 11, 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.).
 - 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.

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

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. INITIATION OF A TEXT AMENDMENT TO IMPLEMENT STORMWATER MANUAL CHANGES – The staff will request that the Planning Commission initiate a text amendment to Article 19 of the Zoning Ordinance and a portion of the Land Subdivision Regulations to implement Stormwater Manual changes.

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

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
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 6, 2016
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	October 6, 2016
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 13, 2016

X. ADJOURNMENT