

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

October 13, 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 September 8, 2016, meeting 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, October 6, 2016, at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Joe Smith, Carolyn Plumlee and Mike Owens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee; Tom Martin; Denise Bullock; Chris Bronczyk and Cheryl Gallt; Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; and Tracy Jones and Andrea Brown, Department of Law. The Committee made recommendations on plans as noted.

General Notes

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

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

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

Criteria:

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

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

The procedure for these hearings is as follows:

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

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

1. FINAL SUBDIVISION PLANS

- a. 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 Planning Commission postponed this item at their September 8, 2016, meeting. 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.

* - 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. 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.
- b. PLN-MJSUB-16-00010: GRASMERE, UNIT 6 (12/01/16)* - located at 945 Bravington Way.
(Council District 9) **(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. Denote note #14 and preferred approach to the arterial screening.
8. Denote arterial screening along Lot 4.

2. **DEVELOPMENT PLANS**

- a. 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 and September 8, 2016, meetings. This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: **Postponement**, There were some questions regarding 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.
- b. PLN-MJDP-16-00017: CHRYSALIS VILLAGE (HOPE CENTER RECOVERY PROGRAM FOR WOMEN) (AMD)
(12/01/16)* - located at 1524 Versailles Road. (Council District 11) **(Carman & Associates)**

Note: The purpose of this amendment is to revise Lot 1 to reflect the Board of Adjustment approval (August 28, 2015) to increase the building square footage and update the parking statistics for all lots.

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

The Subdivision Committee Recommends: **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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

- c. PLN-MJDP-16-00018: CORPORATE CENTER, LOT 8 (THE JOCKEY CLUB) (AMD) (12/01/16)* - located at 821 Corporate Drive. (Council District 10) **(GRW Engineering)**

Note: The purpose of this amendment is to add 28 parking spaces to Lot 8 and to shift the entrance point to Corporate Drive.

The Subdivision Committee Recommends: **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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Indicate dumpster location(s) on plan.

- d. PLN-MJDP-16-00019: LEXINGTON SELF STORAGE (12/01/16)* - located at 1089 S. Broadway. (Council District 11) **(Palmer Engineering)**

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections, fire service features and gate location.
7. Division of Waste Management's approval of refuse collection locations.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote plan status (preliminary or final in title block).
10. Discuss building encroachment into existing tree canopy areas.

- e. PLN-MJDP-16-00021: HIGHWOOD CENTER, LOT 4 (12/01/16)* - located at 440 W. New Circle Road. (Council District 1) **(Banks Engineering)**

Note: The purpose of this amendment is to depict a car wash and associated parking and drive aisles.

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. Increase text size of site statistics.
11. Addition of record plat designation (A-440) on plan or in title block.
12. Denote construction access point location(s) on plan.
13. Denote height of building in feet.
14. Denote proposed and existing easements on plan.
15. Complete site statistics (building coverage, floor area, open space, length of street frontage (NCR).
16. Delete note #10.
17. Denote that there shall be no access to New Circle Road from this property.
18. Review by the Royal Springs Aquifer Committee shall be required prior to certification.

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19. Denote tree protection proposed on site.

- f. PLN-MJDP-16-00022: SOUTH LEXINGTON DEVELOPMENT CO, INC (HIGBEE CREEK) (12/01/16)* - located at 1850 Old Higbee Mill Road. (Council District 9) **(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 and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. 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 height of proposed retaining wall.
13. Denote 25' floodplain setback on plan.
14. Denote tree planting locations (approx.) on plan, per conditional zoning requirements.
15. Denote improvements to Old Higbee Mill Road to the approval of the Division of Traffic Engineering.

- g. PLN-MJDP-16-00023: TUSCANY, UNIT 1A, LOT 161 (12/01/16)* - located at 2594 Carducci Street. (Council District 6) **(EA Partners)**

Note: The purpose of this amendment is to revise the building and parking layout.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. 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. Label building envelope on plan.
10. Identify lots will meet R-1T requirements or increase building setbacks to comply with Article 9 requirements.
11. Discuss plan status (Preliminary Subdivision Plan).

- h. PLN-MJDP-16-00024: SOUTH ELKHORN VILLAGE (AMD) (12/01/16)* - located at 4379 Old Harrodsburg Road. (Council District 10) **(EA Partners)**

Note: The purpose of this amendment is to add a drive-through and patio cover.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the proposed drive-through and patio cover.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Division of Waste Management's approval of refuse collection locations.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Document tree canopy requirements are being met.
10. Document off-site parking agreement status.
11. Discuss proposed patio cover and potential for enclosing.
12. Discuss proposed drive-through and required vehicle stacking.

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- i. PLN-MJDP-16-00026: HAYDEN, HAWKINS & RECTOR (AMD) (12/01/16)* - located at 152 Burt Road.
(Council District 10) **(2020 Land Surveying)**

Note: The purpose of this amendment is to add an 864 square foot accessory building.

The Subdivision Committee Recommends: **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.

- j. PLN-MJDP-16-00028: DOZIER PROPERTY (AMD) (12/01/16)* - located at 2101 Palomar Court.
(Council District 10) **(Banks Engineering)**

Note: The purpose of this amendment is to depict revisions to the building and parking layout.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the parking and circulation.

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 title "Dozier Property & Schroyer Property".
12. Addition of record plat designation.
13. Delete note #10.
14. Addition of construction access location on plan.
15. Consolidate KYTC access notes and delete note #13.
16. Remove "proposed" from 2101 Palomar Trace zoning information in site statistics.
17. Label access easement from Palomar Center Drive to 3581 Harrodsburg Road.
18. Denote variance granted by the Planning Commission for the subject property.

- k. PLN-MJDP-16-00030: WALLER PROPERTY (12/01/16)* - located at 1500 & 1502 N Limestone.
(Council District 1) **(Midwest Engineering)**

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. 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. Clarify 1532 N. Limestone information on plan.
11. Complete sidewalk to adjoining development and to public street.
12. Denote timing of street improvements.
13. Denote tree protection areas in front of new building.
14. Review by the Royal Springs Aquifer Committee shall be required prior to certification.

- l. DP 2016-12: LOUDON PARK ADDITION, BLOCK 2, LOTS 3-10 (1/1/17)* - located at 720 Bryan Avenue and 130 & 138 Loudon Avenue. (Council District 1) **(S. Mark McCain, RLA)**

Note: The Planning Commission indefinitely postponed this item at their May 12, 2016, meeting. This plan requires the posting of a sign and an affidavit of such.

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

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the plan's compliance with the Adaptive Reuse criteria contained in Article 8-21(o)(4) of the Zoning Ordinance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 8. Division of Waste Management's approval of refuse collection locations.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. Correct plan title.
 11. Denote Final Record Plat information on plan or in title block.
 12. Provided the Planning Commission makes a finding that the plan complies with Article 8-21(o)(4) of the Zoning Ordinance.
 13. Clarify required parking generator for proposed restaurant use.
 14. Clarify whether gates will be installed for all access points off Loudon Avenue.
 15. Discuss proposed use for fenced area on east end of 138 Loudon Avenue.
 16. Discuss proposed access for 130 Loudon Avenue.
 17. Discuss area proposed for public art.
 18. Discuss adaptive reuse proposed for 138 Loudon Avenue.
 19. Discuss adaptive reuse proposed for 720 Bryan Avenue relative to Article 8-21(o)(4) of the Zoning Ordinance.
- m. DP 2015-111: URBAN 221 (A PORTION OF) (12/28/16)* - located at 221 Corral Street.
(Council District 1) **(Carman & Associates)**

Note: The Planning Commission approved this plan at their November 19, 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. 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 the date of the Board of Adjustment's approval of requested variances prior to certification.
11. Denote all existing and proposed easements.
12. Review by Technical Committee prior to plan certification.
13. Denote compliance with open space requirements.
14. Denote vehicular use area screening on surface parking lot on plan.
15. Denote location of gated entrance and details to the approval of the Division of Fire and Emergency Services.
16. Revise "building footprint edge" information on eastern corner, to match rest of plan.

Note: The Technical Committee had reviewed this application on November 25, 2015. The applicant is now requesting a continued discussion in order to reduce the building size, footprint and off-street parking.

The Subdivision Committee Recommended: **Approval**, subject to the original conditions previously approved by the Planning Commission, deleting conditions #10, #12, and #16, and adding the following condition:

17. Discuss the proposed open space proposed in middle of parking lot.
- n. DP 2013-43: MAN O' WAR DEVELOPMENT, UNIT 2A, LOTS A-18 & A-19 (AMD) (6/30/13)* - located at 1920 Pleasant Ridge and 1925 Justice Drive. (Council District 6) **(Banks Engineering)**

Note: The purpose of this amendment is to increase the building square footage and revise the parking. The Planning Commission approved this plan at their May 9, 2013, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, 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.

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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. Clarify site statistics with respect to gross floor area "existing" vs. "proposed" table.
10. Denote zoning on face of plan.
11. Add all information on Phase 2 preliminary plan per DP 2009-62.

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

The Staff Recommends: Reapproval, subject to the original conditions previously approved by the Planning Commission, adding the following condition:

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

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. ZOTA 2016-6 & SRA 2016-3: AMENDMENTS TO ARTICLES 19 & SUBDIVISION REGULATIONS TO REFLECT CHANGES TO THE ENGINEERING STORMWATER MANUAL - a text amendment to local ordinances to ensure consistency with the LFUCG Engineering manuals.

INITIATED BY: Urban County Planning Commission

PROPOSED TEXT: See Attached text

Zoning Committee Recommended: Approval, for the reason provided by the staff.

The Staff Recommends: Approval, for the following reasons:

1. The proposed text amendments will dovetail with changes approved to the LFUCG Engineering Stormwater Manual, which is a guide to local engineers in the preparation of plans and construction in and near floodplains in Lexington-Fayette County. Those professionals were able to participate in an extensive stakeholder's process over six months, to review and comment on these changes prior to their implementation.
2. These changes will better allow for the vegetative buffer zone near our streams to match Commonwealth of Kentucky requirements for an average width of 50', on streams identified by the US Army Corps of Engineers.
3. The remaining updates to these regulations will improve coordination of the documents used most frequently by the Planning Commission with those used by land development professionals in the preparation of their plan submittals to the LFUCG.

B. INITIATION OF A TEXT AMENDMENT TO IMPLEMENT CHANGES TO FINAL PLAT PROCEDURES – The staff will request that the Planning Commission initiate a text amendment to Article 4-7 of the Land Subdivision Regulations. These were recently considered by the Commission at a Work Session, and have been proposed by the Division of Engineering.

VII. STAFF ITEMS – The Chair will announce that any item a Staff member would like to present will be heard at this time.

A. ADOPTION OF 2017 MEETING & FILING SCHEDULE - The Chair will announce that the Commission will consider adoption of the "Official Meeting and Filing Schedule for 2017" at this time. Once adopted, the staff will distribute copies of the 2017 schedule for use by the Commission and the general public.

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.....	October 27, 2016
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 26, 2016
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	November 3, 2016
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	November 3, 2016
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	November 10, 2016
Planning Commission Work Session , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	December 22, 2016

X. ADJOURNMENT

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