

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

March 9, 2017

- 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 February 9, 2017, 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, March 2, 2017, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee, Joe Smith, Will Berkley 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: Jim Duncan; Bill Sallee; Tom Martin; Traci Wade; Denice Bullock; Chris Bronczyk; Cheryl Gallt; Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

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

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

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

Criteria:

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

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

The procedure for these hearings is as follows:

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

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

1. FINAL SUBDIVISION PLANS

- a. PLN-MJSUB-17-00002: LEXINGTON MALL (CROSSFIT MAXIMUS) (AMD) (4/6/17)* - located at 2397 Richmond Road. (Abbie Jones Consulting)

Note: The Planning Commission postponed this item at their February 9, 2017, meeting. The purpose of this amendment is to subdivide one lot into two, and re-route a utility easement.

The Subdivision Committee Recommended: **Postponement**. This is a two-lot subdivision, but only one lot has been depicted on this plat.

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

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.
4. Addressing Office's approval of street names and addresses.

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

5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 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 site statistics (lot acreage, frontage, zoning, number of lots).
 9. Revise proposed 10' sanitary sewer easement to meet the 15' minimum requirement, per the Engineering Manuals.
 10. Addition of access easement maintenance note as required by Art. 5-4(h)(1) of the Subdivision Regulations.
 11. Denote reciprocal parking and access for the-proposed lots.
 12. Revise Land Surveyor and Urban County Engineer's certification, and discuss possible need for a waiver from the Planning Commission.
 13. Extend sidewalk easement onto remaining tract (Lot 2)-previously denoted on Cabinet R, Slide 385.
 14. Discuss sanitary sewer service to new lot, and possible waiver.
 15. Correct Planning Commission certification to reflect "major" certification, per the Land Subdivision Regulations.
 16. Provided the Planning Commission makes a finding on the access easement (private driveway), per Article 6-8(m) of the Land Subdivision Regulations.
 17. Include all of Tract A (Lot 2) on plat, per Article 5-4 of the Land Subdivision Regulations.
- b. PLN-MJSUB-17-00003: FULLER ET. AL. PROPERTY & MEADOWTHORPE COMMERCIAL BUSINESS CENTER, UNIT 1 (AMD) (4/6/17)* - located at 1315, 1317, 1325 and 1353 W. Main Street. (Council District 2) **(Abbie Jones Consulting)**

Note: The Planning Commission postponed this item at their February 9, 2017, meeting. The purpose of this amendment is to subdivide one lot from two others.

The Subdivision Committee Recommended: **Postponement**. There are concerns regarding the access on the subject property.

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

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.
 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 site statistics per Art. 5-2(f) of the Land Subdivision Regulations.
 9. Remove dashed line depicted in center of Lot 5.
 10. Remove survey notes 5 & 6.
 11. Addition of Owner's Certification signatures for owners of Lot 2.
 12. Include Lot 2 on plat to create proposed access easement located on Lot 2.
 13. Remove dashed lines on Lot 4 for parking areas or establish easements(s) accordingly.
 14. Clarify location and size of new access easement on Lots 2 & 3.
 15. Discuss possible need for an access easement out the rear of Lot 5, based on public safety concerns.
- c. PLN-MJSUB-16-00023: DENTON FARMS, INC., UNIT1-G, BLK J, LOTS 4 & 5 AND TRACT 2, UNIT 4-C & 4-D, LOT 4 (AMD) (5/7/17)* - located at 3825, 3845 and 3849 Branham Park. (Council District 7) **(John Hill, L.S)**

Note: The purpose of this amendment is to create 14 lots and reconfigure the lot layout for Lots 4-7.

The Subdivision Committee Recommended: **Approval**, 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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Denote: Certification of minor development plan prior to certification and recordation of plat.
9. Complete tree canopy information and notes (# required).
10. Increase font size for "20' sanitary easement" and calls on front of Lots 4 & 5.

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11. Denote temporary expansion area basin to the approval of Division of Engineering.
12. Discuss building line and conditional zoning restrictions for Lot 5.

- d. PLN-MJSUB-17-00005: DENTON FARMS, INC., UNIT 2, LOTS 2 & 3 (5/7/17)* - located at 3925 Tatton Park.
(Council District 7) **(John Hill, L.S)**

Note: The purpose of this plat is to subdivide Tract 2 and a portion of Tract 3 into 14 lots.

The Subdivision Committee Recommended: **Approval**, 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.
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. Dimension V.U.A. screening easements along boarder with Akhtar Property.
8. Complete exactions to the approval of the Division of Planning.
9. Complete meets & bounds description for access easement between Lots 5 & 24 to make it more legible.
10. Provided the Planning Commission makes a finding on the access easement per Article 6-8.

- e. PLN-MJSUB-17-00006: TURFLAND MALL, OUTLOTS D, I, J & K (AMD) (5/7/17)* - located at 2097, 2195 and 2033 Harrodsburg Road. (Council District 11) **(EA Partners)**

Note: The purpose of this amendment is to create five new lots.

The Subdivision Committee Recommended: **Approval**, 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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s).
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. Provided the Planning Commission grants a waiver to Article 6-6 of the Land Subdivision Regulations.
9. Denote reciprocal parking and access on all lots.

- f. PLN-MJSUB-17-00007: JUSTICE FARM (STEPHEN K. & PAUL GREGORY JUSTICE PROPERTY) (5/7/17)* - located at 3376 Winchester Road. (Council District 12) **(EA Partners)**

The Subdivision Committee Recommended: **Approval**, 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. Addressing Office's approval of street names and addresses.
4. Department of Environmental Quality's approval of environmentally sensitive areas.
5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Denote: This property shall be developed in accordance with the approved final development plan.
7. Correct plan title.
8. Denote name of developer on plan.
9. Addition of proposed and existing easements on plan.
10. Resolve the need for KYTC approval of access to Lot 2 from US 60, prior to certification.
11. Addition of Scenic Resource Area, and deletion of "20' building line," on Lots 1 & 2, per the Expansion Area Master Plan and Article 23 of the Zoning Ordinance.

- g. PLN-MJSUB-17-00008: GREENDALE HILL, UNIT 2-D (5/7/17)* - located at 2930 Spurr Road.
(Council District 2) **(EA Partners)**

The Subdivision Committee Recommended: **Approval**, 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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.

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8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Resolve revision of note #9.
10. Resolve proposed driveway location on Lot 36.

- h. PLN-MJSUB-17-00009: SEBASTIAN PROPERTY, UNIT 2, LOT 146 (AMD) (5/7/17)* - located at 2967 Trailwood Lane.
(Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to create 30 lots and establish easements.

The Subdivision Committee Recommended: **Approval**, 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.
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. Addition of 10' building line on all lots, if needed.
9. Provided the Planning Commission grants a finding on the proposed access easements.
10. Denote timing of connection of Sunnyside Trail.

- i. PLN-MJSUB-17-00010: TUSCANY, UNIT 5-A (5/7/17)* - located at 2625 Sir Barton Way Road and 2151 Meeting Street.
(Council District 6) **(EA Partners)**

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

The Subdivision Committee Recommended: **Approval**, 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.
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. Denote Meeting Street (dedication) plat reference on plan.

- j. PLN-MJSUB-17-00011: COPPER CREEK SUBDIVISION (5/7/17)* - 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, 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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Correct HOA lot numbering.
11. Denote: There shall be only one dwelling unit per lot.
12. Increase font size for all plan notes and certifications.
13. Denote all approved waivers (note #13 from preliminary subdivision plan).
14. Denote screening (note #14 from preliminary subdivision plan).
15. Resolve note #17 from preliminary for clarification of greenway.
16. Resolve greenway lot (not included on plat) #24 on preliminary plan.
17. Resolve timing of installation of landscape buffer per approved preliminary plan.

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- k. PLN-MJSUB-17-00012: THE FAIRWAYS AT ANDOVER, UNIT 1-D (5/7/17)* - located at 3435 McFarland Lane.
(Council District 6) **(EA Partners)**

The Subdivision Committee Recommended: **Approval**, 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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.

- l. PLN-MJSUB-17-00013: COVEY RIDGE DEVELOPMENT CO. (LOT 1) (AMD) (5/7/17)* - located at 5531 Athens Booneboro Road. (Council District 12) **(S. Mark McCain, RLA)**

Note: The purpose of this amendment is to subdivide one lot into two lots and add an access easement.

The Subdivision Committee Recommended: **Approval**, 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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. 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. Remove parking/access conflict and label all lots that are referenced in note #9.
10. Complete note #6 referencing "Chapter 16 of the Code Ordinance."
11. Correct plan title to "Amended."
12. Addition of name and address of owner/developer on plan.
13. Provided the Planning Commission grants the requested waiver to Article 6-6 of the Land Subdivision Regulations.

2. **DEVELOPMENT PLANS**

- a. PLN-MJDP-17-00006: LEXINGTON MALL (CROSSFIT MAXIMUS) (AMD #21) (4/6/17)* - located at 2397 Richmond Road. (Council District 5) **(Abbie Jones Consulting)**

Note: The Planning Commission postponed this item at their February 9, 2017, meeting. The purpose of this amendment is to add 20,000 sq. ft. of buildable area and revise parking.

The Subdivision Committee Recommended: **Postponement**. The proposed development plan lacks the necessary information required by Article 21-6 of the Zoning Ordinance, and the latest development plan has not been used in preparation for this amendment.

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. Complete Parcel A property line information (using solid lines) as required by Art. 21-6(a)(2) of the Zoning Ordinance.
11. Correct plan title.
12. Revise all out lot information, per Lexington Mall Amd. #19 & Amd. #20.
13. Addition of location and dimensions of existing and proposed driveways, walk ways, parking areas, ingress and egress.
14. Denote construction access location on plan.

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15. Denote building height in feet on plan for new building.
 16. Addition of all information from previous development plan Lexington Mall Amd. #11 & Amd. #15 (DP 2005-118 and DP 2015-60).
 17. Denote steep slope information, including topography on plan.
 18. Addition of all existing and proposed utilities on Parcel A.
 19. Clarify use of perimeter areas adjacent to building.
 20. Correct site statistics.
 21. Correct notes #2 & #3.
 22. Addition of record plat information per proposed amended plat.
 23. Addition of tree canopy information for Parcel A, as required by Art. 26 of the Zoning Ordinance.
 24. Discuss pedestrian access to new proposed building from Woodhill Drive.
- b. PLN-MJDP-17-00009: PLAZA EAST, LOTS 1 & 1-A (NEPHROLOGY ASSOCIATES OF LEXINGTON) (AMD) (5/7/17)* - located at 3280 & 3284 Eagle View Lane. (Council District 7) **(Carman & Associates)**

Note: The purpose of this amendment is to revise the use of building #1 and to reduce the required off-street parking.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. 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. Addition of building dimensions, in feet for Lot 1.
 9. Darken exterior building dimensions shown for building on Lot 1-A.
- c. PLN-MJDP-17-00012: TOWNBRANCH INDUSTRIAL (MEADE TRACTOR) (5/7/17)* - located at 404 Alexandria Drive. (Council District 12) **(Thoroughbred Engineering)**

Note: The purpose of this amendment is to depict the development of the site.

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

1. Urban County Engineer's acceptance of drainage, storm, 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. 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 timing of Old Frankfort Pike Corridor Landscape Ordinance requirements on plan.
 12. Denote location of V.U.A landscaping for adjoining property, on plan.
 13. Denote the location of water quality site improvements between gravel areas and the required 25' floodplain setback, on plan.
 14. Denote the interior landscape areas proposed for all off-street parking areas.
- d. PLN-MJDP-17-00013: BEAUMONT FARM, UNIT 1, SEC. 5, LOT 10 (TOWNPLACE SUITES) (AMD) (5/7/17)* - located at 980 Midnight Pass. (Council District 10) **(Abbie Jones Consulting)**

Note: The purpose of this amendment is to revise the driveway by 12' due to the utility conflict and reduce the parking by 2 spaces.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
4. Division of Waste Management's approval of refuse collection locations.
5. Separate purpose of amendment note from general notes, and label "Purpose of Amendment".
6. Denote construction access point(s) on plan.

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7. Delete notes #11.
 8. Delete note #12 "Prohibited Uses" and add (per Art 6-7 of the Zoning Ordinance) under Conditional Zoning Restrictions the same note as on the previous development plan (DP 2016-7).
- e. PLN-MJDP-17-00016: LUCILLE CAUDILL LITTLE PROPERTY, UNIT 1-B, LOT 5 (5/7/17)* - located at 2440 Mackinwood Drive. (Council District 12) **(Eagle Engineering)**

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the stormwater 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 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 plan title.
12. Denote record plan designation (Cab L, Sl. 646).
13. Denote dimensions of parking spaces on plan.
14. Denote height of building in feet, on plan.
15. Denote number of new trees in tree canopy requirements.
16. Increase the font size for all notes on plan.
17. Addition of owner's certification and signature lines.
18. Denote gate on plan.
19. Denote on-site detention.

3. MINOR SUBDIVISION PLAN

- a. PLN-MNSUB-16-00058: FAIRLAWN & W.J. HAYDON SUBDIVISION - located at 1217, 1313 & 1317 North Limestone and 100 Withers Avenue. (Council District 1) **(2020 Land Surveying)**

Note: The Planning Commission continued consideration of this plan from their January 12, 2017 and February 9, 2017, meetings. This is a consolidation plat involving these four lots. If recorded as proposed, it would result in a change in the use of 1217 N. Limestone from a principal use to a conditional use. Therefore, the staff is referring this plan to the Planning Commission under -3-4(e) of the Land Subdivision Regulations.

The Staff Recommends: **Disapproval of the consolidation of 1217 North Limestone into the lot at 1313 North Limestone**, for the following reasons:

1. A conditional use would be established without the prior approval of the Urban County Board of Adjustment. The existing single family detached residence at 1217 North Limestone would become a "parish house" if consolidated into the 1313 North Limestone property. Board of Adjustment approval of this conditional use must be accomplished before this change in lotting is accomplished.
2. The church's long-term plan for the property at 1217 North Limestone Street is for off-street parking. This land use for a church is only allowed under a Conditional Use Permit by the Board of Adjustment (under Article 8-7(d)(1) of the Zoning Ordinance). No such permit has been approved at this time.
3. This consolidation is premature, given that an anticipated application to the Board of Adjustment has not yet been made by the Total Grace Missionary Baptist Church. The Commission can't anticipate whether any future Conditional Use Permit will be approved by the Board of Adjustment for this location.

The Staff Recommends: **Approval of the consolidation of 1317 North Limestone and 100 Withers Avenue into the lot at 1313 North Limestone**, subject to the following conditions:

1. Addressing Office's approval of street addresses.
2. Urban County Traffic Engineer's approval of street cross-section information shown.
3. Remove Lot 1 (at 1217 North Limestone) from this plat, and its consolidation, prior to recording.
4. Revised consolidation notes to renumber Parcels, accordingly, prior to certification.
5. Denote date of Planning Commission approval on this plat, prior to 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.

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- VI. **COMMISSION ITEMS** – The Chair will announce that any item a Commission member would like to present will be heard at this time.
- a. **SRA 2017-1: AMENDMENT TO ARTICLE 6 OF THE LAND SUBDIVISION REGULATIONS** – to add requirements for a sign of demarcation at the end of Public Right-of-Way.

REQUESTED BY: Lexington-Fayette Urban County Council

PROPOSED TEXT: (Note: Text underlined indicates an addition to the Land Subdivision Regulations.)

6-8(l) PRIVATE STREETS

(5) DEMARCATION OF END OF PUBLIC RIGHT-OF-WAY – The developer shall be required to install a permanent sign denoting End of Public Maintenance at each location where a private street intersects or otherwise abuts a public street. Such sign shall conform to design and material standards prescribed by the Division of Traffic Engineering.

The Subdivision Committee Recommended, **Approval**.

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

1. The proposed text addition to Article 6-8(l) requires developers to clarify where public streets and their private streets terminate; thus allowing the public to make informed decisions in contacting the correct parties about maintaining those streets.
 2. The proposed addition will maintain public health and safety, and promote improvements in the maintenance of our public streets, which furthers the overall intent of the Land Subdivision Regulations.
- b. **PFR 2017-1: LEXINGTON FIRE STATION NO. 24** - a Public Facility Review to provide a necessary public service to a growing area of the community.

SUMMARY FINDINGS: The improvements to the public facilities for the fire 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 Lexington fire 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 residential.

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 Lexington Fire Station No. 24 will benefit the city of Lexington with better service to the existed 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.

IX. NEXT MEETING DATES

Planning Commission Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	March 16, 2017
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	March 29, 2017
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	March 23, 2017
Planning Commission Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	March 30, 2017
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	April 6, 2017
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	April 6, 2017
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	April 13, 2017

X. ADJOURNMENT