

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

May 11, 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 April 13, 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, May 4, 2017, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee, Joe Smith, Frank Penn 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; Denice Bullock; Chris Bronczyk; Cheryl Gallt; Chris Taylor, Brandi Peacher; 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-17-00024: FRITZ FARM (SUMMIT LEXINGTON) (AMD) (7/2/17)* - located at 4100 Nicholasville Road and 280 Harrison. (Council District 4) **(HDR Engineering, Inc.)**

Note: The purpose of this amendment is to subdivide a portion of Tract A for a hotel (Tract F).

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.

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

8. Correct plan title and denote as an "Amended" plat in tile block.
9. Denote total area of all tracts combined.
10. Provided the Planning Commission makes a finding on the access easement, per Article 6-8 of the Land Subdivision Regulations.
11. Increase font size for "Utility Providers" and "Private Utilities" and street cross-section shown.
12. Resolve timing of landscape easements and T.P.A on Tracts A & B.
13. Resolve easement agreement.

- b. PLN-MJSUB-17-00025: GLEN CREEK (DOVE CREEK), UNIT 3-B, SEC. 5 (7/2/17)* - located at 1155 Jonestown Lane. (Council District 8) **(Thoroughbred Engineering)**

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. Delete listing for public (L.F.U.C.G.) utilities from plan.
9. Addition of required general notes on plan, as required by Art. 5-4(f) of the Subdivision Regulations.
10. Dimension cross-sections for access easement and Jones Trail.
11. Resolve location of access easement with the approved plan PLN-MJSUB-17-00027 (AKA: PLAN 2006-151F): GLEN CREEK, UNIT 3-C, SECTION 1 (DOVE CREEK).
12. Denote: T.P.A. along the frontage of Jones Trail.

- c. PLN-MJSUB-17-00026: RML-CITATION (HILLENMEYER INTEREST, LTD.) (7/2/17)* - located at 2551 Leestown Road. (Council District 4) **(Vision Engineering)**

The Subdivision Committee Recommended: **Postponement**. The staff still has concerns on the timing and provision of the required public infrastructure, and the fact that the required 30% Infrastructure Report has not yet been submitted.

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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
10. Delete note #4.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Delete public utilities listed in "utility contacts" listing.
13. Addition of 25' floodplain setback on plan for the rear area of Lot 1.
14. Correction of land surveyor's signature of engineer's certification (due to infrastructure dedication).
15. Delete minor Planning Commission certification.
16. Denote FFE for Lot 1.
17. Denote: There shall be reciprocal parking and access on Lots 1-3.
18. Denote: There shall be no access to Citation Boulevard from Lots 1, 2 & 4.
19. Discuss timing of proposed access easement on plan, per the submitted final development plan.
20. Discuss planned maintenance of future detention basin.
21. Discuss possible sinkhole denoted on the preliminary subdivision development plan.
22. Discuss timing of public improvements and possible waivers.
23. Discuss owner's certification.

2. DEVELOPMENT PLANS

- a. PLN-MJDP-17-00006: LEXINGTON MALL (CROSSFIT MAXIMUS) (AMD #21) (5/11/17)* - located at 2397 Richmond Road. (Council District 5) **(Abbie Jones Consulting)**

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

Note: The Planning Commission postponed this item at their February 9, 2017, March 9, 2017 and April 13, 2017, meetings. 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.
 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-17-00015: ETHINGTON & ETHINGTON PROPERTY, TRACT 1 (5/11/17)* - located at 4145 and 4235 Harrodsburg Road. (Council District 10) **(Vision Engineering)**

Note: The Planning Commission postponed this item at their April 6, 2017, meetings.

The Subdivision Committee made no recommendation.

The Technical Committee and Staff Recommended: **Postponement.** There were some questions regarding timing of the public infrastructure and tree preservation plan.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Addition of required 10' building line on all R-1T lots.
13. Delete proposed and existing zone site statistics table.
14. Denote lot coverage and floor area ratio for the B-1 area.
15. Denote townhome dimensions and height in feet on plan.
16. Addition of TPP per Article 26 of the Zoning Ordinance.

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17. Discuss timing of Madrone Way construction.
18. Discuss timing of Syringa Drive construction.
19. Discuss landscaping adjacent to Harrodsburg Road.
20. Discuss sidewalk improvements to Harrodsburg Road.
21. Discuss proposed stormwater detention location(s).
22. Discuss architectural details and orientation for B-1 buildings.
23. Discuss landscaping along access easement (B-1 to R-1T).
24. Discuss exterior lighting in the B-1 area.
25. Discuss timing of median closure on Harrodsburg Road.

- c. PLN-MJDP-17-00029: BEAUMONT FARM, UNIT 1, BLK B, SEC. 3, LOT 3 (TEXAS ROADHOUSE) (AMD) (7/2/17)* -
located at 3030 Lakecrest Circle. (Council District 10) **(GRD Group, Inc.)**

Note: The purpose of this amendment is to add buildable area.

The Subdivision Committee Recommended: **Postponement**, due to no representation at their meeting.

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 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. Clarify dimensions of each of the two proposed additions.
 10. Correct title block to reflect that this plan is an amended final development plan.
 11. Clarify off-street parking areas.
 12. Clarify bearings and distances for the boundary line of property.
 13. Clarify ingress and egress locations.
 14. Clarify text of easements, right-of-way and adjacent property.
 15. Clarify vicinity map.
 16. Correct note #14.
 17. Correct Planning Commission's certification.
 18. Clarify building square footage in site statistics.
 19. Delete "construction document" note shown in title block.
- d. PLN-MJDP-17-00033: PROVIDENCE PLACE AND INTERSTATE SERVICE CENTER, UNIT 6, LOT 2A (AMD)
(7/2/17)* - located at 1935 Stanton Way. (Council District 12) **(Palmer Engineering)**

Note: The purpose of this amendment is to demolish the existing hotel and construct a new 79 room hotel.

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. Urban Forester's approval of tree preservation plan.
 5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 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. Complete Tree Protection Plan by adding street tree (existing & proposed) information.
 9. Clarify outdoor area adjacent to pool building.
 10. Denote sidewalk dimensions under the canopy area.
 11. Denote: This plan will supercede previously approved plan PLN-MJDP-16-00054.
 12. Resolve underground detention vault proposed.
- e. PLN-MJDP-17-00034: NEWTOWN SPRINGS (A PORTION OF TRACT 2) (7/2/17)* - located at 564 Asbury Lane.
(Council District 4) **(Eagle 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.

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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. Revise B-1 area and site statistics to reflect current approved/certified plan(s) in that portion of the property.
13. Identify building dimensions for pool house and clubhouse building proposed.
14. Denote: The apartment buildings shall be constructed in substantial compliance with the exhibit on file with Division(s) of Planning and Building Inspection.
14. Resolve timing of connection of street connection to Hollow Creek Road.
15. Resolve area not a part of this plan (asst. living facility, B-6P area, etc.).
16. Resolve parking proposed (off-street) for clubhouse use, and document compliance with Zoning Ordinance minimum requirements.

- f. PLN-MJDP-17-00036: KAPPA KAPPA GAMMA, INC (7/2/17)* - located at 238-248 E. Maxwell Street.
(Council District 3) **(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 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. Denote Final Record Plat name along with Plat Cabinet Slide information in the title block.
10. Denote compliance with Article 15-7(a) of the Zoning Ordinance.
11. Denote tree protection areas (0.16 ac. Existing trees) on plan, and the number of new trees proposed.
12. Addition of gate note to the approval of Division of Fire, Water Control Office's.

- g. PLN-MJDP-17-00037: FRITZ FARM (SUMMIT LEXINGTON) (AMD) (7/2/17)* - located at 4100 Nicholasville Road.
(Council District 4) **(HDR Engineering, Inc.)**

Note: The purpose of this amendment is to revise the building foot print square footage and 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. 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. Remove "future" development from Buildings 2000, 2100 & 2400 and include in site statistics.
12. Resolve note #27 and Tract F inclusion.
13. Denote timing of landscape installation required by note #9 (especially along Harrison).

- h. PLN-MJDP-17-00038: GLEN CREEK (DOVE CREEK) (7/2/17)* - located at 1145 & 1156 Appian Crossing Way and 1155 Jonestown. (Council District 4) **(Thoroughbred Engineering)**

Note: The purpose of this amendment is to add and reconfigure parking, increase floor area by increasing the number of floors, denote Phases for construction of townhomes and denote the new floodplain location.

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.

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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 record plat designation in title block.
 12. Resolve Jones Trail access point location.
 13. Document compliance with interior landscape (10%) requirement, prior to certification.
- i. PLN-MJDP-17-00039: BLUEGRASS BUSINESS PARK (PEMBERTON FARM), LOT 2 (KITO USA) (7/2/17)* - located at 2550 Innovation Drive. (Council District 2) **(Denham Blythe Company)**

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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 9. Identify boundaries of tree protection areas on the property with ~~solid dark~~ dashed lines and labeling.
 10. Addition of record plat designation in title block.
 11. Addition of dimensions for all driveways.
 12. Addition of dimensions for walkways on plan.
 13. Denote approval of, or review by, the Royal Springs Wellhead Protection Committee prior to certification.
 14. Addition of tree protection plan, tree canopy and parking lot interior landscaping statistics, per Zoning Ordinance requirements.
 15. Addition of 20' building line setback along street frontages.
 16. Remove miscellaneous construction information from plan.
 17. Addition of required general notes, per Article 21 requirements.
 18. Add future expansion information to plan and included in site statistics or remove from plan.
 19. Remove the parking lot spaces to permit the connection proposed.
- j. PLN-MJDP-17-00041: HAMBURG EAST, LOT 4 (THE POLO CLUB AT HAMBURG PLACE) (8/2/17)* - located at 2575 Polo Club Boulevard. (Council District 12) **(Vision Engineering)**

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
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. Provided the Planning Commission makes a finding that the plan complies with the EAMP.
10. Denote DTR Density Transfer on plan, and denote recording location in Fayette County Clerk's Office.
11. Denote zoning and open space (required & provided) in the site statistics.
12. Document compliance with Art. 23A-7(k) of the Zoning Ordinance regarding required open space.
13. Denote steep slopes note per Division of Environmental Services.
14. Denote height of canopy in feet on plan.
15. Denote timing of completion of sidewalk at corner of Polo Club and Little Herb Way.
16. Denote timing of completion of curb and sidewalk along Little Herb Way at northern-most site entrance.

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

- k. PLN-MJDP-17-00042: RML-CITATION (HILLENMEYER INTEREST, LTD.) (7/2/17)* - located at 2551 Leestown Road. (Council District 2) **(Vision Engineering)**

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

1. Urban County Engineer's acceptance of drainage, 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 and possible sinkhole.
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. Revise and clarify note #10.
12. Denote as a Preliminary Subdivision Plan in title, for the addition of street and access easement.
13. Addition of tree protection plan per Article 26 requirements.
14. Resolve conflict between mini warehouse building and existing AT&T easement.
15. Discuss provision of access to the detention basin for future maintenance.
16. Discuss the need for signal at the intersection of Sandersville Road and Citation Boulevard.

- l. PLN-MJDP-17-00043: ELLERSLIE PLACE, LOTS 2 & 2A (THE MIDLANDS) (AMD) (7/2/17)* - located at 225 Walton Avenue and 218 & 222 Midland Ave. (Council District 3) **(Milestone Design Group)**

Note: The purpose of this amendment is to increase the unit size and decrease the number of units on Lot 2, increase the number of units on Lot 2A, revise the site layout for the proposed attached single family residential development on the proposed lots 32-48 and a commercial/apartment development on proposed Lot 2A.

The Subdivision Committee Recommended: **Postponement**, due to no representation at their meeting.

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. Correct title block.
10. Denote dimension of typical parking space on plan.
11. Denote dimension of typical driveway on plan.
12. Denote dimension of path on plan.
13. Denote dimension of sidewalks on plan.
14. Correct Planning Commission's certification.
15. Revise note #19 to match new proposed lotting.
16. Addition of note from plat regarding detention.
17. Discuss pedestrian access between former Lots 36 & 37 now Lot 44.

- m. DP 2014-64: SOUTH BROADWAY PLACE (PHASES IIA & IIB), LYNN GROVE ADDITION (AMD) (8/1/17)* - located at 107, 116, 118, 201 & 203 Simpson Avenue; 1100-1110 Prospect Avenue; and 99-103 & 109-119 Burley Avenue. (Council District 3) **(Barrett Partners)**

Note: The purpose of this amendment is to revise the development of South Broadway Place, Lynn Grove Addition Townhouse (R-1T) area and redevelopment of R-4 areas of Lynn Grove Addition. The Planning Commission approved this plan at their September 11, 2014 and September 15, 2015, meetings, 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.

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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 street cross-sections through Export Street and Simpson Avenue.
11. Denote existing easements on face of plan.
12. Revise notes to include all relevant notes from approved plan.
13. Denote source of contour data on plan.
14. Resolve compliance with note #24 on approved plan prior to plan certification.
15. Resolve compliance with note #25 prior to issuance of a building permit.

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

The Staff Recommends: Postponement. This plan involves a Group Residential Project, which must be advertised. It was submitted after the publication of the advertisement for this meeting.

- n. DP 2016-23: SAMS PROPERTY & LARKIN PROPERTY (AMD) (8/1/17)* - located at 1510 Greendale Road and 2440 Innovation Drive. (Council District 2) **(Element Design)**

Note: The purpose of this amendment is to add floor area and parking on Lot 2. The Planning Commission approved this plan at their April 28, 2016, 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. 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. Kentucky Transportation Cabinet's approval of access to Greendale Road (KY 1978).
12. Denote Royal Spring Aquifer Committee's recommendation prior to certification.
13. Denote that improvements to Greendale Road and Spurr Road will be subject to the approval of the Kentucky Transportation Cabinet and the Division of Traffic Engineering.
14. Resolve provision of sanitary sewer service to Lot 1 & Lot 2.
15. Resolve St. Claire spring protection measures, prior to certification.
16. Identify improvements to Greendale and Spurr Roads, in cross-sections, as approved by the Kentucky Transportation Cabinet, District 7 Office and the Division of Traffic Engineering, prior to certification.

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

The Staff Recommends: Reapproval, subject to the conditions previously approved at the April 28, 2016, 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, May 4, 2017, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Patrick Brewer, Mike Cravens, David Drake, Carolyn Richardson, and Bill Wilson. The Committee members reviewed applications and made recommendations as noted.

A. **ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS**

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

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
 - The petitioner concurs with the staff recommendations
 - Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

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

The procedure for these hearings is as follows:

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

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Hearing closed and Commission votes on zone change petition and related plan(s)

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

- a. **PLN-MAR-17-00018: KMJR, LLC** – a petition for a zone map amendment to modify the restrictions in a Neighborhood Design Character Overlay (ND-1) zone in the Single Family Residential (R-1C), for 0.39 net and gross acre, for property located at 1231 Eldemere Drive.

Proposed Design Standard Amendment:

10. REAR YARD BUILDING SETBACKS

- a. Maximum building dimension of the principal structure from the front building plane is ~~55-65~~ feet (excludes allowable projections per Article 15-5 of the Zoning Ordinance).

(NOTE: ~~Stricken through~~ text above indicates a proposed deletion to the adopted Montclair ND-1 design standards for the subject property.)

The Zoning Committee Recommended: **Approval**, for the reasons provided by staff.

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

1. The requested modification of the Neighborhood Design Character (ND-1) overlay zone Design Standard #10 for this parcel will not adversely affect the public health, safety or welfare, nor will it alter the character of the neighborhood. The proposed addition is similar in character, height, and massing to other principal structures along Eldemere Road. Construction of an addition at this location will allow for the continuity of appearance in the neighborhood and will not negatively affect the character of the neighborhood.
2. The special circumstance related to this application is that a large number of homes already meet or exceed the current standard within the immediate area of the subject property. Strict adherence to the design standard would be an unfair burden and unnecessary hardship for the applicant.
3. Modifying the design standard by 10 feet will not prevent successfully achieving the Montclair neighborhood's general intent and preservation goals.
4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restriction is proposed to be modified for the subject property via conditional zoning as follows:
 10. Rear Yard Building Setbacks
 - a. Maximum building dimension of the principal structure from the front building plane is 65 feet (excludes allowable projections per Article 15-5 of the Zoning Ordinance).

Modification of the rear yard setback for the subject property is appropriate given the existing character of the immediate vicinity.

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

- a. **PFR 2017-3: OLD FRANKFORT PIKE SCENIC VIEWING AREA** - a Public Facility Review to provide a Visitor Viewing Area at the beginning of Old Frankfort Pike Scenic Byway.

SUMMARY FINDINGS: The proposal is to design and build a Visitor Viewing Area at the beginning of Old Frankfort Pike Scenic Byway as it heads towards the western part of the county explaining the history of community along this rural corridor. This beautiful road is one of six scenic byways in Kentucky of America's 150 National Scenic Byways and it is also listed on the National Register of Historic Places. Old Frankfort Pike shows an exemplary rural landscape and this visitor's center can tell the story of 225 years of the history of the Bluegrass Region with the internationally-recognized Thoroughbred farms. The visitor's center will also, have information about distilleries and wineries, Keeneland Race Tract, the Kentucky Horse Park and show Lexington as the "The Horse Capital of the World". This road will also connect several of the surrounding communities such as Midway, Versailles and Frankfort, to complete the rural landscape of the Bluegrass Region.

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

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

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., 3 rd Floor Phoenix Building	May 3, 2017
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	May 24, 2017
Planning Commission Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building	May 24, 2017
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	May 25, 2017
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 1, 2017
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	June 1, 2017
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	June 8, 2017

X. ADJOURNMENT