

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

June 8, 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** – There are no minutes.
- 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, June 1, 2017, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Frank Penn 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; Jimmy Emmons; Traci Wade; Denise 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. PRELIMINARY SUBDIVISION PLAN

- a. PLAN 2016-29P: HAMBURG PLACE COMMUNITY, PHASE II (WEST WIND) (AMD) (8/29/17)* - located at 2350 Winchester Road. (Council District 6)
(Vision Engineering)

Note: The purpose of this amendment is to revise the street cross-section of Flying Ebony Drive. The Planning Commission approved this item at their April 14, 2016, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, 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.
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. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Document that the intersection of Flying Ebony Drive at Old Rosebud Road will meet the (80-degree) limitation of the Subdivision Regulations, prior to certification.
8. Denote that a barrier shall be erected at the termination of Flying Ebony Drive – its design to the approval of the Divisions of Engineering and/or Traffic Engineering.

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

Note: The applicant is now requesting reapproval of the plan.

The Staff Recommended: **Reapproval**, subject to the original conditions approved at the April 14, 2016, meeting.

2. FINAL SUBDIVISION PLANS

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

Note: The Planning Commission postponed this item at their May 11, 2017, meeting.

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.
- b. PLN-MJSUB-17-00028: HAMBURG EAST, TRACT 4, SECTION 3 (AMD) (7/30/17)* - located at 2575 Polo Club Boulevard. (Council District 12) **(Vision Engineering)**

Note: The purpose of this amendment is to create Section 3, Tract 4, and to dedicate right-of-way.

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. Revise note #14.
 9. Addition of exactions to the approval of the Division of Planning.
 10. Remove 2785 Polo Club Blvd from this plat (unless it is being amended).
 11. Clarify Little Herb Way dedication (with this plat).
- c. PLN-MJSUB-17-00029: CENTREPOINTE (FAYETTE LAND COMPANY) (AMD) (7/30/17)* - located at 100 W Main Street. (Council District 3) **(Abbie Jones Consulting)**

Note: The purpose of this amendment is to revise the air right configuration above the property.

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

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

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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Clarify lot boundaries as solid dark lines (and a different line weight).
7. Revise plat maximum size to 11" by 22" on page 1 of 3.
8. Resolve owner's certification versus notes #14 & #17 in reference to dedication.

3. DEVELOPMENT PLANS

- a. PLN-MJDP-17-00015: ETHINGTON & ETHINGTON PROPERTY, TRACT 1 (6/8/17)* - located at 4145 and 4235 Harrodsburg Road. (Council District 10) **(Vision Engineering)**

Note: The Planning Commission postponed this item at their April 6, 2017 and May 11, 2017, meetings.

The Subdivision Committee Recommended: **Postponement**, due to the number of discussion items remaining on the development 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% private open space areas on all R-1T lots.
 13. Delete proposed and provide "parking statistics" near tree canopy statistics.
 14. Denote that this plan is also a Preliminary Subdivision Plan (for all street construction).
 15. Addition of TPP per Article 26 of the Zoning Ordinance for Lot 1, including cherry & oak trees along its frontage.
 16. Denote Madrone Way to be constructed with Phase I and/or Lot 1.
 17. Denote Syringa Drive to be constructed with Phase I, Lots 18-22 or 26-35.
 18. Denote landscaping adjacent to Harrodsburg Road to meet Man o' War Boulevard Ordinance requirements, and provide detail on plan.
 19. Discuss lack of sidewalk improvements to Harrodsburg Road.
 20. Discuss lack of proposed stormwater detention location(s) outside of private street area(s).
 21. Discuss architectural details and orientation for Lot 1 B-1 buildings.
 22. Discuss lack of zone-to-zone landscaping along access easement (B-1 to R-1T).
 23. Discuss potential exterior lighting restrictions in the B-1 area.
 24. Discuss whether the median closure on Harrodsburg Road is to be completed during Phase I or after future commercial development.
- b. PLN-MJDP-17-00042: RML-CITATION (HILLENMEYER INTEREST, LTD.) (7/2/17)* - located at 2551 Leestown Road. (Council District 2) **(Vision Engineering)**

Note: The Planning Commission postponed this item at their May 11, 2017, meeting.

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.

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

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.
- c. 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 Planning Commission continued consideration of this item at their May 11, 2017, meeting. 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: **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. Addition of note from plat regarding detention.
- d. PLN-MJDP-17-00044: PARKWAY PLAZA, LOT 2 (FKA JEFFERSON & POOLE PROPERTY) (JOYLAND RECREATIONAL CENTER)) (AMD) (7/30/17)* - located at 2361 Paris Pike. **(Midwest Engineers)**

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

The Subdivision Committee Recommended: **Postponement**, due to the number of conditions remaining on the development 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 maintenance of service road note from previous plan.
13. Denote access points across the street.
14. Denote and dimension sidewalks on property.
15. Denote construction access point location on plan.
16. Denote location of street cross-section on plan.
17. Addition of street cross-section for Paris Pike.
18. Dimension existing building.
19. Addition of 10' screening on north side of property per the previous plan.
20. Verify height of existing building.
21. Delete note #2.
22. Clarify note #10.
23. Increase text size on cross-sections.
24. Revise contour intervals to be at 2' per Art. 21.
25. Correct "Interior Landscape Provided" statistics.
26. Resolve use of the property on south side adjacent to 2353 Paris Pike.
27. Resolve increase of drive aisles to 40' width, and loss of existing landscape islands.

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

28. Resolve proximity of overhead doors to adjacent residential uses.

- e. PLN-MJDP-17-00045: BROOKHAVEN SUBDIVISION, UNIT 1F (AMD) (7/30/17)* - located at 2434 Nicholasville Road. (Council District 4) **(Banks Engineering)**

Note: The purpose of this amendment is to add a drop-off lane, replace 10 parking spaces with a playground and 4 parking 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. 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. Denote record plan or owner's name of adjoining property.
10. Clarify topography contours and intervals.
11. Denote dimensions of patio/sidewalk for Buildings C & D.
12. Denote dimensions of sidewalk for the Rite-Aid Drug Store.
13. Denote dimensions and fencing (if any) of playground area adjacent to Building D.
14. Increase font size on certifications, notes, statistics and cross-sections on plan.

- f. PLN-MJDP-17-00048: LEXMARK INTERNATIONAL, LOT 5B (AMD) (7/30/17)* - located at 675 Setzer Way. (Council District 1) **(Banks Engineering)**

Note: The purpose of this amendment is to add buildable area, parking and circulation for Lot 5B and to remove note #15.

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. Denote plan as "Amended Final Development Plan (for Lot 5B)" in title.
10. Denote current record plat information in title.
11. Clarify street names and parcel location in area of amendment shown on vicinity map.
12. Show topography as dashed lines in area of amendment.
13. Dimension access point and walkways.
14. Delete note #26.
15. Denote construction access point location.
16. Dimension buildings from previous plan and for Lot 5B.
17. Denote height of building in feet on plan.
18. Addition of land owned where Legacy Trail relocation is proposed.
19. Resolve parking spaces on Lot 5A.
20. Resolve "future building" encroachment over existing Legacy Trail, and responsibility, timing, and funding for trail relocation proposed.

- g. PLN-MJDP-17-00049: THE GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES) (AMD) (7/30/17)* - located at 2731 Leestown Road. (Council District 2) **(Integrated Engineering)**

Note: The purpose of this amendment is to depict the commercial development of Lot 2 and the construction of the public street and storm water infrastructure.

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.

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

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. Improve clarity of left & right turn lane(s) information proposed adjacent to "Private Drive" off Lucille Drive.
 13. Discuss proposed access spacing to Lot 2 and possible waiver.
 14. Discuss timing of CLOMR.
 15. Discuss timing of Summerfield Drive construction.
 16. Discuss Lot 1 access relative to replacing existing access easement and Lucille Drive construction.
 17. Discuss timing of Lucille Drive construction relative to Lot 2 development.
- h. PLN-MJDP-17-00050: EASTWOOD, UNIT 6, SEC. 2, LOT 6 (7/30/17)* - located at 2472 Fortune Drive.
(Council District 6) **(Vision Engineering)**

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 9. Division of Waste Management's approval of refuse collection locations.
 10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 11. Clarify tree protection and tree preservation information by deleting tree line shown on southeast property line.
 12. Denote that any office/laboratory/data processing center floor area will not exceed 75% of the total floor area shown in the site statistics.
 13. Revise note #16 to "Denote compliance with Art. 8-21(o)(1) of the Zoning Ordinance for overhead doors separation from nearby R-4 zone".
- i. PLN-MJDP-17-00051: FULLER ET., AL., PROPERTY, LOT 3 (MEADOWTHORPE COMMUNITY BUSINESS CENTER) (1321 WEST MAIN MINI WAREHOUSES) (7/30/17)* - located at 1321 W. Main Street.
(Council District 2) **(Abbie Jones Consulting)**

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. Clarify vicinity map.
 10. Clarify access across Lot 2.
 11. Remove public utility providers from plan.
 12. Clarify site statistics of existing and proposed building square footage.
 13. Clarify dimensions on plan face.
 14. Clarify parking spaces.
 15. Resolve deleting and restriping of parking spaces on "city street" (right-of-way).
- j. PLN-MJDP-17-00052: DISTILLERY DISTRICT - WEST, UNIT 1 (ADAPTIVE REUSE PROJECT) (AMD) (7/30/17)* - located at 1158 Manchester Street. (Council District 2) **(Abbie Jones Consulting)**

Note: The purpose of this amendment is to revise the eastern parking lot. This plan requires the posting of a sign and an affidavit of such.

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

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

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. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Revise all buildings to have solid lines, per the current Final Development Plan.
11. Correct Planning Commission certification (date of approval).
12. Revise title to reflect latest number of amendments.

- k. PLN-MJDP-17-00007: CALVARY BAPTIST CHURCH (8/20/17)* - located at 100 and 152 E. High Street; 212 and 216 S. Limestone; 238 and 252 Rhodes. **(Abbie Jones Consulting)**

Note: The Planning Commission approved this item at their April 27, 2017, meeting, subject to the following conditions:

1. Provided the Urban County Council rezones portions of the property B-2B; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Building Inspection's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Waste Management's approval of refuse collection locations.
9. Addition of all required information on plan per Article 21-6(a) of the Zoning Ordinance.
10. Denote record plat information on plan, including for adjoining property where available.
11. Addition of platted building line on Rhodes Avenue.

Note: This plan has not been certified and Commission approval has since expired. The applicant now requests a reapproval of the Commission's prior approval.

The Staff Recommended: **Reapproval**, subject to the original conditions approved at the April 27, 2017, meeting.

4. **MINOR SUBDIVISION PLAN**

- a. PLN-MNDP-17-00022: RESERVE AT WALNUT GROVE - located at 3812 Cayman Lane & 2513, 2581 and 2669 Cayman Heights. (Council District 12) **(EA Partners)**

Note: The trail system proposed is vastly different from that approved by the Planning Commission for this development ten years ago. Therefore, the staff is referring this plan to the Planning Commission under Article 21-7(b)(2) of the Zoning Ordinance.

The staff will report at the 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, June 1, 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, Carolyn Richardson, and David Drake. 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.

1. ELKHORN SPRINGS DEVELOPMENT, LLC ZONING MAP AMENDMENT & WINBURN ESTATES SUBDIVISION, UNIT 3 ZONING DEVELOPMENT PLAN

- a. PLN-MAR-17-00008: ELKHORN SPRINGS DEVELOPMENT, LLC (6/8/17)* - petition for a zone map amendment from a Single Family Residential (R-1E) zone to a Planned Neighborhood Residential (R-3) zone, for 13.84 net (17.76 gross) acres, for property located at 1975 Russell Cave Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

In addition to the Comprehensive Plan mission statement, the Goals and Objectives of the Plan also encourage growing successful neighborhoods (Theme A), which includes the following elements or characteristics: inviting landscape; variety of housing choices; abundant private and public open space; neighborhood focal points; and quality connections with parks, schools and stores. The Comprehensive plan also encourages upholding the Urban Service Area concept through compact and contiguous development, and absorption of vacant and/or underutilized land (Theme E).

The subject property is located within the boundary of the recently adopted *Winburn-Russell Cave Neighborhoods Small Area Plan* (WRCN SAP), which is generally south of Interstate 64 & 75, west of Newtown Pike, north of New Circle Road and east of Russell Cave Road. The Plan identifies seven guiding principles and adopted multi-family residential design guidelines for the area that should be further considered by the Planning Commission.

The petitioner proposes the rezoning in order to construct a multi-family residential development with a total of 160 dwelling units, with 360 bedrooms, a clubhouse and associated off-street parking. This development proposes a residential density of 11.6 dwelling units per net acre.

The Zoning Committee Recommended: **Approval.**

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

1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan, and the adopted 2016 *Winburn-Russell Cave Neighborhoods Small Area Plan* (WRCN SAP), for the following reasons:
 - a. The 2013 Comprehensive Plan's Goals and Objectives encourage expanded housing choices (Theme A, Goal #1); support opportunities for infill, redevelopment and adaptive reuse that respect an area's context and design features (Theme A, Goal #2a.); encourage the development of underutilized and vacant land in a compact, contiguous and/or a mixed-use sustainable manner within the Urban Service Area (Theme E, Goals #1b. and #3); encourage providing for well-designed neighborhoods (Theme A, Goal #3); and support creating safe, affordable and accessible housing for all citizens (Theme A, Goal #1c.).
 - b. The 2016 *Winburn-Russell Cave Neighborhoods Small Area Plan* (SAP) identifies seven guiding planning principles to increase transportation connectivity; increase equity for residents; promote strategies to increase home ownership and improve housing conditions; optimize the use of land to promote mixed housing types; ensure infill is well designed and sensitive to existing neighborhoods; improve existing parks and improve public safety.
 - c. The requested zone change and proposed development will utilize vacant land inside the Urban Service Area, expand housing choices within the immediate area and provide a development pattern that respects the character of the immediate area.
 - d. The petitioner's proposal addresses the necessary transportation connection of Ward Drive from Russell Cave Road into the Winburn neighborhood, and several many of the design guidelines that ensure such infill is sensitive to the surrounding neighborhood.

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

- e. As part of the SAP planning process, a set of design standards was developed for multi-family developments that provide a framework for evaluating the proposed development. The site planning guidelines have been partially met, based on preliminary design work, and any of the open space, landscaping, and architectural design guidelines will also be met.
- f. Adherence to the design standards should ensure a context sensitive development and therefore, agreement with many of the goals established in the 2013 Comprehensive Plan and principles of the *Winburn-Russell Cave Neighborhood Small Area Plan*.
- 2. This recommendation is made subject to approval and certification of PLN-MJDP-17-00017: Winburn Estates Subdivision, Unit 3 prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- 3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following land use restrictions shall apply via conditional zoning:
 - a. A 15' landscape buffer shall be provided and maintained adjacent to I-64/I-75 that is to consist of at a solid fence eight feet (8') in height, trees located thirty feet (30') on center and a solid hedge.
 - b. All pole lighting on this site (exclusive of street lights provided on Ward Drive) shall be limited to a maximum of twelve feet (12') in height.

These restrictions are necessary and appropriate for the subject property to ensure greater compliance with the specific Winburn-Russell Cave Neighborhoods Small Area Plan recommendations, and to mitigate the noise impact that the I-64/I-75 expressway would have on a new residential development at this location.
- b. PLN-MJDP-17-00017: WINBURN ESTATES SUBDIVISION, UNIT 3 (6/8/17)* - located at 1975 Russell Cave Road.
(Banks Engineering)

Note: The Planning Commission postponed this item at their May 25, 2017, meeting.

The Subdivision Committee Recommended: Postponement. This plan is much improved, but several unresolved issued remain with this development,

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

- 1. Provided the Urban County Council rezones the property R-3; otherwise, any Commission action of approval is null and void.
- 2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
- 3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
- 4. Urban Forester's approval of tree inventory map.
- 5. Greenspace Planner's approval of the treatment of greenways and greenspace.
- 6. Department of Environmental Quality's approval of environmentally sensitive areas.
- 7. Correct plan title.
- 8. Remove "copyright" note from plan.
- 9. Addition of final record plat information in title block.
- 10. Denote construction access point location on plan.
- 11. Addition of purpose of amendment note and label as an "Amended" plan.
- 12. Correct note #9.
- 13. Discuss Small Area Plan's recommendations for Ward Drive and Russell Cave Road intersection, per the small area plan recommendation.
- 14. Denote: the Small Area Plan's design guidelines for multi-family dwellings, lighting, landscaping and open space will need to be reviewed at the time of a Final Development Plan proposed.
- 15. Discuss need for second access point for over 100 dwelling units for public safety.
- 16. Discuss capacity of existing pump station and timing for removal.
- 17. Discuss improvements along the Russell Cave Road frontage.
- 18. Discuss access to open space area on south side of Ward Drive.
- 19. Discuss maintenance of open space area on south side of Ward Drive.
- 20. Discuss pedestrian system per the Small Area Plan recommendations.

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

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.

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IX. NEXT MEETING DATES

Planning Commission Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building	June 15, 2017
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	June 22, 2017
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 28, 2017
Planning Commission Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building	June 29, 2017
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	July 6, 2017
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	July 6, 2017
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	July 13, 2017

X. ADJOURNMENT