

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

July 13, 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 to be considered.
- 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, July 6, 2017 at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Carolyn Plumlee and Mike Owens. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee; Tom Martin; Cheryl Gallt; Denice Bullock; Chris Bronczyk; Captain Greg Lengal, Division of Fire & Emergency Services; Chris Schnelle, Division of Police; 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-17-00026: RML-CITATION (HILLENMEYER INTEREST, LTD.) (7/13/17)* - located at 2551 Leestown Road. (Council District 2) **(Vision Engineering)**

Note: The Planning Commission postponed this item at their May 11, 2017, June 8, 2017 and June 22, 2017, meetings.

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.

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

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-17-00030: NDC PROPERTY (WELLINGTON), UNIT 1-B, SEC 2, LOT 19 (AMD) (9/3/17)* - located at 209 Ruccio Way. (Council District 9) **(Endris Engineering)**
- 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 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 6. Remove public service providers from utility provider list.
 7. Addition of access easement maintenance note required by Art. 5-4(h)(1) of the Land Subdivision Regulations.
 8. Addition of address for Lot 19A.
- c. PLN-MJSUB-17-00031: BEAUMONT FARM, UNIT 10, LOT 4C (B-6P AREA) (KROGER'S) (AMD) (9/3/17)* - located at 3161 Beaumont Centre. (Council District 10) **(Endris Engineering)**
- Note: The purpose of this amendment is to subdivide one lot into three lots.
- The Subdivision Committee Recommended: **Approval**, subject to the following conditions:
1. Urban County Engineer's acceptance of drainage, 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. Revise Lot 8 to have frontage on Majestic Drive.
 7. Delete public utilities from utility providers.
 8. Clarify area of amendment on vicinity map.
 9. Addition of number of lots in site statistics.
 10. Revise note #2 to include Lot 7, or provide for access to Lot 7.
- d. PLN-MJSUB-17-00033: TUSCANY "SIENA" UNIT 2B (9/3/17)* - located at 1970 Winchester Road (a portion of). (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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.

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7. Denote tree protection area for Lots 13-15 on plan.
 8. Resolve driveway access on Lots 12, 19, 20 & 51.
- e. PLN-MJSUB-17-00034: MASTERSON HILLS, UNIT 1-D (9/3/17)* - located at 3000 Spurr Road (a portion of).
(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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 7. Resolve driveway location on Lots 35 & 90.
- f. PLN-MJSUB-17-00035: MASTERSON HILLS, UNIT 1-E (9/3/17)* - located at 3000 Spurr Road (a portion of).
(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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
- g. PLN-MJSUB-17-00036: NEWMARKET PROPERTY, PHASE 1, UNIT 6-B (9/3/17)* - located at 1263 Angus Trail (a portion of). (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. 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. Addition of exaction information to the approval of the Division of Planning.
 8. Increase font size for conditional zoning restrictions.
- h. PLN-MJSUB-17-00037: NEWMARKET PROPERTY, UNIT 6-A (9/3/17)* - located at 1263 Angus Trail (a portion of).
(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. 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. Addition of exaction information to the approval of the Division of Planning.
 8. Increase font size for conditional zoning restrictions.
- i. PLN-MJSUB-17-00038: SHARKEY PROPERTY, UNIT 1, LOT 10A (AMD) (9/3/17)* - located at 124 Louie Place.
(Council District 2) **(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 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.

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5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Denote that the B-1 zone requires buildings on these lots to be constructed at the 20' line.
7. Denote: No building permit will be issued for Lot 10-a-1 unless and until a Final Development Plan is approved by the Planning Commission, and certified.
8. Addition of T.P.A. notes contained in Art. 26 of the Zoning Ordinance.

- j. PLN-MJSUB-17-00039: TUSCANY "SIENA" UNIT 3-C (9/3/17)* - located at 1970 Winchester Road (a portion of).
(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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Resolve driveway location on Lots 53 & 57.

- k. PLN-MJSUB-17-00040: WILHITE PARK, UNIT 1-B, SEC 1 (AMD) (9/3/17)* - located at 3520 Arbor Drive.
(Council District 8) **(EA Partners)**

Note: The purpose of this amendment is to subdivide one lot into twelve 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. Eliminate separation of 24' access easement from Lots 5-12.
8. Addition of north arrow on plan.
9. Indicate area of amendment on vicinity map.
10. Addition of access easement maintenance note (per Art. 5-4(h)(1)).
11. Resolve 30' building line parallel to Man o' War Boulevard on plan and add building line on Lots 5-12.
12. Delete note #7.
13. Resolve street tree information for Lots 5-12.
14. Clarify note #6 for owners of Lots 1-4

- l. PLN-MJSUB-17-00041: LEXINGTON CLINIC, PSC, LOT 1 (AMD) (9/3/17)* - located at 1221 S Broadway.
(Council District 11) **(Wesley B. Witt)**

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 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Denote street frontage in site statistics.
7. Correct 25' floodplain setback labeling.
8. Correct varies in street cross-section to a dimension at that location.
9. Denote access easement to serve Lot 2.
10. Clarify reciprocal parking and utility note.
11. Provided the Planning Commission grants a waiver for the frontage for Lot 2.

- m. PLN-MJSUB-17-00042: PATCHEN WILKES TOWNHOMES, SEC 2 (AMD) (9/3/17)* - located at 2101 Patchen Lake Lane. (Council District 6) **(Eagle Engineering)**

Note: The purpose of this amendment is to consolidate Parcels 1 & 2, extend the access easement and subdivide Section 2 into 13 lots.

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

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. Label Lot 31 on plan and delete "Lot 31" from plan title.
9. Delete all "consolidation" and "parcel" information and refer to Amended Lots 32 & 33.
10. Denote Section 2 on plan.
11. Addition of dimension information from PLAN 2016-39CA.
12. Revise purpose of amendment note to state reconfiguring Lots 32 & 33.
13. Denote non-buildable lots & steep slope area (previous plat (PLAN 2016-39CA)).
14. Provided the Planning Commission grants a finding for an access easement for Section 2.

- n. PLN-MJSUB-16-00010: GRASMER, UNIT 6 (9/26/17)* - located at 945 Bravington Way.
(Council District 9) **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 14, 2016, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote note #14 and preferred approach to the arterial screening.
8. Denote arterial screening along Lot 4.

Note: The applicant now requests a continued discussion of this final record plat for consideration of condition #8 (above) and Article 6-10(c)(3) of the Land Subdivision Regulations to allow recordation prior to completing the required arterial screening.

The Subdivision Committee Recommended: **Approval**, subject to the original conditions previously approved by the Planning Commission, adding the following condition:

9. Provided the Planning Commission approves the bonding of the arterial screening per Article 6-10(c)(3) of the Land Subdivision Regulations.

2. DEVELOPMENT PLANS

- a. PLN-MJDP-17-00042: RML-CITATION (HILLENMEYER INTEREST, LTD.) (7/13/17)* - located at 2551 Leestown Road. (Council District 2) **(Vision Engineering)**

Note: The Planning Commission postponed this item at their May 11, 2017, June 8, 2017 and June 22, 2017, meetings.

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.

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

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.

- b. PLN-MJDP-17-00054: MANCHESTER DEVELOPMENT, LLC (DISTILLERY DISTRICT EAST, UNIT 1) (AMD) (9/3/17)* - located at 949 and 955 Tarr Trace. (Council District 2) **(Endris Engineering)**

Note: The purpose of this amendment is to add 34 townhouses to this adaptive re-use project, and revise street names. This plan requires the posting of a sign and an affidavit of such.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. 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. Provided the Planning Commission grants the requested waiver to Article 6-4(c) and Article 6-8(m) of the Land Subdivision Regulations.
 11. Addition of existing crosswalk information at Oliver Lewis Way and Manchester Street intersection.
 12. Revise cross-walk information at Manchester Street/Tarr Trace intersection to the approval of Traffic Engineering.
 13. Addition of building lines along Tarr Trace and Oliver Lewis Way.
 14. Discuss lack of sidewalk access into Units A-1-A-8, and possible need for a variance (driveway width).
 15. Discuss useable open space for new townhouse area.
 16. Discuss full half section improvements to Tarr Trace and its termination (terminated off site by government action).
- c. PLN-MJDP-17-00057: SPRING BAY & GREENDALE HILLS UNIT 3 (AMD) (9/3/17)* - located at 1249 Greendale Road. (Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to revise the apartment units to townhomes.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 8. Division of Waste Management's approval of refuse collection locations.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. Denote purpose of amendment note on plan.
 11. Denote height of building in feet on plan.
 12. Addition of all required preliminary subdivision plan information.
 13. Clarify "typical lot size" information is to be for detached homes in site statistics, or depict 10% open space requirements for each townhouse lot.
 14. Addition of number of bedrooms for townhouse units.
 15. Addition of tree protection areas for Lots 4 & 30 to the approval of the Urban Forester.
- d. PLN-MJDP-17-00058: HENRY CLAY SUBDIVISION (DOLLY LAND CO, LLC) (ADAPTIVE REUSE PROJECT) (9/3/17)* - located at 1400 Delaware Avenue. (Council District 5) **(MLH Civil Engineers)**

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

The Subdivision Committee Recommended: **Postponement**. As submitted, this development plan does not meet the requirements of the Adaptive Re-use criteria in Article 8-21(o)(4) of the Zoning Ordinance. A rezoning of the site may be required.

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Correct plan title to include "Henry Clay Subdivision."
11. Addition of topography information at 5' interval.
12. Addition of driveways across the street.
13. Addition of construction access point on plan.
14. Addition of location for street cross-section on plan face.
15. Dimension drive isles and sidewalks on plan.
16. Dimension seating and area of outdoor patio on plan.
17. Addition of street frontage in site statistics.
18. Clarify grass and plantings between parking lot and public street sidewalk.
19. Clarify pedestrian/vehicular uses and areas in front and along southern wall of existing buildings and along rear of patio area.
20. Revise plan to include use/open space east of parking lot.
21. Revise vicinity sketch (relocate "Delaware" label for clarity) and add "Downtown" Lexington.
22. Addition of use of existing building and revise parking accordingly.
23. Provided the Planning Commission makes a finding that the development plan meets the requirements of the Adaptive Re-use Project.

- e. PLN-MJDP-17-00059: HOSPITALITY MOTOR INNS, INC. AND BP OIL CO., INC. (DOLLAR GENERAL) (9/3/17)* - located at 2167 N. Broadway. (Council District 6) **(Vantage Engineering, PLC)**

Note: The purpose of this amendment is to show the building and parking layout on Lot 3.

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. Delete note #11 (this is a final development plan).
10. Addition of street frontage in site statistics.
11. Addition of conditional zoning restrictions.
12. Reconcile "tree canopy to remain" & "be provided" information (including location) with tree notes on plan.

- f. PLN-MJDP-17-00060: SUNNY SLOPE FARM, UNIT 1-A (9/3/17)* - located at 3765 Winthrop Drive. (Council District 9) **(EA Partners)**

The Subdivision Committee Recommended: **Postponement**, due to the number of discussion items remaining on this 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 and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.

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11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 12. Denote height of building in feet on plan.
 13. Delete "Amended" from plan title.
 14. Denote Plat Cabinet and slide information on plan.
 15. Increase font size for site statistics and building detail notations.
 16. Dimension sidewalk on plan.
 17. Clarify (and label) tree protection area(s) on plan.
 18. Discuss timing of easement release.
 19. Discuss access to proposed multi-use trail.
 20. Discuss proximity of parking and drive aisles to proposed retaining wall.
 21. Discuss completion and/or termination of public street stubbing into the property.
- g. PLN-MJDP-17-00061: THE PENINSULA & SQUIRES APARTMENTS (AMD) (9/3/17)* - located at 440, 478 and 480 Squires Road. (Council District 7) **(EA Partners)**

Note: The purpose of this amendment is to replace 53 townhomes with apartments, and to develop a new subdivision.

The Subdivision Committee Recommends: Postponement until the new plans have been reviewed by all applicable agencies, given the discussion at the Technical Committee 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 and floodplain information.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace Planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 12. Replace B-B cross-sections on school site frontages to an A-A cross-section.
 13. Revise "existing tree canopy" information to include conditional zoning buffer areas, and cross-hatch those areas.
 14. Increase cul-de-sac right-of-way to be coincident with the back of sidewalk and delete "public passage way."
 15. Provide dimensions & detail for clubhouse.
 16. Denote H.O.A. maintenance of clubhouse area and "view to water" lot proposed.
 17. Label proposed stormwater basin locations on plan (per Art. 21-6(a)(9) of the Zoning Ordinance).
 18. Discuss pedestrian connection from apartment complex and townhouses to rights-of-way.
 19. Discuss timing and legal structure of providing access to Squires Road for single family homes.
 20. Discuss timing of development and infrastructure.
 21. Discuss timing of creation of 20-acre school site.
 22. Discuss internal pedestrian system for townhomes.
 23. Discuss need to separate final development plan area from preliminary subdivision plan.
- h. PLN-MJDP-17-00062: WYNDALE SUBDIVISION, LOT 2B (9/3/17)* - located at 1580 Higbee Mill Road. (Council District 9) **(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 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. Resolve improvements to Higbee Mill Road per the approved record plat.

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

12. Resolve emergency vehicle access during a flood event.
13. Resolve the timing of the CLOMR.
14. Provided the Planning Commission grants a waiver to Article 6-8(a) of the Land Subdivision Regulations.
15. Discuss timing of townhouse construction (development plan approval has expired).

- i. PLN-MJDP-17-00063: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (9/3/17)* - located at 1100 and 1180 S. Broadway. (Council District 3) **(The Roberts Group)**

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote: This property will need a consolidation plat prior to plan certification.
11. Move street frontage to site statistics.
12. Complete interior landscape area information in site statistics and on plan.
13. Relocate building to average a 20' setback from Simpson Avenue.
14. Resolve storm water detention relative to known area's storm water problem.

- j. PLN-MJDP-17-00064: SHARKEY PROPERTY, UNIT 1, LOT 10A (TOWNLEY CENTER) (9/3/17)* - located at 124 Louie Place. (Council District 2) **(Barrett 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 height of building in feet on plan.
10. Dash utility and sanitary sewer easement.
11. Remove Aradia text.
12. Denote reciprocal access.
13. Document compliance with Art. 16-9 of the Zoning Ordinance.
14. Identify interior landscaped areas on plan.

- k. PLN-MJDP-17-00065: GREENDALE HILLS (FORMERLY CHESAPEAKE EQUINE) (CENTERPOINTE CHRISTIAN CHURCH) (AMD) (9/3/17)* - located at 865 Greendale Road. (Council District 2) **(Thoroughbred Engineering)**

Note: The purpose of this amendment is to increase the building square footage, add sidewalks, a patio and notes to this plan.

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

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

12. Addition of street frontage for Citation Boulevard 559' and Greendale Road 571' in site statistics.
13. Denote location of street cross-section on plan face for Citation Boulevard and Greendale Road.
14. Addition of contour internals at 2' (per the previous development plan-DP 2010-37).
15. Denote location of pond as per previous plan.
16. Department of Environmental Quality's approval of environmentally sensitive areas such as addition of spring on property.
17. Resolve possible expansion of sanctuary seating proposed, and impact on required off-street parking.

I. DP 2016-55: BRIGHTON PLACE SHOPPES, PHASE II (GILLIS PROPERTY) (9/26/17)* - located at 3080 Old Todds Road. (Council District 7) **(Midwest Engineering)**

Note: The purpose of this amendment is to depict the proposed parking lot for the adjacent commercial properties. The Planning Commission originally approved this plan on June 9, 2016, 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 sidewalks 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. Denote written scale on plan.
9. Correct Old Todds Road cross-section on plan, to include curb and sidewalk.
10. Remove "Purpose of Plan" note.
11. Denote drive aisle width on plan.
12. Correct owner's certification title.
13. Correct Planning Commission's certification.
14. Remove note #12.
15. Provide sidewalk connection to proposed building.
16. Resolve continuity of pedestrian access into existing commercial lots and along Todds Road.
17. Resolve the need for signage directing two-way/one-way traffic flow.
18. Resolve lack of tree preservation (in site statistics) along residentially zoned property.

Note: Commission approval of this plan has since expired. The applicant now requests reapproval of the plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the original condition previously approved by the Planning Commission on June 9, 2016.

m. PLN-MJDP-17-00068 (AKA: DP 2006-137): PROVIDENCE PLACE & INTERSTATE SERVICE CENTER, UNIT 6 (9/26/17)* - located at 2200 Newtown Pike and 1931 Stanton Way. (Council District 12) **(Joel Brown)**

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

The Planning Commission originally approved this plan on December 14, 2006, 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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace Planner's approval of the treatment of greenways/bike trails and pedestrian movement.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Approval of exaction information for the entire project by the Division of Planning.

In their approval, the Commission added the following four conditions recommended from the staff's EAMP Compliance Report, and adopting the staff's findings from the EAMP Compliance Report:

- a. That the rear of the residential structures that back to the B-5P area and that will back up to the proposed barn be buffered through landscaping equivalent to commercial/residential zone-to-zone screening.
- b. That the applicant provides additional pedestrian connections within the development to create complete pedestrian loops, to the approval of the Bike/Pedestrian Planner.
- c. That the applicant provides a more detailed plan for the common use of the central open space, prior to certification.
- d. That the applicant provides development standards for minimum architectural standards that would reflect at least some common architecture among the buildings.

The Planning Commission reapproved this plan on June 14, 2007, subject to original conditions, adding the following condition:

10. Resolve conflict between dwelling location and existing construction easement prior to certification.

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

Note: The Planning Commission reapproved a continued discussion for this plan on February 28, 2008, to allow the addition of a single family residential unit to the plan. This plan was certified on March 18, 2008. The applicant now requests reapproval of the plan since no building permits can be issued for the property, under Art. 21-4(e) of the Zoning Ordinance.

The Subdivision Committee Recommended **Postponement** due to lack of representation.

Should this plan be reapproved, the conditions approved by the Planning Commission at their June 14, 2007, meeting are recommended, adding the following two conditions:

11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Addition of a second Planning Commission certification (with today's date) on the plan.

- n. PLN-MJDP-17-00083 (AKA DP 2003-111): J.T.C. PROPERTY, TRACT 2, LOTS 1-A (AMD) AND 1-B (9/26/17)* - located at 1751 Atoma Drive.
(Thoroughbred Engineering)

Note: The purpose of this amendment is to revise development of Lot 1-A. The Planning Commission originally approved this plan on November 13, 2003, 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 parking, circulation, access and street cross sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Department of Fire's approval of circulation.
6. Department of Sanitation's approval of dumpster locations.
7. Complete lot dimensions.
8. Resolve disposition of 40' temporary drainage and storm sewer easement prior to plan signature.

Note: This plan was certified on November 8, 2004, after meeting all eight conditions. The applicant now requests reapproval of the plan since building permits can no longer be issued for the property under Art. 21-4(e) of the Zoning Ordinance.

The Staff Recommends: **Reapproval**, subject to condition #6 approved for this development on November 13, 2003, adding the following conditions:

2. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
3. Addition of a second Planning Commission certification (with today's date) on the plan.

- o. DP 2016-63: MAPLELEAF SUBDIVISION (AMD) (9/26/17)* - located at 3110 Mapleleaf Drive.
(Barrett Partners)
(Council District 7)

Note: The purpose of this amendment is to provide a right-in/right-out turn on Man o' War Blvd. The Planning Commission originally approved this plan on July 14, 2016, 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 grants a waiver to Article 6-8(q)(3)(b) of the Land Subdivision Regulations.

The Planning Commission also approval a waiver to Article 6-8(q)(3)(b) of the Land Subdivision Regulations, for the following reasons:

1. The requested intersection spacing wavier will have no negative impact on public safety to vehicles, or pedestrians, if correctly designed, which is consistent with the basic intent of the Land Subdivision Regulations.
2. Strict enforcement of the current access spacing requirements would constitute a hardship for the applicant and potentially could have a negative impact on public safety due to existing and increasing traffic pressures in the area of Mapleleaf Drive and Man o' War Boulevard.

This recommendation was made subject to the following additional requirement:

- a. The proposed de-acceleration lane for the right-in entrance to the subject site must be designed to the approval of the Division of Traffic Engineering, and to the Bike & Pedestrian Planner.

Note: Commission approval has since expired. The applicant requests reapproval of this plan.

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

The Staff Recommends: **Reapproval**, subject to the original approved this plan on July 14, 2016.

- C. **PERFORMANCE BONDS AND LETTERS OF CREDIT** – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

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

- A. **ELECTION OF OFFICERS** – The Commission's By-laws state that at the first regular meeting in July, the Commission shall elect a Chairperson, Vice-Chairperson, Secretary, and Parliamentarian. The Nominating Committee was named at the June 8th Commission meeting and has presented its slate for consideration by the Planning Commission. Nominations may also be made from the floor.

The current officers are as follows:

Chairperson	-	William Wilson
Vice Chairperson	-	Frank Penn
Secretary	-	Carolyn Plumlee
Parliamentarian	-	Karen Mundy

The Nominating Committee will report at the meeting.

- B. **DELEGATION OF SECRETARY'S DUTIES** – The Commission's past procedure for carrying out the Secretary's duties, except for signing minutes, has been to delegate that authority to the Director of the Division of Planning and his staff. The Chair will request that the Commission consider taking similar action at this time.
- C. **BOAR 2017-1: MICHAEL AND KAREN SHEETZ** – an appeal to the Planning Commission to modify a Certificate of Appropriateness Condition approved by the Board of Architectural Review, for property 239 Desha Rd.

The Staff Recommends: **Approval to modify Condition (2) to allow new 6/6 windows**, for the following reasons:

1. Although the approval of a Certificate of Appropriateness by the Board of Architectural Review was consistent with their charge in interpreting the Design Guidelines established by the local Historic Preservation Commission, in this specific case, Condition (2) may be modified to allow the use of 6/6 windows, and the addition would remain in compliance with the guidelines.
2. The use of 6/6 double-hung windows is consistent with previous approvals within the Ashland Park Historic District, that previously determined the acceptability of the 6/6 windows for additions to a historic residential structure as proposed at 239 Desha Rd.

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**

Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	July 27, 2016
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	July 28, 2016
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	August 4, 2016
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	August 4, 2016
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	August 10, 2016

X. **ADJOURNMENT**