

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

August 10, 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 July 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, August 3, 2017 at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Carolyn Plumlee, Will Berkley and Mike Owens. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Steve Parker, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Cheryl Gallit; Denice Bullock; Chris Bronczyk; Lieutenant Joshua Thiel, Division of Fire & Emergency Services; Andrea Brown 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-17-00044: BLUEBERRY HILL SUBDIVISION, UNIT 1-M, LOT 37 & UNIT 1-N, LOT 17, SOUTHERN ACRES CHRISTIAN CHURCH PROPERTY (AMD) (10/1/17)* - located at 301 Harvard Drive.
(Council District 4) **(John Hill L.S)**

Note: The purpose of this amendment is to subdivide Lot 17 into two lots, and revise the building line.

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.

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

7. Continue R-1C/R-1D zoning boundary information across the rear of Lot 37.
8. Denote Board of Adjustment case (conditional use permit) involving Lot 17.
9. Correct title block information.
10. Increase font size of survey notes, certifications and utility providers on plan.
11. Denote drainage maintenance note on plan.
12. Revise 25' building line on Lot 37 to a minimum of 30'.

- b. PLN-MJSUB-17-00045: DENTON FARMS, INC, UNIT 2, LOT 2 & A PORTION OF LOT 3 (AMD) (10/1/17)* - located at 3935 Tatton Park. (Council District 7) **(John Hill L.S)**

Note: The purpose of this amendment is to subdivide tract 3 into 12 lots (10 buildable).

The Subdivision Committee Recommended: Postponement. There were concerns regarding the traffic issues on Ellerslie Place at its intersection with Richmond Road.

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. 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. Denote location of detention.
9. Denote HOA maintenance responsibility for non-buildable lots on plan.
10. Correct purpose of amendment note.
11. Denote building line for Lots 21 and 22.
12. Denote exactions to the approval of the Division of Planning.

- c. PLN-MJSUB-17-00046: HILLENMEYER PROPERTY, WEST, UNIT 3, SECTION C (AMD) (10/1/17)* - located at 2801 Sandersville Road. (Council District 12) **(Hall-Harmon Engineers, Inc.)**

Note: The purpose of this amendment is to create 19 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. 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. Clarify area of amendment on vicinity map.
9. Increase font size for required notes, site statistics and certifications.

- d. PLN-MJSUB-17-00047: HILLENMEYER PROPERTY, WEST, UNIT 3, SECTION D (AMD) (10/1/17)* - located at 2801 Sandersville Road. (Council District 12) **(Hall-Harmon Engineers, Inc.)**

Note: The purpose of this amendment is to create 20 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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer
8. Denote: Lot 143 shall be developed in accordance with the approved final development plan.
9. Addition of listing of private utilities per the Land Subdivision Regulations.
10. Increase font size for the required notes, site statistics and certifications.

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- e. PLN-MJSUB-17-00048: THE GARDEN OF HARTLAND, UNIT 3 (AMD) (10/1/17)* - located at 5116 Ivybridge Drive.
(Council District 12) **(Wes Witt)**

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

The Subdivision Committee Recommended: **Postponement**. There are some questions regarding the ability to provide sanitary sewer service to a proposed new lot.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection area(s) and required street tree information.
 6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 8. Document release of Ashland Oil easement.
 9. Denote monument information, per Art. 6 of the Land Subdivision Regulations.
 10. Provided the Planning Commission grants a waiver of the required lot frontage.
 11. Discuss provision of sanitary sewer service to Lots 5116 and 5121.
 12. Discuss engineer's certification.
 13. Discuss Urban County Engineers certification.
 14. Discuss the need for Improvement Plan(s).
- f. PLN-MJSUB-17-00049: THE TOWNHOMES AT JEFFERSON STREET (WEST JEFFERSON PLACE LOT 2 AND PRESTON SUBDIVISION LOTS 19 AND 20) (AMD) (10/1/17)* - located at 500 and 508 Maryland Avenue.
(Council District 2) **(Endris Engineering)**

Note: The purpose of this amendment is to subdivide two lots into 17 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. Denote: This property shall be developed in accordance with the approved final development plan.
 8. Denote conditional zoning restrictions.
 9. Denote number of street trees per lot on Maryland Avenue.
 10. Denote required open space per lot per R-1T zone requirements.
 11. Addition of access easement maintenance note on plan, per the Land Subdivision Regulations.
 12. Clearly delineate reciprocal parking and access easement on Lots 20-R and 20-S.
 13. Denote 10' rear yard setback on lots per Planning Commission action on December 17, 2015.
 14. Complete tree canopy information.
 15. Addition of north arrow on plan.
 16. Resolve front yards proposed from Maryland Avenue or document approved variance.
- g. PLN-MJSUB-16-00004: LEXMARK INTERNATIONAL, INC. (10/17/17)* - located at 740 W. New Circle Road.
(Council District 1) **(EA Partners)**

Note: The Planning Commission originally approved this plan on August 11, 2016, 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).
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

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11. Dimension known width of all easements.
12. Denote required building lines on plat, per Article 6-4(c).
13. Denote 25' floodplain building setback.
14. Denote control monument information per Article 6 requirements.
15. Denote adjacent property information per Article 5-4(d)(l).
16. Addition of any tree protection areas, per development plan.
17. Clarify access to New Circle Road and Newtown Pike to include the access easement.
18. Approval of the Royal Spring Aquifer Committee prior to certification.

Note: Planning Commission approval will expire on August 11th. The applicant now requests a one-year extension of the Commission's previous approval.

The Subdivision Committee Recommended: **Approval of a one-year extension**, subject to the original conditions previously approved by the Planning Commission on August 11, 2016.

- h. PLN-MJSUB-17-00051 (AKA: PLAN 2003-9P): SEBASTIAN PROPERTY, UNIT 2, SEC. 2 & UNIT 3 (10/31/17)* - located off Leestown Road. (Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on February 13, 2003, and granted a one-year extension on February 12, 2004, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace Planner's approval of the treatment of greenways/bike trails.
6. Environmental Planner's approval of treatment of possible sinkhole areas.
7. Correct note No. 8.
8. Revise Lot 202 to meet minimum lot requirements for R-1D zone.
9. Resolve treatment of detention basins prior to plan certification.

Note: On September 13, 2012, the Planning Commission reapproved this plan, subject to the original conditions approved on February 12, 2004, revising the following conditions:

3. Building Inspection's approval of landscaping ~~and required street tree information~~.
4. Urban Forester's approval of tree preservation plan ~~and required street tree information~~.

This plan was certified on August 31, 2004, but its approval has since expired. The applicant now requests a one-year extension of the plan.

The Staff Recommends: **Approval of a one-year extension**, subject to the approved on September 13, 2012, adding the following condition:

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

2. **DEVELOPMENT PLANS**

- a. PLN-MJDP-17-00042: RML-CITATION (HILLENMEYER INTEREST, LTD.) (8/10/17)* - 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; June 22, 2017 and July 27, 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.

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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.

b. 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: The Planning Commission postponed this item at their July 13, 2017, meeting. 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:

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.

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

Note: The Planning Commission postponed this item at their July 13, 2017, meeting.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Denote purpose of amendment.
13. Clarify (and label) tree protection area(s) on plan.
14. Provided the Planning Commission grants a waiver to Article 6-8(b) and 6-8(f) of the Land Subdivision Regulations.

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

- d. 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 Planning Commission postponed this item at their July 13, 2017, meeting. The purpose of this amendment is to replace 53 townhomes with apartments, and to develop a new subdivision.

The Subdivision Committee Recommends: **Postponement**, due to the remaining discussion items.

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. Revise "existing tree canopy" information to include conditional zoning buffer areas, and cross-hatch those areas.
 13. Denote H.O.A. maintenance of clubhouse area and "view to water" lot proposed (Lot 164).
 14. Label proposed stormwater basin locations on plan (per Art. 21-6(a)(9) of the Zoning Ordinance).
 15. Denote BOA approval of conditional use permit for clubhouse/private club.
 16. Discuss timing and legal structure of providing access to Squires Road for single family homes.
 17. Discuss timing of creation of 20-acre school site.
- e. PLN-MJDP-17-00066: ALL ABOUT KIDS DAYCARE (10/1/17)* - located at 3280 Clays Mill Road. **(McGill, Smith & Punshon, Inc.)**
(Council District 9)

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 9. Division of Waste Management's approval of refuse collection locations.
 10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 11. Correct orientation of "one-way" label in parking lot.
- f. PLN-MJDP-17-00067: WAGON WHEEL UNIT 3 (CHARTER RIDGE) (RIDGE BEHAVIORAL HEALTH SYSTEM) (AMD) (10/1/17)* - located at 3050 Rio Dosa Drive. (Council District 7) **(The Drafting Board, Inc.)**

Note: The purpose of this amendment is to add buildable floor area to a site maintenance structure.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the area of amendment not meeting the requirements of Article 21 of the Zoning Ordinance, and missing information.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
6. Division of Waste Management's approval of refuse collection locations.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Correct development plan type to reflect an "amendment" and identify the "area of amendment" on this site.

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9. Addition of written and graphic scale.
10. Addition of record plat designation for amended property (Cab. D, SI 291) and adjacent property.
11. Clarify contour intervals (at 2') in area of amendment.
12. Dimension access, driveways and parking in area of amendment.
13. Dimension all walkways in the area of amendment.
14. Denote location of construction access on plan.
15. Improve legibility of street cross-section information.
16. Denote height of building in feet on plan, in the area of amendment.
17. Identify any proposed and existing easements on plan.
18. Remove note for "addition existing items..."
19. Addition of street frontage in site statistics for Man o' War Boulevard, Rio Dosa Drive and Locust Hill Drive.
20. Addition of north arrow.

- g. PLN-MJDP-17-00069: HOPE CENTER PROPERTY (PALUMBO PROPERTY, LOT 1) (AMD) (10/1/17)* - located at 298 W. Loudon Avenue. (Council District 1) **(Palmer Engineering)**

Note: The purpose of this amendment is the addition of a rehabilitation home.

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 review by the Royal Springs Aquifer Committee prior to certification.
11. Denote existing conditional zoning restrictions and Planning Commission approval of conditional use (MARC 2005-46).
12. Provided the BOA approves the expansion of the conditional use.

- h. PLN-MJDP-17-00070: ZANDALE SHOPPING CENTER & GREENLEAF MOTOR LODGE PROPERTIES (AMD) (10/1/17)* - located at 2280 Nicholasville Road. (Council District 4) **(Brandstetter Carrol)**

Note: The purpose of this amendment is to remove the note restricting the drive-through lane for a fast food restaurant and to relocate the dumpster and drive-through lane.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the public safety benefit of moving the approved location of the proposed drive-through lane along Zandale Drive.

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. Identify boundaries of property with bold, solid lines and adjacent property with dashed lines.
9. Clarify area of amendment on vicinity map.
10. Labeled height of contours on plan.
11. Dimension access points, sidewalks and drive aisles on plan.
12. Dimension all buildings on plan.
13. Denote height of building in feet on plan.
14. Addition of street frontage in site statistics for Zandale Drive, Nicholasville Road and Lowry Lane.
15. Addition of record plat designation.
16. Discuss proposed drive-through use and location near access point to Lowry Lane.
17. Discuss proposed dumpster location next to transformer and utility easement.
18. Discuss outside patio area and any proposed seating.
19. Discuss additions to internal pedestrian system.
20. Discuss proposed use in tenant space.
21. Discuss vehicular stacking area for proposed drive-through.

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- i. PLN-MJDP-17-00071: FEARS PROPERTY, UNIT 2, LOTS 2 & 3 (AMD) (10/1/17)* - located at 3600 Brookewind Way. (Council District 7) **(EA Partners)**

Note: The purpose of this amendment is to add a 20'x40' storage building.

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 topography contours numbers and intervals.
12. Denote height of building in feet on plan.
13. Denote width of sidewalks on plan.
14. Dimension pool area and tennis court on plan.
15. Denote typical parking spaces.

- j. PLN-MJDP-17-00072: MASTERSON STATION CENTER (CITATION VILLAGE) (AMD) (10/1/17)* - located at 2601 Leestown Road. (Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to revise the layout of outlots 1, 2 & 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. 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 height of building in feet on plan.
10. Denote height of canopy in feet on plan.
11. Clarify rectangle area west of canopy on Outlot 2.
12. Clarify purpose of amendment note.
13. Dimension patio on Outlot 1.
14. Discuss circulation on west side of building on Outlot 2.
15. Discuss Outlot 1 access geometry to Abigale Way.
16. Discuss internal pedestrian system and lack thereof.
17. Discuss Outlot 2 access to Abigail Way.

- k. PLN-MJDP-17-00073: LIBERTY HEIGHTS SUBDIVISION, BLOCK A (A PORTION OF LOTS 1, 2 & 3 AND ALL OF LOT 4) (CATLETT, HAMPTON, GRIFFITH PROPERTIES, INC.) (10/1/17)* - located at 780 Winchester Road. (Council District 5) **(EA Partners)**

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. 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.

* - 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. Correct plan title.
12. Dimension typical parking spaces and drive aisles.
13. Denote height of building and building addition in feet on plan.
14. Clarify contour line numbering & information (including intervals).
15. Revise off-street parking areas to comply with Article 18-2(c) of the Zoning Ordinance or denote landscape variance approved by the Board of Adjustment, on plan.
16. Addition of Tree Canopy information on plan, or denote Planning Commission approval of a waiver, under Article 26 requirements.
17. Resolve whether or not this development can satisfy all the Adaptive Re-use Project requirements.
18. Resolve location and type of public art display on the property.
19. Provided the Planning Commission makes a finding the plan meets the criteria for an Adaptive Re-use Project.

- l. PLN-MJDP-17-00074: JAMES PROPERTY, LOT 3 (AMD) (10/1/17)* - located at 3024 Blake James Drive.
(Council District 7) **(Carman and Associates)**

Note: The purpose of this amendment is to designate Lot 3 as a Flex-Space Project.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
6. Division of Waste Management's approval of refuse collection locations.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Correct owner's signature line to reflect Lot 3, not Lot 2.
9. Provided the Planning Commission approves the necessary finding for a Flex-Space Project.

- m. PLN-MJDP-17-00078: TURNER PROPERTY 2, LLC (AMTECK UNIVERSITY) (10/1/17)* - located at 1387 E New Circle Road. (Council District 7) **(Banks Engineers)**

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 height of building in feet on plan.
11. Denote floor area ratio and lot coverage, per the requirements of Article 21 of the Zoning Ordinance.
12. Delete zoning requirements for I-1.
13. Certification of minor easement and consolidation plan prior to development plan certification.

- n. PLN-MJDP-17-00079: BLUEGRASS EXECUTIVE PARK, UNIT 1-B, BLK F, LOT 4B (RAINMAKER HOSPITALITY OFFICE BUILDING) (AMD) (10/1/17)* - located at 2196 Thunderstick Drive.
(Council District 6) **(MLH Civil Engineers)**

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.

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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. Addition of all missing information from previous development plan (DP 2006-83), including other structures and adjacent property (2220 & 2240 Executive Drive).

- o. PLN-MJDP-16-00003: LEXMARK INTERNATIONAL, INC. (10/17/17)* - located at 740 W. New Circle Road.
(Council District 1) **(EA Partners)**

Note: The Planning Commission originally approved this plan on August 11, 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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Denote width of all easements.
13. Addition of floor area, lot coverage, and building height, per Article 21 requirements.
14. Denote use of existing building and clarify utility sub-station owner/user.
15. Denote "1.6 acres landscape material" location(s) on plan, as part of the Tree Protection Plan.
16. Denote the Royal Spring Aquifer Committee approval prior to plan certification.
17. Denote: There shall be no permits issued for the proposed parking in the A-U zone until such time as a zone change is approved.
18. Denote that any future redevelopment of this property shall be reviewed for compliance with the recommendations in the Winburn Small Area Plan.
19. Resolve parking and vehicular use areas from the "Permanent Legacy Trail Easement" areas, prior to certification.

Note: Planning Commission approval will expire on August 11th. The applicant now requests a one-year extension of the Commission's previous approval.

The Subdivision Committee Recommended: Approval of a one-year extension, subject to the original condition previously approved by the Planning Commission on August 11, 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. **INITIATION OF A SUBDIVISION REGULATION AMENDMENT FOR FINAL RECORD PLATS** – The staff will request that the Planning Commission initiate an amendment to Articles 4 and 5 of the Land Subdivision Regulations to revise the approval procedures for Final Record Plats.

- 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**

Zoning Items Public Hearing, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	August 24, 2017
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	August 30, 2017
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	August 31, 2017
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 7, 2017
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	September 7, 2017
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	September 14, 2017

- X. **ADJOURNMENT**

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