

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

September 14, 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 August 10, 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, September 7, 2017 at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Carolyn Plumlee, Will Berkley and Headley Bell. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Cheryl Gallt; Denice Bullock; Chris Bronczyk; Captain Greg Lengal and Joshua Thiel, Division of Fire & Emergency Services; Andrea Brown, Department of Law. The Committee made recommendations on plans as noted.

General Notes

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

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

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

Criteria:

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

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

The procedure for these hearings is as follows:

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

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

1. **FINAL SUBDIVISION PLANS**

- a. PLN-MJSUB-17-00045: 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 Planning Commission postponed this item at their August 10, 2017, meeting. 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.

* - 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. 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.

- b. 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 Planning Commission postponed this item at their August 10, 2017, meeting. 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 Article 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).

- c. 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 Planning Commission postponed this item at their August 10, 2017, meeting. 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.

- d. PLN-MJSUB-17-00050: GREER-HANCOCK FARM, LLC (11/1/17)* - located at 2100 Muir Station Road.
(Council District 12) **(Foster-Roland)**

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

* - 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. Addressing Office's approval of street names and addresses.
3. Department of Environmental Quality's approval of environmentally sensitive areas.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Correct surveyor's certification.
6. Correct spelling in Health Department note.
7. Denote: Access to this property is provided by an access easement located in Bourbon County.
8. Denote: This plat approved by the Planning Commission, per the requirements of KRS.100.292
9. Provided the Planning Commission grants a waiver to Article 6-6(a) of the Land Subdivision Regulations.
10. Provided the Planning Commission grants a waiver to Article 6-4(c) of the Land Subdivision Regulations.

- e. PLN-MJSUB-17-00052: NEWMARKET PROPERTY, UNIT 6-C (11/1/17)* - located at 1263 Angus Trail.
(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, access and on-street parking restrictions.
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 length of street and area of right-of-way in site statistics.
8. Denote: Exactions to the approval of the Division of Planning.

- f. PLN-MJSUB-17-00053: L.P. WITT - BUSINESS SUBDIVISION (VISUMATIC) (AMD) (11/1/17)* - located at 856 and 860 Porter Place. (Council District 11) **(G.B. Stacy Land Surveying)**

Note: The purpose of this amendment is to delete the building setback.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Addressing Office's approval of street names and addresses.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Addition of survey monuments, per Article 6 of the Land Subdivision Regulations.
6. Complete property owner's information on the adjacent property with deed book and page.
7. Correct owner's certification.
8. Clarify area of amendment and identify all lots on plan.
9. Delete existing 40' building line.
10. Correct owner's certification and Urban County Engineer certification.
11. Resolve width of KU easement on property and new building line setback proposed.

- g. PLN-MJSUB-17-0061 (AKA PLAN 2006-220F: GESS PROPERTY, UNIT 2-E (CHILESBURG) (12/5/17)* – located off Hays Boulevard. (Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 12, 2006. Section 1 of this plan was recorded on October 11, 2007, and Section 2 was reapproved on August 12, 2010 and granted a one-year extension on August 11, 2011, 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. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree preservation areas.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Complete exaction information to the approval of the Division of Planning.
8. Greenspace Planner's approval of the treatment of greenways, bike trails and pedestrian movement.
9. Correct and label access cross-sections.
10. Clarify the connections of greenspace area.

Note: The applicant is requesting a reapproval of Section 2.

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

The Staff Recommends **Reapproval**, subject to the conditions approved on August 11, 2011.

- h. PLAN 2016-67F: LEXMARK INTERNATIONAL, INC. (FKA IBM) SECTION 2 (12/5/17)* - located at 361 W. Loudon Avenue. (Council District 1) **(Vision Engineering)**

Note: The purpose of this amendment is to create one additional lot in this development, and to move Lots 9 & 10 to Section 1 of this development. 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.
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. Correct Urban County Engineer's certification.
11. Recordation for Section 1 shall occur prior to certification and recordation of this plan.
12. Addition of 20' building lines on Lot 2, and relocate its lot frontage along unimproved Freight Blvd.

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

The Staff Recommends **Reapproval**, subject to the conditions approved on July 14, 2016.

- i. PLAN 2016-69F: WYNNDAL SUBDIVISION, LOT 2 (AMD) (12/5/17)* - located at 1580 Higbee Mill Road. (Council District 9) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide one lot into two lots. The Planning Commission originally approved this plan on July 14, 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) 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. Denote: This property shall be developed in accordance with the approved final development plan.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Correct engineer's/surveyor's certification.
13. Correct Planning Commission's certification.
14. Correct Urban County Engineer's certification.
15. Resolve timing of Higbee Mill Road improvements and possible waiver.

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

The Staff Recommends **Reapproval**, subject to the conditions approved on July 14, 2016.

2. DEVELOPMENT PLANS

- a. PLN-MJDP-17-00058: HENRY CLAY SUBDIVISION (DOLLY LAND CO. LLC) (ADAPTIVE REUSE PROJECT) (9/14/17)* - located at 1400 Delaware Avenue. (Council District 5) **(MLH Civil Engineers)**

Note: The Planning Commission postponed this item at their July 13, 2017 and August 10, 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:

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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 aisles 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.

- b. PLN-MJDP-17-00061: THE PENINSULA & SQUIRES APARTMENTS (AMD) (9/14/17)* - 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 and August 10, 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 Article 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.
- c. 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 Planning Commission postponed this item at their August 10, 2017, meeting. The purpose of this amendment is to add buildable floor area to a site maintenance structure.

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.

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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. Addition of written and graphic scale (i.e. 1" = 20', 1" = 40' or 60').
9. Correct note regarding record plat designation.
10. Clarify contour intervals (at 2') in area of amendment.
11. Dimension width for all walkways in the area of amendment.
12. Denote location of street cross-section information on the plan face.
13. Identify any existing easements on plan.
14. Correct note #6.
15. Delete note #8.

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

Note: The Planning Commission postponed this item at their August 10, 2017, meeting. 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.

- e. 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: The Planning Commission postponed this item at their August 10, 2017, meeting. 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.

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9. Division of Waste Management's approval of refuse collection locations.
 10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 11. Correct plan title.
 12. 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.
- f. PLN-MJDP-17-00085: MICHAEL GENTRY PROPERTY, LOT 2 (11/1/17)* - located at 3270 Richmond Road.
(Council District 7) **(Midwest Engineering, Inc.)**

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

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. 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. Addition of graphic scale on plan.
 10. Increase font size of bearings and distances of boundary.
- g. PLN-MJDP-17-00087: HAMBURG PLACE FARM (TUSCANY, UNIT 1, LOT 169) (YMCA PAVILION) (AMD)
(11/1/17)* - located at 2681 Old Rosebud Road. (Council District 6) **(Brandstetter Carroll, Inc.)**

Note: The purpose of this amendment is to incorporate the outdoor athletic facility into a development 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.
 12. Addition of record plan name on adjacent property.
 13. Addition of elevation on topography lines.
 14. Addition of conditional zoning restrictions on plan.
 15. Clarify tree protection acreage.
 16. Clarify pavilion square footage.
 17. Clarify note regarding the Board of Adjustment approval prior to plan certification.
- h. PLN-MJDP-17-00088: STEPHENS & WINSLOW SUBDIVISION (THE HUB AT LEXINGTON I) (11/1/17)* - located at
500 & 519 S. Upper Street. (Council District 3) **(Carman)**

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.

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4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Complete dimensions for loading dock, trash area and M.E.P
11. Provided the Planning Commission adopts the required context study as part of its approval of the development plan.
12. Denote: Board of Adjustment's approval of parking variance prior to plan certification.
13. Denote context study neighborhood integration design features, per Article 8-16(o)(3) in the required study.
14. Discuss stormwater management and water quality.

- i. PLN-MJDP-17-00091: CHEROKEE PARK SUBDIVISION, LOT 2 (OFFICES FOR DR. JOHN W. GILBERT) (AMD) (11/1/17)* - located at 1721 Nicholasville Road. (Council District 3) (Vision Engineering)

Note: The purpose of this amendment is to reduce the building footprint and add a drive-through.

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. 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.

- j. PLN-MJDP-17-00019: MAPLELEAF SUBDIVISION, LOT 10 (THRIVE CHURCH) (AMD) (11/28/17)* - located at 3162 Mapleleaf Drive. (Council District 7) (Brandstetter Carroll, Inc.)

Note: The purpose of this amendment is to revise the building footprint, vehicular circulation and parking provided for Lot 10 and the overall site statistics. The Planning Commission originally approved this plan on April 13, 2017, 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. Correct type of plan to "Major" in title block.
11. Clarify area of amendment on vicinity map.
12. Addition of contour lines on area of amendment.
13. Dimension walkways on plan.
14. Denote construction access point on plan.
15. Denote height of building in feet on plan.
16. Update flood insurance rate map reference.
17. Addition of arrows identifying traffic flow at entrance to Mapleleaf Drive.
18. Clarify area labeled "8" on south side of building.
19. Improve plan legibility (notes and metes & bounds description).
20. Denote the use of Lot 10 (church, retail & restaurants), including area for outdoor seating and required parking generator, accordingly.

Note: The applicant now requests a continued discussion of this final development plan to increase the total square footage on Lot 10 and to add a second floor to the building.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.

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

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. Delete "minor" from purpose of amendment.
11. Denote area of second floor on building on Lot 10.
12. Improve plan legibility and include information from certified DP 2016-63.

- k. DP 2015-6: RICHARDSON PROPERTY (AMD) (12/5/17)* - located at 150 & 300 Chilesburg Road.
(Council District 7) **(John Hill)**

Note: This property requires the posting of a sign and an affidavit of such. The purpose of this amendment is to remove 10 townhomes, to add 26 condominium units, and to add two 6-car parking garages. The Planning Commission approved this item at their February 26, 2015, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Addition of record plat designation in title block.
10. Rotate vicinity map to match orientation of plan.
11. Denote height of building in feet.
12. Addition of building square footage in site statistics.
13. Complete exaction information to the approval of the Division of Planning prior to plan certification.
14. Correct purpose of amendment note to delete statement #4.

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

The Staff Recommends **Reapproval**, subject to the conditions approved on February 26, 2015.

- l. DP 2016-39: WYNNDALE SUBDIVISION (12/5/17)* - located at 1580 Higbee Mill Road.
(Council District 9) **(Vision Engineering)**

Note: The purpose of this amendment is to depict a townhouse development with the required parking on the subject property. The Planning Commission approved this item at their May 12, 2016, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping, landscape buffers and required arterial screening.
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 difference between 20' access easement along east property line and correct base roadway information on plan prior to certification.
12. Denote reference to Article 19 to the approval of Water Quality.
13. Provide full half-section improvements to Higbee Mill Road along entire frontage (per Article 6-8(p) of the Land Subdivision Regulations), unless a waiver is approved by the Planning Commission.
14. Denote maintenance responsibility for common areas and access easement, per the Land Subdivision Regulations.
15. Denote details of proposed landscaping next to R-1C properties.
16. Denote: A LOMR shall be approved prior to the issuance of a building permit for the townhomes.

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

17. Addition of 10' building line on all townhouse lots.

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

The Staff Recommends Reapproval, subject to the conditions approved on May 12, 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. **RESOLUTION FOR FORMER PLANNING COMMISSION MEMBER** - At this time, the Commission and the staff would like to express their sincere appreciation to Mr. Joseph Smith for his dedication and service to the Planning Commission and the citizens of Lexington-Fayette County.

- 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**

Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	September 21, 2017
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 27, 2017
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	September 28, 2017
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 5, 2017
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	October 5, 2017
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	October 12, 2017

X. **ADJOURNMENT**