

**MINUTES
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

January 11, 2018

- I. **CALL TO ORDER** - The meeting was called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.

Planning Commission members present – Bill Wilson; Will Berkley; Patrick Brewer; Larry Forester; Karen Mundy; Carolyn Plumlee; Mike Owens and Carolyn Richardson. Headley Bell, Mike Cravens and Frank Penn were absent.

Planning Staff members present – Jim Duncan; Traci Wade; Tom Martin; Cheryl Gallt and Denise Bullock. Other staff members in attendance were Vaughan Adkins, Division of Engineering; Casey Kaucher, Division of Traffic Engineering; Captain Greg Lengal & Captain Joshua Thiel, Division of Fire & Emergency Services; and Tracy Jones, Department of Law.

- II. **APPROVAL OF MINUTES** – The approval of the November 30, 2017, minutes were not considered at this time. No action taken.

- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal were considered at this time.

- a. PLN-MJDP-17-00109: FULLER ET AL PROPERTY & MEADOWTHORPE COMMERCIAL BUSINESS CTR, LOT 3 (AMD) (02/04/2018)*- located at 1315 W. MAIN ST, LEXINGTON, KY. (Council District 2)
Project Contact: Abbie Jones Consulting

Note: The Planning Commission postponed this item at their December 14, 2017, meeting. The purpose of this amendment is to construct a gymnasium/indoor recreation facility.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the proposed new use on the property per the Division of Traffic Engineering and the Division of Fire, Water Control Office.

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. Landscape Examiner'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 final record plat information for property.
11. Denote adjoining property information.
12. Denote purpose of amendment note.
13. Denote reciprocal parking and access.
14. Resolve difference in new access easement as shown from the approved final development plan.
15. Discuss known stormwater problem and impact of proposed development.

Staff Comments – Mr. Martin said that the staff had received an email correspondence from the applicant's representative, requesting a one-month postponement.

Citizen Comments - There were no audience members present to speak to this request.

Action - A motion was made by Ms. Mundy, seconded by Ms. Richardson and carried 8-0 (Bell, Cravens and Penn was absent) to postpone **PLN-MJDP-17-00109: FULLER ET AL PROPERTY & MEADOWTHORPE COMMERCIAL BUSINESS CTR, LOT 3 (AMD)** to the February 8, 2018, meeting.

- b. PLN-MJDP-17-00117: CHARLOTTE PRICE ESTATE, LOTS 61 & 62 (ADAPTIVE REUSE PROJECT) (2/18/18)* - located at 744 BELLAIRE AVENUE. (Council District 1)
Project Contact: Vision Engineering

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.

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

6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Provided the Planning Commission makes a finding the plan complies with Article 8-21(o)4 of the Zoning Ordinance.
13. Denote review by the Royal Springs Aquifer Committee prior to certification.
14. Denote location of public art.
15. Denote Board of Adjustment's approval prior to certification.
16. Resolve the need for supplemental landscaping adjacent to railroad.

Representation present – Matt Carter, Vision Engineering, requested a two-week postponement in order to post the required sign for this Adaptive Reuse Project.

Staff Comments - Mr. Martin indicated that the sign must be posted a minimum of 14-days prior to the public meeting.

After consulting with his client, Mr. Carter requested a one-month postponement.

Citizen Comments - There were no audience members present to speak to this request.

Action - A motion was made by Ms. Plumlee, seconded by Ms. Mundy and carried 8-0 (Bell, Cravens and Penn was absent) to postpone **PLN-MJDP-17-00117: CHARLOTTE PRICE ESTATE, LOTS 61 & 62 (ADAPTIVE REUSE PROJECT)** to the February 8, 2018, meeting.

- c. PLN-MJDP-17-00114: LEXINGTON INDUSTRIAL FOUNDATION (BAUMANN PAPER COMPANY) (02/04/2018)*- located at 1601 BAUMANN DR, LEXINGTON, KY. (Council District 2)
Project Contact: Gabbert Consulting Co., LLC

Note: The Planning Commission postponed this item at their December 14, 2017, meeting. At the request of the applicant, the Subdivision Committee recommended postponement of this item at their December 7, 2017 and January 4, 2018, meetings.

The Technical Committee and Staff Recommended: Postponement. There were some questions regarding the plan's compliance with Article 21 of the Zoning Ordinance and parking per Article 8-22.

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. Landscape Examiner'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. Addition of written scale.
11. Correct plan title.
12. Name, address and phone number of plan preparer.
13. Identify boundary of property as solid dark lines with bearings and distances.
14. Denote deed book and page or record plat of property in plan title.
15. Denote topography contours at 2-foot intervals.
16. Denote access for construction vehicles.
17. Addition of street cross-section.
18. Denote height of building in feet on plan.
19. Denote floor area for each building in site statistics, lot coverage & FAR per Article 21 requirements.
20. Dimension all buildings.
21. Improve clarity of vicinity map.
22. Denote use of existing building.
23. Document compliance with Article 21-7(b)(3) of the Zoning Ordinance (copies of post-certification).
24. Delete note #1.
25. Denote as Final Development Plan.

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

Staff Comments – Mr. Martin said that the staff had received an email correspondence from the applicant's representative, requesting a one-month postponement.

Citizen Comments - There were no audience members present to speak to this request.

Action - A motion was made by Ms. Mundy, seconded by Ms. Plumlee and carried 8-0 (Bell, Cravens and Penn was absent) to postpone **PLN-MJDP-17-00114: LEXINGTON INDUSTRIAL FOUNDATION (BAUMANN PAPER COMPANY)** to the February 8, 2018, meeting.

IV. LAND SUBDIVISION ITEMS - The Subdivision Committee met on Thursday, January 4, 2018, at 8:30 a.m. The meeting was attended by Commission members: Carolyn Plumlee, Mike Owens, 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: Jim Duncan; Traci Wade; Tom Martin; Cheryl Gallt; Denice Bullock; Captain Greg Lengal & Lieutenant Joshua Thiel, Division of Fire & Emergency Services; 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. CONSENT AGENDA – 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 is in agreement with the Subdivision Committee recommendation and the 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.

Requests can be made to remove items from the Consent Agenda:

- (1) due to prior postponements and withdrawals,
- (2) from the Planning Commission,
- (3) from the audience, and
- (4) from Petitioners and their representatives.

Ms. Wade announced the following agenda items appearing on the Consent Agenda:

- a. **PLN-MJSUB-17-00074: SEBASTIAN PROPERTY, UNIT 2-D (AMD) (2/18/18)*** – located at 2944 TRAILWOOD LANE.
(Council District 2)
Project Contact: EA Partners

Note: The purpose of this amendment is to create 10 buildable lots and one HOA lot.

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. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s) and required street tree information.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Addition of adjacent property information.
9. Addition of access easement to trail, per as-built.

- b. **PLN-MJSUB-17-00075: SEBASTIAN PROPERTY, UNIT 2-E (AMD) (2/18/18)*** – located at 2944 TRAILWOOD LANE.
(Council District 2)
Project Contact: EA Partners

Note: The purpose of this amendment is to create 11 buildable lots and one HOA lot.

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. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s) and required street tree information.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.

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

6. Greenspace Planner's approval of the treatment of greenways and greenspace.
 7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 8. Addition of adjacent property information.
 9. Addition of access easement to trail, per as-built.
 10. Resolve dumpster and easement conflict, per DP 2015-70.
- c. PLN-MJSUB-17-00076: GOLD CIRCLE DEPARTMENT STORE, LOT 1 (LOT 1-B) (AMD) (2/18/18)* – located at 131 W. REYNOLDS ROAD. (Council District 9)
Project Contact: 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, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection area(s).
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 8. Denote: This property shall be developed in accordance with the approved final development plan.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. Addition of access easement note per Article 5-4(h)(1) of the Land Subdivision Regulation.
 11. Denote no access to W. Reynolds Road from Lot 1-B.
- d. PLAN 2013-122F: SOUTHEND PARK, UNIT 1, SECTION 1 (3/19/18)* - located in the 700 & 800 BLOCKS OF DE ROODE STREET. (Council District 3)
Project Contact: Hall-Harmon & LFUCG Engineering

Note: The Planning Commission approved this plan at their November 14, 2013 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.
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: Lots 1-4 shall be developed in accordance with the approved Final Development Plan.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Complete owners' certification information per the Land Subdivision Regulations.
11. Provided the Planning Commission grants a waiver to Articles 4-7(d)(1) and 4-7(d)(9) of the Land Subdivision Regulations.
12. Review by Technical Committee prior to plan certification.

Note: The Planning Commission approved a one-year extension on October 9, 2014, subject to the original conditions 1-7 & 9, noting the prior approval of the waiver by the Commission. On March 13, 2014, the Commission also approved the requested waivers to the Land Subdivision Regulations, for these reasons:

1. Not granting the waivers would constitute an exceptional hardship for the applicant by impeding the development of the affordable housing component of the project.
2. Granting the waivers will not negatively impact public health and safety, as the completion of the public improvements will be completed; and warranties on the improvements will be provided by the standard contractual procedures utilized and required by the applicant.
3. Granting the waivers complies with 1-5(c) of the Land Subdivision Regulations that encourages waivers that facilitate infill and redevelopment projects.

Note: A Section of this plat (for lots 1-4) was recorded on March 17, 2014. The Planning Commission granted a one-year extension to the unrecorded portions of this plan on October 8, 2015. The LFUCG Division of Engineering now requests another one-year extension of the prior approval for the unrecorded Section of this plat.

The staff recommends that the Commission re-approve the unrecorded section of this plat, noting the previously approved Waivers to the Land Subdivision Regulations granted by the Commission.

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

The Subdivision Committee Recommended: **Reapproval for the unrecorded Section of this plat**, subject to the original conditions 1-7, changing condition #3 to read: "~~Building Inspection's~~ Landscape Examiner's approval of landscaping and landscape buffers", & condition 9, and noting the prior approval of the waiver by the Commission.

- e. PLN-MJDP-17-00118: LITTLE & POWELL PROPERTY (2/18/18)* – located at 757 NEWTOWN PIKE.
(Council District 1)
Project Contact: MLH Civil 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. Landscape Examiner'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.

- f. PLN-MJDP-17-00119: CANDIA CORPORATION (TIME TO SHINE CAR WASH) (2/18/18)* – located at 1250 S. BROADWAY. (Council District 3)
Project Contact: Thoroughbred Engineering

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner'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. Addition of access easement cross-sections.
12. Denote location of street cross-sections.
13. Identify adjacent property with dashed lines.
14. Resolve status of access easement to Legion Drive.
15. Denote landscape buffer to be a minimum of 5' around boundary of property.
16. Resolve extent of canopy over by-pass/exit to vacuum and parking area.

- g. PLN-MJDP-17-00120: GOLD CIRCLE (TARGET-NICHOLASVILLE & REYNOLDS) (OUTLOT, LOT 1-B) (AMD) (2/18/18)* – located at 131 W. REYNOLDS ROAD. (Council District 9)
Project Contact: The Roberts Group

Note: The purpose of this amendment is to denote the development of Lot 1B.

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. Landscape Examiner'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. Document compliance with Article 18 VUA requirements of the Zoning Ordinance prior to certification.
11. Denote final record plat information for adjoining property.
12. Addition of tree protection plan for Lots 1-A & 1-B.

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

13. Delete construction/contractors information notes.
- h. PLN-MJDP-16-00050: STONEWALL SHOPPING CENTER (AMD) (3/19/18)* - located at 3197 CLAYS MILL ROAD.
(Council District 9)
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict new development of a convenience store and parking. The Planning Commission approved this item at their December 8, 2016, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. 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. Addition of tree protection areas on plan, or/and clarify new street tree planting plants in "tree canopy statistics."

Note: The applicant now requests a reapproval for this plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the same conditions as previously required by the Commission, changing the following condition:

3. ~~Building Inspection's~~ Landscape Examiner's approval of landscaping and landscape buffers.

Ms. Wade indicated that the items identified on the Consent Agenda could be considered for conditional approval at this time by the Commission, as has been recommended, unless there was a request for an item to be removed from consideration by a member of the Commission, or the audience, to allow an opportunity for its discussion. (A copy of the Consent Agenda is attached as an appendix to these minutes).

Audience members requesting full discussion: There were none.

Commission member requesting full discussion: There were none.

Action - A motion was made by Mr. Brewer, seconded by Ms. Plumlee, and carried 8-0 (Bell, Cravens and Penn was absent) to approve the items listed on the Consent Agenda, as recommended by the Subdivision Committee and staff.

- B. PERFORMANCE BONDS AND LETTERS OF CREDIT** – A motion was made by Mr. Owens, seconded by Mr. Forester, and carried 8-0 (Bell, Cravens and Penn absent) to approve the release and call of bonds as detailed in the memorandum dated January 11, 2018, from Barry Brock, Division of Engineering.
- C. 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. **DEVELOPMENT PLANS**

- a. PLN-MJDP-16-00037: HASH AND HOUNSHELL PROPERTY (3/19/18)* - located at 1411 GREENDALE ROAD.
(Council District 2)
Project Contact: Vision Engineering

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

Note: The Planning Commission approved this item at their December 8, 2016, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. 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 proposed and existing easements on plan.
13. Denote the Royal Springs Aquifer Committee's consideration and/or approval prior to certification.
14. Align Lucille Drive street connection to the north.
15. Resolve proposed parking area and 12' access easement for Units 17-20.
16. Document "office" uses near swimming pools will not exceed FAR limits, and account for their floor area in site statistics.
17. Provided the Planning Commission makes a finding for the access easement, per Article 6-8(m) of the Land Subdivision Regulations, or convert to private street for townhouse Units 17-20.

The Planning Commission also approved findings for the appropriateness of access easements, as sole access for certain lots, for the following reasons:

1. Allowing for four (4) townhouse lots to be accessed only via the existing access easement is appropriate for the proposed development and compliments the design and public street system proposed for the remainder of the development.
2. The property is subject to an approved final development plan, and the use of the access easement for Lots 17-20 will not negatively impact public health and safety. This would be consistent with the intent of the Land Subdivision Regulations.

Note: The applicant now requests a reapproval for this plan.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the alignment of Lucille Drive.

The Staff Recommended: **Reapproval**, subject to the same conditions as previously required by the Commission, noting the approval of the findings for the appropriateness of access easements, as sole access for certain lots; changing and adding the following conditions:

3. ~~Building Inspection's~~ Landscape Examiner's approval of landscaping and landscape buffers.
18. Discuss Lucille Drive alignment and stub street connection to the west.

Staff Presentation – Mr. Martin presented the staff's report on the final development plan, and noted that the Planning Commission approved this item at their December 8, 2016, meeting, subject to the conditions listed on the agenda. This item is being presented to the Commission due to the discussion items concerning the alignment of Lucille Drive and the stub street connection for Applecross Drive. He said that the staff was recommending reapproval, subject to the same conditions as previously required by the Commission, noting the approval of the findings for the appropriateness of access easements, as sole access for certain lots; and changing and adding the following conditions:

3. ~~Building Inspection's~~ Landscape Examiner's approval of landscaping and landscape buffers.
18. Discuss Lucille Drive alignment and stub street connection to the west.

Planning Commission Questions – Mr. Owens asked if the future street connections are off-site and who are the property owners adjacent to the Applecross Drive stub street. Mr. Martin replied affirmatively, and explained that Baker and Hayden have a partnership with certain properties, as well as individual properties. Mr. Owens asked if there had been any communications with the neighboring properties about the connection of Applecross Drive. Mr. Martin replied negatively.

Mr. Owens asked if the Planning Commission approved a zone change for the property further to the south (Spring Bay). Mr. Martin replied that the Commission did recommend conditional approval of the zoning development plan, but the signoffs for the plan are still pending. He indicated that they have informed the applicant's engineer, the staff does wish to discuss the alignment of the street system.

Representation – Matt Carter, Vision Engineering, indicated that they have no control over the land outside of their property boundary, but they do have the flexibility to make modifications to Lucille Drive and have Applecross Drive

stub made into an elbow. He indicated that the applicant was in agreement with the staff's recommendation, and requested reapproval.

Citizen Comments - There were no audience members present to speak to this request.

Staff Comment - Mr. Martin indicated that condition #18 could be changed to "resolve" rather than "discuss."

Traffic Engineering – Ms. Kaucher said that the staff prefers to keep Applecross Drive as it is (stub street) versus an elbow. She added that the staff wants to reach out to both property owners to discuss this issue. Mr. Carter said that they have no problem with keeping the stub street as it is, but if nothing is achieved between the two property owners then they want the option of placing the elbow at the end of Applecross Drive. Mr. Martin responded that the staff believes changing condition #18 to "resolve" would be appropriate to allow for those conversations to occur.

Action - A motion was made by Mr. Berkley, seconded by Mr. Richardson and carried 8-0 (Bell, Cravens and Penn was absent) to reapprove PLN-MJDP-16-00037: HASH AND HOUNSHELL PROPERTY, as recommended by the staff.

VI. COMMISSION ITEMS – There was none.

VII. STAFF ITEMS

A. WORK SESSION – Mr. Duncan reminded the Commission that the next Work Session is scheduled for Thursday, January 18th.

B. NEW STAFF MEMBER – Mr. Duncan introduced and welcomed Aliza Tourkow to the Division of Planning.

VIII. AUDIENCE ITEMS – There was none.

IX. NEXT MEETING DATES

Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	January 18, 2018
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	January 24, 2018
Zoning Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	January 25, 2018
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	February 1, 2018
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	February 1, 2018
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	February 8, 2018

X. ADJOURNMENT - There being no further business, the Chair adjourned the meeting at 2:04 PM.

William Wilson, Chair

Carolyn Plumlee, Secretary

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