

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

April 12, 2018

- 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 February 22, 2018 and March 8, 2018, 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, April 5, 2018, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee, Frank Penn, Mike Owens and Will Berkley. Committee members in attendance were: Hillard Newman, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Cheryl Gallt; Hal Baillie; Denice Bullock; Captain Greg Lengal & Captain 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 PLAN

- a. PLN-MJSUB-18-00010: MASJID BILAL IBNRABAH, INC. PROPERTY (6/3/18)* - located at 1545 RUSSELL CAVE ROAD, LEXINGTON, KY
Council District 1
Project Contact: 2020 Land Surveying

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) 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. Denote: This property shall be developed in accordance with the site plan as approved by the Board of Adjustment on September 30, 2011 (C-2011-56).
8. Dimension access easements.
9. Addition of required access easement note per the Land Subdivision Regulations.
10. Provided the Planning Commission grants a waiver to Article 6-4(c) of the Land Subdivision Regulations.
11. Provided the Planning Commission makes a finding on the proposed access easement per Article 6-8(m) of the Land Subdivision Regulations.
12. Discuss the need for a waiver of the sanitary sewer requirement.

2. PRELIMINARY SUBDIVISION PLAN

- a. PLN-MJSUB-18-00009: TED OSBORN & THOMAS WOOD PROPERTY, MILLPOND, UNIT 1-B, SEC 2A (6/3/18)* - located at 3900 BOSTON ROAD & 761-781 MILLRIDGE ROAD, LEXINGTON, KY
Council District 9
Project Contact: Abbie Jones Consulting

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
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 preservation plan 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote linear feet of street per Land Subdivision Regulations requirement.
11. Revise purpose of amendment note to delete release, relocate and dedication references.
12. Adjust Lot 12 frontage to 25' per the Zoning Ordinance.
13. Clarify 20' setback on all lots on cul-de-sac.
14. Delete side and rear setback lines.
15. Correct cul-de-sac to meet Land Subdivision Regulations.
16. Delete heavy dashed line on Lots 1 & 13 and street.
17. Resolve detention per approved plan (PLN-MJDP-17-00105).
18. Resolve driveway locations on Boston Road to the approval of the Division of Traffic Engineering.
19. Resolve landscaping per previous plan.
20. Discuss lot geometry proposed for Lot 12.
21. Discuss sewer waiver reference on Lots 4, 8, 11, 12 & 13.

3. DEVELOPMENT PLANS

- a. PLN-MJDP-17-00094: LEESTOWN V.A. HOUSING (4/12/18)* - located at 2250 LEESTOWN ROAD (A PORTION OF), LEXINGTON, KY
Council District 12
Project Contact: EA Partners

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. 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. Clarify ownership and maintenance of Opportunity Way.
12. Delete side yard and rear yard setback labels.
13. Addition of density of development in site statistics to determine open space requirement per Article 9 of the Zoning Ordinance.
14. Delete note #10.
15. Resolve improvements to Opportunity Way.
16. Resolve pedestrian access to school site.

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- b. PLN-MJDP-18-00006: HAMBURG PLACE B-5P & B-6P AREA HIGHWAY COMMERCIAL, LOT 9 (AMD) (6/3/18)* - located at 2344 ELKHORN ROAD, LEXINGTON, KY
Council District 6
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise Outlot 9, adding multi-tenant building with drive-through, parking and vehicle circulation.

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. Denote totals in site statistics for individual lots and outlots, and denote overall total for all lots and outlots for entire development plan.
- c. PLN-MJDP-18-00015: RICHARDSON PROPERTY (AMD) (6/3/18)* - located at 300 HANNAH TODD PLACE, LEXINGTON, KY
Council District 7
Project Contact: ECSI, LLC

Note: This development plan requires the posting of a sign, and an affidavit of such. The purpose of this amendment is to add 36 more condominium units.

The Subdivision Committee Recommended: **Postponement**. The applicant failed to post the required signage on the property within a minimum of 14-days prior to the public meeting.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 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 record plat designation.
 11. Clarify area of amendment on vicinity map.
 12. Denote access point for construction vehicles.
 13. Addition of exactions to the approval of Division of Planning.
 14. Clarify totals of units in site data for EAR-2 zone.
 15. Revise building height to meet a maximum of 35' in the EAR-2 zone.
- d. PLN-MJDP-18-00016: HAMBURG EAST, LOT 4 (THE POLO CLUB AT HAMBURG PLACE) (AMD) (6/3/18)* - located at 1825 LITTLE HERB WAY, LEXINGTON, KY
Council District 12
Project Contact: Vision Engineering

Note: This development plan requires the posting of a sign, and an affidavit of such. The purpose of this amendment is to add 6,060 square feet of buildable area.

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.

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4. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 5. Division of Waste Management's approval of refuse collection locations.
 6. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 7. Compete internal pedestrian system.
- e. PLN-MJSUB-18-00017: PAPPERT PROPERTY (AMD) (6/3/18)* - located at 2811 SPURR ROAD, LEXINGTON, KY
Council District 12
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the layout and add townhomes.

The Subdivision Committee Recommended: **Postponement**. The proposed plan does not meet the conditional zoning restrictions.

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. 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. Discuss spacing of local street from Spurr Road and the need for a waiver.
 13. Discuss access to the pump station.
 14. Discuss irregular shape of Lot 5.
 15. Discuss compliance with approved conditional zoning restrictions (MAR 2005-40).
- f. PLN-MJDP-18-00018: EAST SEVENTH STREET ADDITION (6/3/18)* - located at 661 MAGNOLIA AVENUE, LEXINGTON, KY
Council District 1
Project Contact: Element Design

The Subdivision Committee Recommended: **Postponement**. There are some questions regarding the proposed use(s), required parking and lack of required 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. 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. Remove extraneous architectural information from plan.
11. Denote FAR per Article 21 of the Zoning Ordinance.
12. Correct Note #6.
13. Addition of entire property to development plan.
14. Correct plan title.
15. Denote height of proposed building in feet.
16. Denote adjoining property zoning classification.
17. Addition of topographic information and source.
18. Addition of Planning Commission certification.
19. Addition of Owner's certification.
20. Denote owner/developer information.

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21. Addition of street cross-section.
22. Denote dumpster location.
23. Discuss proposed use(s) and required parking generator.
24. Discuss proposed use for remainder of property and access.

- g. PLN-MJDP-18-00019: MAN O' WAR DEVELOPMENT, UNIT 2-A (HOME 2) (AMD) (6/3/18)* - located at 1750 PLEASANT RIDGE DRIVE, LEXINGTON, KY
Council District 6
Project Contact: Bryant Engineering

Note: The purpose of this amendment is to show building and parking layout for "Hotel B".

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. Addition of purpose of amendment note.
10. Correct type of plan to "Amended Final Development Plan."
11. Clarify area of amendment on vicinity map.
12. Denote access point for construction vehicles.
13. Delete Note #18 and reference on face of plan.
14. Dimension building and height of building in feet.
15. Dimension drive-through at canopy.
16. Addition of street cross-section and location on plan.
17. Addition of Commission's certification.
18. Addition of Owner's certification.
19. Label Parcel 7.
20. Clarify building lot coverage for Hotel B.
21. Discuss enhanced VUA landscaping along frontage per approved plan.

- h. PLN-MJDP-18-00021: CAMPBELL HOUSE INN & INVESTMENT PROPERTIES (AMD) (6/3/18)* - located at 1375 S. BROADWAY, LEXINGTON, KY
Council District 11
Project Contact: 2020 Land Surveying

Note: The purpose of this amendment is to reflect proposed addition to front of main 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. 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 proposed use in addition.
11. Denote name and address of developer.
12. Dimension access points.
13. Denote access points for construction vehicles.
14. Denote height of building in feet.
15. Denote total building square footage in site statistics.
16. Remove public utilities from list.

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- i. PLN-MJDP-18-00022: LANSLOWNE SUBDIVISION, UNIT 18-D, SEC 2 (TOWNHOMES OF LAREDO) (AMD) (6/3/18)* - located at 3409 LAREDO DRIVE, LEXINGTON, KY
Council District 4
Project Contact: EA Partners

Note: The purpose of this amendment is to create 16 lots and depict the townhouse development.

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. Denote stormwater detention location on property per Article 21 requirements.
11. Discuss pedestrian and vehicular access to right-of-way from each unit.

- j. PLN-MJDP-18-00023: SHARKEY PROPERTY, UNIT 1, LOT 16 (6/3/18)* - located at 1745 SHARKEY WAY, LEXINGTON, KY
Council District 2
Project Contact: Barrett Partners

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. 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. Adjust proposed building location to meet required Zoning Ordinance setback for B-1 zone or obtain Board of Adjustment's approval for a variance of building line setback in the B-1 zone prior to plan certification.

- k. PLN-MJDP-18-00024: HAMBURG PLACE COMMUNITY, PHASE II (6/3/18)* - located at 2412, 2416, 2420, AND 2424 FLYING EBONY DRIVE, LEXINGTON, KY
Council District 6
Project Contact: Vision Engineering

Note: The purpose of this amendment is to reconfigure the lotting for Lots 269-272 along Flying Ebony Drive and replace the street cross-section "I-I" on Flying Ebony Drive.

The Subdivision Committee Recommended: **Postponement**. There are still questions regarding the timing of the street extensions.

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. 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.

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12. Denote record plat designation (M-910).
13. Clarify proposed lotting pattern.
14. Clarify building coverage and FAR.
15. Addition of conditional zoning restrictions.
16. Resolve location of driveway at the intersection of Old Rosebud and Flying Ebony Drive.
17. Resolve physical barrier on Flying Ebony Drive (Note #31).
18. Denote plan type as Preliminary Subdivision Plan and Final Development Plan (AMD).
19. Denote Old Rosebud Lane right-of-way reservation.
20. Discuss use and access for area across the floodplain.
21. Discuss modification to cross-section to remove subdivision entrance features.

- I. PLN-MJDP-18-00025: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (6/3/18)* - located at 1100 AND 1108 S. BROADWAY, LEXINGTON, KY
Council District 3
Project Contact: Vision Engineering

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. 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. Resolve compliance with B-1 setback requirements or obtain Board of Adjustment's approval for a variance of building line setback prior to plan certification.
11. Resolve compliance with Article 18 VUA requirements.
12. Discuss proposed site circulation pattern.
13. Discuss access to S. Broadway.

- m. PLN-MJDP-18-00026: COVENTRY (BELMONT FARM) (LBX COMPANY) (6/3/18)* - located at 2490 REMINGTON WAY, LEXINGTON, KY
Council District 2
Project Contact: MLH Civil 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 (sinkholes).
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. Specify area for testing of equipment.
12. Resolve connection to UK dairy farm.
13. Remove future development areas.

- n. PLN-MJDP-18-00027: VILEY HEIGHTS, UNIT 3-C, LOT 1 (CIELO PROPERTIES) (AMD) (6/3/18)* - located at 1389 ALEXANDRIA DRIVE, LEXINGTON, KY
Council District 11
Project Contact: Abacus Engineering & Land Surveying, Inc.

Note: The purpose of this amendment is to show the new site development layout and parking circulation.

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. Landscape Examiner'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. 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. Denote access for construction vehicles.
12. Label cross-sections on plan face.
13. Addition of tree canopy calculations and number of trees.
14. Delete construction information and notes.
15. Denote: Board of Adjustment's approval of a variance to the 25' floodplain setback prior to plan certification.
16. Resolve relocating the dumpster.
17. Remove note to request a variance for the vegetative buffer (Note #19).

- o. PLN-MJDP-17-00042: RML-CITATION (HILLENMEYER INTEREST, LTD.) (6/26/18)* - located at 2551 LEESTOWN ROAD, LEXINGTON, KY
Council District 2
Project Contact: Vision Engineering

Note: The Planning Commission originally approved this plan on August 10, 2017, 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. Label zoning on adjacent property.
12. Denote the timing for installation of a signal at the intersection of Sandersville Road and Citation Boulevard.

The applicant has requested a continued discussion concerning the access and building layout.

The Subdivision Committee Recommended: **Approval**, subject to the conditions previously approved.

- p. PLAN 2005-321P: BELMONT FARM, UNIT 7 (COVENTRY) (6/26/18)* - located at 2400 and 2450 GEORGETOWN ROAD (A PORTION OF), LEXINGTON, KY
Council District 2
Project Contact: EA Partners

Note: The Planning Commission originally approved this plan on January 12, 2006, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street names as per e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways/bike trails and pedestrian movement.
7. Environmental Planner's approval of treatment of the Royal Spring Aquifer Recharge Area.
8. Clarify the zoning boundaries (per MAR 2001-33) and soil floodplain areas.
9. Complete labeling of "greenway" and "future development" areas.
10. Provide pedestrian access to greenway area(s).
11. Provided all sidewalk widths are increased to at least 5 feet.
12. Provided the Commission grants a waiver to Article 6-8(q) of the Subdivision Regulations.

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The Planning Commission also granted a waiver to Article 6-8(q) of the Subdivision Regulations, for the following reason:

1. Granting the waiver will permit this street to connect and will increase the overall connectivity of this neighborhood. Therefore, innovative design would be realized, without compromising either public safety or the basic objectives of the Subdivision Regulations.

On May 9, 2013, the Planning Commission reapproved this plan, subject to the original conditions 1-7, and revising the following conditions:

3. Building Inspection's approval of landscaping ~~and required street tree information.~~
4. Addressing Office's Approval of street names ~~as per e911 staff~~ and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.

Note: This plan was certified on April 20, 2006 and July 8, 2013. The applicant now requests reapproval of the plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the original conditions 1-7, replacing condition #3 and adding conditions #8 and #9:

3. Landscape Examiner's approval of landscaping and landscape buffers.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Revise street cross-sections to the approval of the Division of Traffic Engineering.

- q. DP 2012-62: VICTORY APOSTOLIC CHURCH, INC. (6/26/18)* - located at 1420 GREENDALE ROAD, LEXINGTON, KY
Council District 2
Project Contact: Renaissance Design Build, Inc.

Note: The Planning Commission originally approved this plan on August 9, 2012, 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 protection 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's approval of emergency access and fire hydrant locations.
9. Division of Waste Management's approval of refuse collection.
10. Denote developer.
11. Addition of contour information.
12. Clarify sidewalks around building and in right-of-way.
13. Denote construction access point location.
14. Delete note #10.
15. Denote timing of the dedication of Greendale Road right-of-way prior to issuance of a Zoning Compliance Permit.
16. Relocate the dumpster to the southeast corner of the parking lot.

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

The Planning Commission reapproved this plan on April 9, 2015, subject to the original conditions previously approved by the Planning Commission, with one additional condition:

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

The Subdivision Committee Recommended: **Reapproval**, subject to the conditions previously reapproved by the Planning Commission and replacing condition #3 and adding the following conditions:

3. Landscape Examiner's approval of landscaping and landscape buffers.
18. Remove reapproval application from title block.
19. Addition of "Final Development Plan" in title block.
20. Denote location of street cross-section on plan face.
21. Addition of owner's certification.
22. Addition of Commission's certification.
23. Clarify property on vicinity map.
24. Remove proposed contour lines.
25. Denote tree protection area around Bur Oak.
26. Denote conditional zoning restrictions under its own heading.

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

27. Remove note listed under "Notice."
28. Denote: Street improvements along the property frontage on Greendale Road shall be provided.

- r. PLN-MNDP-18-00002: LEXINGTON MALL (SOUTHLAND CHRISTIAN CHURCH) (CHICK-FIL-A) (AMD) – located at 2299 RICHMOND ROAD, LEXINGTON, KY
Council District 5
Project Contact: GBC Design, Inc.

Note: The purpose of this minor amendment is to revise the layout and add a canopy for 2299 Richmond Road.

The staff is referring this plan to the Commission under Article 21-7(b)(2) of the Zoning Ordinance.

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

1. Add the Planning Commission certification on plan to reflect date of approval.
2. Remove "minor" from plan title.

- 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.

- 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.....	April 19, 2018
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	April 25, 2018
Zoning Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 26, 2018
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	May 3, 2018
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	May 3, 2018
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	May 10, 2018
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	May 17, 2018

X. **ADJOURNMENT**