

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION AND ZONING ITEMS**

April 10, 2008

- 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** – None 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 3, 2008, at 8:30 a.m. The meeting was attended by Commission Members: Neill Day, Lyle Aten, James Mahan, Randall Vaughn, Carolyn Richardson and Mike Cravens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Jimmy Emmons, Traci Wade, Denice Bullock, Chris Taylor, Cheryl Galt, Tom Martin, Rob Johnson, Frank Boateng and Kenzie Gleason; as well as Ed Gardner, Department of Law; Captain(s) Bill Woodward and Charles Bowen, Division of Fire & Emergency Services; and Bob Carpenter, Division of Building Inspection. 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 petitioner agrees with the Subdivision Committee's recommendation as listed on this agenda, and
(2) no discussion of the item or of the Committee's recommendation is desired by the Commission, and
(3) no one present at this meeting objects to the Commission acting on the matter without discussion.

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

The procedure for consideration of these remaining plans is as follows:

- Staff Report(s)
- Petitioner's Report(s)
- Citizen Comments – (a) in support of the request, and (b) in opposition to the request
- Rebuttal – (a) petitioner's comments, (b) citizen comments, and (c) staff comments
- Commission discusses and/or votes on the plan

1. Preliminary Plans

- a. **PLAN 2007-52P: TUSCANY, UNIT 5 (4/10/08)*** - located at 1970 Winchester Road (a portion of).
(Council District 6) **(EA Partners)**

Note: The Planning Commission postponed this plan at its April 12, 2007; May 10, 2007; June 14, 2007; July 12, 2007; August 9, 2007; September 13, 2007; October 11, 2007; November 8, 2007; December 13, 2007; January 17, 2008; February 14, 2008, and March 13, 2008 meetings.

The Subdivision Committee Recommended: Postponement. There were questions regarding the access and the possible need for dedication of Winchester Road right-of-way.

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 and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Denote entrances across Sir Barton Way.
7. Addition of conditional zoning restrictions.
8. Discuss proposed access to Sir Barton Way, including the "right-in/right-out" proposed.

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9. Discuss the timing of dedication of Winchester Road right-of-way per preliminary development plan note.
10. Discuss waiver of Article 6-4(b) regarding lot frontage on two sides.
11. Discuss turning lane on Winchester Road and Sir Barton Way.
12. Discuss tree preservation along building line on Sir Barton Way.
13. Discuss lot depth along Winchester Road and the intersection of Winchester Road and Sir Barton Way.

- b. PLAN 2008-9P: HILLENMEYER PROPERTY (AMD.) (4/17/08)* - located on Lucille Drive and Sandersville Road. (Council District 2) **(VanderWier and Associates)**

Note: The Planning Commission postponed this plan at its February 14, 2008 and March 13, 2008, meetings. The purpose of this amendment is to modify Area C from single family detached dwelling units to a townhome development.

The Subdivision Committee Recommended: Postponement. There were questions regarding the density of the townhomes adjacent to a subdivision, as well as the timing of the connection of Sandersville 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 landscape buffers and required street tree information.
 4. Approval of street names by e911 staff.
 5. Urban Forester's approval of tree preservation plan.
 6. Environmental Planner's approval of environmentally sensitive areas.
 7. Correct note number 14 to include Area C.
 8. Delete note number 20.
 9. Revise purpose of amendment note.
 10. Identify group residential requirements in site statistics.
 11. Include all property from previous plan.
 12. Discuss the density and location of the townhomes.
 13. Discuss the cemetery and timing of street construction.
- c. PLAN 2008-36P: COLDSTREAM RESEARCH CAMPUS, UNIT 4, LOTS 23, 24, 31A & 31B (AMD.) (6/12/08)* – located at 1501, 1776 and 1778 McGrathiana Parkway. (Council District 2) **(Strand Associates)**

Note: The purpose of this amendment is to revise the lotting and add a cul-de-sac section.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers (floodplain information).
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscape buffers and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways and greenspace (adjacent to Coldstream Park).
7. Department of Environmental Quality's approval of environmentally sensitive areas (floodplain, Royal Spring Aquifer and steep slope areas).
8. Place site statistics within a box.
9. Addition of cul-de-sac details.
10. Denote: No final record plat to be filed until compliance with Article 4-5(b) of the Land Subdivision Regulations is documented.
11. Delete note number 8.
12. Resolve the revisions to the stormwater management notes.
13. Resolve the need for waivers to the Land Subdivision Regulations.

2. Final Subdivision Plans

- a. PLAN 2007-201F: NDC PROPERTY, UNIT 1-A, LOT 16 (WELLINGTON) (AMD.) (4/10/08)* – located at 249 Ruccio Way. (Council District 9) **(Strand Associates)**

Note: The Planning Commission postponed this plan at its October 11, 2007; November 8, 2007; December 13, 2007; February 14, 2008; and March 13, 2008, meetings. The purpose of this amendment is to subdivide one lot into two lots.

The Subdivision Committee Recommended: Disapproval, for the following reasons:

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

1. Article 1-11 of the Land Subdivision Regulations requires that "plans filed pursuant to these subdivision regulations shall be required to comply with applicable zoning ordinances or other Urban County ordinances."
 2. Article 6-7 of the Zoning Ordinance states: "Pursuant to KRS 100.203(8), Planning Commission or the Urban County Council may, as a condition to granting a map amendment, restrict the use of the property affected to a particular use, a particular class of use, or a specified density within those permitted in a given zoning category..."
 3. The subject property is restricted in use to "a hotel or motel." The subdivision of this lot would allow separate ownership, separate operation, separate signage and a second hotel or motel at this location. Thus, the proposed subdivision of property is in conflict with the approved conditional zoning restrictions.
- b. PLAN 2008-24F: THOMAS COMMUNICATIONS, INC., UNIT 1-C (WALNUT GROVE ESTATES) (5/15/08)* – located at 2236 Walnut Grove (a portion of). (Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this plan at its March 13, 2008, meeting.

The Subdivision Committee Recommended: Postponement. There were questions regarding the ability to provide adequate water service and fire protection to this subdivision.

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

1. Urban County Engineer's acceptance of drainage, floodplain, storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscape buffers and required street tree information.
 4. Approval of street names by e911 staff.
 5. Urban Forester's approval of tree preservation plan.
 6. Environmental Planner's approval of environmentally sensitive areas.
 7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 8. Denote: This property shall be developed in accordance with the approved final development plan.
 9. Revise unit boundary (with Unit 1-D) to provide lot frontage for that unit.
 10. Delete trees without corresponding Tree Protection Areas (TPA) from plan face.
 11. Addition of "A-A" cross-section on Unit 1-C area.
- c. PLAN 2008-25F: THOMAS COMMUNICATIONS, INC., UNIT 1-D (WALNUT GROVE ESTATES) (5/15/08)* – located at 2236 Walnut Grove (a portion of). (Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this plan at its March 13, 2008, meeting.

The Subdivision Committee Recommended: Postponement. There were questions regarding the street frontage and the ability to provide adequate water service and fire protection to this subdivision.

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 landscape buffers and required street tree information.
 4. Approval of street names by e911 staff.
 5. Urban Forester's approval of tree preservation plan.
 6. Environmental Planner's approval of environmentally sensitive areas.
 7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 8. Revise boundary of plan.
 9. Discuss lot frontage.
- d. PLAN 2008-28F: LAKEVIEW ISLAND, UNIT 3 (THE LANDINGS) (5/15/08)* – located at 2414 Lake Park Road. (Council District 5) **(Foster – Roland)**

Note: The Planning Commission postponed this plan at its March 13, 2008, meeting.

The Subdivision Committee Recommended: Postponement. There were questions regarding the street frontage; the need for a waiver for lot access; and timing of the submission with the corollary development plan.

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 landscape buffers and required street tree information.

4. Approval of street names by e911 staff.
 5. Urban Forester's approval of tree preservation plan.
 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. Addition of engineer's name.
 9. Addition of reciprocal parking note.
 10. Addition of existing sanitary sewer easements.
 11. Discuss access easement.
 12. Provided the Planning Commission grants a waiver to Article 6-8 of the Land Subdivision Regulations regarding street continuity.
 13. Discuss lot frontage.
- e. PLAN 2008-37F: POWERHOUSE CHURCH OF GOD (PHASE II) (AMD.) (6/12/08)* – located at 333 Blackburn Avenue. (Council District 2) **(2020 Land Surveying)**

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

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
 2. Building Inspection's approval of landscape buffers and required street tree information.
 3. Approval of street names by e911 staff.
 4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 5. Place site statistics within a box.
 6. Addition of screening easements, as necessary.
- f. PLAN 2008-38F: ANDERSON SUBDIVISION (6/12/08)* – located at 317 Robertson Street. (Council District 2) **(2020 Land Surveying)**
- The Subdivision Committee Recommended: Approval, subject to the following requirements:
1. Provided the Urban County Council rezones the property R-1E; otherwise, any Commission action of approval is null and void.
 2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
 3. Urban County Traffic Engineer's approval of street cross-sections and access.
 4. Building Inspection's approval of landscape buffers and required street tree information.
 5. Approval of street names by e911 staff.
 6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 7. Place site statistics within a box.
- g. PLAN 2008-39F: NEWTOWN SPRINGS, LLC, UNIT 2A, LOT 1 (AMD.) (6/12/08)* – located at 700-708 Newtown Springs Drive. (Council District 1) **(Strand Associates)**

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

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. Building Inspection's approval of landscape buffers and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Place site statistics within a box.
8. Denote: There shall be no access to Citation Boulevard from Lot 1.
9. Addition of temporary construction easement expiration note.
10. Resolve proposed driveway locations.

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- h. PLAN 2008-41F: MAPLELEAF SUBDIVISION, UNIT 1, LOTS 1, 8 & 9 (AMD.) (6/12/08)* – located at 3150 Mapleleaf Drive. (Council District 7) **(Endris Engineering)**

Note: The purpose of this amendment is to increase the size of Lot 8 and create Lot 9.

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. Building Inspection's approval of landscape buffers and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
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. Correct purpose of amendment note.

- i. PLAN 2008-42F: VICTORY LUTHERAN CHURCH (6/12/08)* – located at 1420 Todds Road and 2835 Rio Dosa Drive. (Council District 7) **(Eagle Engineering)**

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. Building Inspection's approval of landscape buffers and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
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. Improve text size on notes and cross-sections.
9. Denote dimensions of tree protection area (TPA).
10. Addition of Todds Road cross-section.
11. Denote prior date(s) of Board of Adjustment approval.

- j. PLAN 2008-44F: HIGH MOUNT SUBDIVISION, UNIT 1, BLOCK A, LOT 17 (AMD) (6/12/08)* – located at 2932 Candlelight Way. (Council District 5) **(CBC Engineers and Associates)**

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

The Subdivision Committee Recommended: Postponement. There were questions regarding access to the home, driveway and drainage easement conflicts and the street cross-sections.

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 landscape buffers and required street tree information.
4. Approval of street names by e911 staff.
5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Complete Major Subdivision and Development Plan application.
7. Place site statistics within a box.
8. Addition of frontage.
9. Addition of adjacent property information.
10. Complete the location of the property on the vicinity map.
11. Addition of building lines.
12. Adjust plat size to 17X22.
13. Remove Kentucky Utilities note.
14. Correct Planning Commission certification.
15. Resolve street cross-section for Candlelight Way.
16. Discuss access to duplex units.
17. Discuss driveway/drainage easement conflict.

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

- k. PLAN 2008-49F: RICHARDSON, UNIT 5, SECTION 2 (6/25/08)* - located at Hannah Todd Place.
(Council District 7) **(Sherman/Carter/Barnhart)**

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. Building Inspection's approval of landscape buffers and required street tree information.
4. Approval of street names and addresses by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Revise note number 13.
8. Denote exactions to the approval of Division of Planning.
9. Review by Technical Committee prior to plan certification.

3. Development Plans

- a. DP 2007-100: KINGSTON HALL, UNIT 2 (EAST BRIDGEFORD LAND & DEV. CO.) (AMD.) (7/1/08)* – located at 2356 Newtown Pike (a portion of). (Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this plan at its September 13, 2007; October 11, 2007; November 8, 2007; December 13, 2007; January 17, 2008; and March 13, 2008, meetings. The applicant filed a revised submission with the planning staff on March 4, 2008. The purpose of this amendment is to subdivide 1 lot into 7 lots, add a cul-de-sac and revise the temporary access easement. This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: Postponement. There were questions regarding access into and through the property, as well as conflicts with the proposed detention basin.

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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Renumber lots (1A – 1F and remaining).
9. Addition of cul-de-sac details.
10. Clarify limits of plan.
11. Addition of building lines along new street.
12. Clarify note number 14 regarding buffering.
13. Revise note number 10 (per previous plan).
14. Document written notification requirements.
15. Kentucky Transportation Cabinet's approval of access and improvements to Newtown Pike.
16. Discuss access easement versus public street.
17. Discuss need for adjacent property access (stub street).
18. Discuss access to Lot 2.
19. Discuss existing access easement conflict with detention basin.
20. Discuss timing of pump station.

- b. DP 2008-27: SYLVIA TAYLOR MILBURN PROPERTY (AMD.) (5/15/08)* - located at 767 and 771 Lane Allen Road.
(Council District 10) **(EA Partners)**

Note: The Planning Commission postponed this plan at its March 13, 2008, meeting. The purpose of this amendment is to reflect the existing site conditions.

The Subdivision Committee Recommended: Postponement. There were questions regarding the number of access points to Lane Allen Road and the ability to meet parking requirements for the uses for this location.

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

1. Urban County Engineer's acceptance of drainage, floodplain information, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.

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4. Urban Forester's approval of the tree preservation plan.
 5. Environmental Planner's approval of environmentally sensitive areas.
 6. Approval of street names and addresses per e911 staff.
 7. Identify "Parking Floor Area" in site statistics.
 8. Identify uses (retail, office, restaurant, etc.)
 9. Discuss sign placement (10' setback).
 10. Discuss new access proposed.
 11. Discuss deletion of handicapped parking in front of building.
 12. Discuss driveway shown on adjacent property.
 13. Discuss compliance with off-street parking requirements (office uses).
- c. DP 2008-36: RESERVE AT WALNUT GROVE (AMD.) (5/23/08)* – located at 3820 Hatfield Lane.
(Council District 12) **(EA Partners)**

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the street layout and the resulting lot pattern.

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 parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Department of Environmental Quality's approval of environmentally sensitive areas (stone fences).
 6. Division of Fire's approval of emergency access and fire hydrant location (water supply).
 7. Approval of street names and addresses per e911 staff.
 8. Denote: No final record plat shall be filed until compliance with Article 4-5(b) of the Land Subdivision Regulations is documented.
 9. Correct spelling in tree protection area (TPA) note.
 10. United States Postal Service (USPS) approval of mailbox locations.
- d. DP 2008-47: CROSSROADS PLAZA (AMD.) (6/12/08)* - located at Nicholasville Road and East Reynolds Road.
(Council District 4) **(Barrett Partners)**

Note: The purpose of this amendment is to add buildable square footage and revise parking on Tracts 1 and 2.

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 parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Division of Fire's approval of emergency access and fire hydrant location.
 6. Division of Waste Management's approval of refuse collection.
 7. Approval of street names and addresses per e911 staff.
 8. Complete adjacent property information.
 9. Addition of Canary Road cross-section.
 10. Correct site statistics.
 11. Remove sign from plan.
 12. Addition of dimension for access drive from Canary Road.
 13. Certification of consolidation plat prior to plan certification.
 14. Denote sanitary sewer easement.
 15. Revise parking to reflect restaurant requirements.
 16. Add grease trap note to the approval of the Division of Engineering.
 17. Resolve access from Canary Road.
- e. DP 2008-48: JTC PROPERTY, TRACT 2, LOT 1-A (TEMA ISENMANN, INC., FORMERLY MAGNA INTERNATIONAL) (AMD.) (6/12/08)* - located at 2107 Sandersville Road.
(Council District 2) **(J.E. Black)**

Note: The purpose of this amendment is to add a 33,440 square-foot addition in two phases.

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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.

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

4. Urban Forester's approval of tree preservation plan.
 5. Department of Environmental Quality's approval of environmentally sensitive areas (hazardous materials, fuel tanks, steep slopes).
 6. Division of Fire's approval of emergency access and fire hydrant location.
 7. Division of Waste Management's approval of refuse collection.
 8. Approval of street names and addresses per e911 staff.
 9. Correct plan title.
 10. Remove note number 4.
 11. Revise note numbers 5 and 7.
 12. Document minimum parking required for compliance with the Zoning Ordinance.
- f. DP 2008-49: LARKIN PROPERTY (6/12/08)* - located at 2580 Spurr Road.
(Council District 2) **(EA Partners)**

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 parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Division of Fire's approval of emergency access and fire hydrant location.
 6. Division of Waste Management's approval of refuse collection.
 7. Approval of street names and addresses per e911 staff.
 8. Correct note number 11.
 9. Clearly identify utility easement adjacent to Innovation Drive right-of-way.
 10. Adjust building location to meet state building code regulations and fire safety requirements.
 11. Correct note number 10 to the approval of the Division of Engineering.
 12. Resolve and/or denote the timing for construction of Innovation Drive.
- g. DP 2008-50: K. MICHAEL CRAVENS PROPERTY (THE LOFTS @ 991) (AMD. #2) (6/12/08)* - located at 991 Todds Road. (Council District 7) **(EA Partners)**

Note: The purpose of this amendment is to add one unit and modify the plan notes.

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 parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscape buffers.
 4. Approval of street names and addresses per e911 staff.
 5. Addition of building envelope for new units.
- h. DP 2008-51: PALUMBO PROPERTY (GARDEN SPRINGS, UNIT 1-S) (AMD. #8) (6/12/08)* - located at 820 Lane Allen Road. (Council District 10) **(Foster - Roland)**

Note: The purpose of this amendment is to add a car wash.

The Subdivision Committee Recommended: Postponement. There was a question regarding whether or not this plan meets the minimum parking requirements of the Zoning Ordinance.

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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant location.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Correct plan title.
9. Complete adjacent property information.
10. Addition of street cross-sections.
11. Addition of all easements.
12. Addition of building lines.
13. Addition of dimensions for parking spaces, aisles and entrances from the prior development plan.
14. Addition of landscaping information from the previous plan.
15. Provided the Board of Adjustment grants a conditional use request for the car wash.

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

16. Resolve the proposed car wash impact on sanitary sewer system.
17. Discuss parking requirements versus what is shown on the plan.

- i. DP 2008-52: MAPLELEAF SUBDIVISION, UNIT 1 (B-6P) (AMD.) (6/12/08)* - located at 3140 and 3150 Mapleleaf Drive. (Council District 7) **(Endris Engineering)**

Note: The purpose of this amendment is to revise the buildable area and the associated parking.

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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike and Pedestrian Planner's approval of pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant location.
7. Division of Waste Management's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Addition of building dimensions.
10. Revise note number 11.
11. Graphically depict compliance with Article 12-7(b) of the Zoning Ordinance.
12. Clarify reciprocal parking notes.
13. Addition of note concerning the placement of temporary structures in front of required 50-foot setback.

- j. DP 2008-53: L.P. WITT BUSINESS SUBDIVISION, UNIT 1, LOT 6 & UNIT 1-A, LOTS 7 & 9 (6/12/08)* - located at 1130 Versailles Road. (Council District 2) **(Midwest Engineers)**

The Subdivision Committee Recommended: Postponement. There were questions regarding the split zoning of this property and uses now proposed.

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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant location.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Recordation of consolidation plat prior to plan certification.
9. Addition of adjacent property information.
10. Place site statistics within a box.
11. Correct parking statistics.
12. Discuss the uses proposed for the property.

- k. DP 2008-62: LAKEPOINT SUBDIVISION, BLOCK "B," LOT 1 (AMD.) (6/19/08)* - located at 2373 Lake Park Road. (Council District 5) **(EA Partners)**

Note: The purpose of this amendment is to revise the buildable area and the associated parking.

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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant location.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.

- l. DP 2008-63: JERRICO, INC., UNIT 1, LOT 1-D (AMD.) (6/25/08)* - located at 3477 Yorkshire Boulevard. (Council District 7) **(Carol E. Goes)**

Note: The purpose of this amendment is to add 795 square feet of floor area to Lot 1-D, revise parking and add a building envelope to Lot 1-D, and correct the site statistics for Lot 1-C.

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

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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant location.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Clarify limits of building envelope.
9. Addition of purpose of amendment note.
10. Revise note number 5.
11. Addition of north arrow to plan.
12. Delete note numbers 16 and 18.
13. Improve legibility of plan.
14. Correct the site statistics for Lot 1-C.
15. Review by Technical Committee prior to certification.

- m. DP 2008-30: MANCHESTER DEVELOPMENT, LLC (AMD.) (6/25/08)* - located at 855-941 Manchester Street.
(Council District 2) **(Pohl, Rosa, Pohl)**

Note: The Planning Commission originally approved this plan on March 13, 2008, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of the tree preservation plan.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Environmental Planner's approval of environmentally sensitive areas.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Approval of street names and addresses per e911 staff.
10. Clearly define Phase 1 and Phase 2 portions of the plan, including site statistics.
11. Label "Interior Area" as "Interior Landscape Area" in site statistics.
12. Clarify note regarding 20' front yard variance (along Manchester Street).
13. Denote as an "Amended Final Development Plan" in plan title.
14. Document off-site parking arrangements, as necessary.
15. Provided the Board of Adjustment grants approval of the night clubs prior to certification, or revise the uses accordingly.
16. Denote Manchester Street improvements.

Note: The applicant now requests a continued discussion of this plan to change the proposed uses on the property.

The Subdivision Committee Recommended: Approval, subject to the previous conditions.

- 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 Chairman will announce that any item the staff would like to present will be heard at this time.

- VII. **STAFF ITEMS** – Staff items, if any, will be considered 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.

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

IX. **NEXT MEETING DATES -**

Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 17, 2008
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	April 23, 2008
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 24, 2008
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	May 1, 2008
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	May 1, 2008
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	May 8, 2008

X. **ADJOURNMENT**

CT/CG/TM/JE/BR/BS/DB