

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

September 13, 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** – There are no minutes at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, September 6, 2018, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee, Frank Penn 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; Hal Baillie; Cheryl Gallt; Denice Bullock; Captain Greg, Division of Fire & Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

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

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

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

Criteria:

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

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

The procedure for these hearings is as follows:

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

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

1. FINAL SUBDIVISION PLANS

- a. PLN-MJSUB-18-00025: HAMBURG PLACE FARM, SIR BARTON WAY OFFICE PARK, PHASE 2, LOT 18-A (AMD) (11/4/18)* - located at 2540 SIR BARTON WAY, LEXINGTON, KY.
Council District 6
Project Contact: Palmer Engineering

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

The Subdivision Committee Recommended: **Postponement.**

The Technical Committee and Staff Recommended: **Postponement.** There were some questions regarding the realignment of the easement on Sanford Way and sanitary sewer service to the new lot.

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.

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

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.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Correct plan type to "Amended Final Record Plat".
9. Revise owner's certification to meet the Land Subdivision Regulation requirements.
10. Add Lot 18B to the plat.
11. Correct Urban County Engineer's certification.
12. Correct labeling of lots-18A and 18C.
13. Provided the Planning Commission grants the requested waiver to Articles 6-2(a)(2) and 6-6(b).
14. Discuss alignment of access easement for Sanford Way to allow access under I-75.

- b. PLN-MJSUB-16-00005: GREEN PROPERTY HOLDINGS, LLC (11/4/18)* - located at 1441 SUNSHINE LANE, LEXINGTON, KY.
Council District 6
Project Contact: Eagle Engineers

Note: The Planning Commission originally approved this plan on August 11, 2016, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and finish floor elevations.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Addition of acres in site statistics.
9. Addition of street frontage in site statistics.
10. Addition of property owners name and address.
11. Addition of developer name and address.
12. Show property boundaries as solid dark lines.
13. Addition of street cross-sections for New Circle Road and Sunshine Lane.
14. Addition of building line setback on both lots.
15. Addition of private utilities and providers on plan.
16. Clarify Urban County Engineers certification.
17. Denote: Tree protection areas and possible tree canopy information on rear of lots.
18. Addition of improvements and maintenance note for frontage to Lot 2 and accepting the finding for the access easement.

As part of the Planning Commission's approval on August 11, 2016, the Commission also made a finding on the use of the proposed access easement as sole access to these lots. The approved finding for appropriateness of access easements as sole access for certain lots:

1. Sunshine Lane has been an access easement to industrial businesses and the addition of one lot should not overburden the well-maintained easement.

The applicant now requests a reapproval of this plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the conditions previously approved and adding the following new condition:

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

2. **PRELIMINARY SUBDIVISION PLAN** – There were none.

3. **DEVELOPMENT PLANS**

- a. PLN-MJDP-17-00070: ZANDALE SHOPPING CENTER & GREENLEAF MOTOR LODGE PROPERTIES (AMD) (10/18/18)* - located at 2280 NICHOLASVILLE ROAD, LEXINGTON, KY.
Council District 4

Project Contact: Brandstetter Carrol

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

Note: The Planning Commission indefinitely postponed this item at their December 14, 2017, meeting. The purpose of this amendment is to remove the note restricting the drive-through lane for a fast food restaurant and to relocate the dumpster and drive-through lane.

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

1. The proposed use would cause traffic to increase on Lowry Lane, exacerbating a dangerous situation.
2. The proposed use would create a concern with the sight distance on Lowry Lane, thereby adding to an already dangerous traffic situation.
3. The proposed drive-through, when regulated to a specific business, is a form of "designer zoning."
4. The proposed fast food restaurant use with a drive-through is restricted through a development plan note.

- b. PLN-MJDP-18-00061: SOUTHERN & JONES PROPERTY, LLC (11/4/18)* - located at 530 MERINO STREET, LEXINGTON, KY.
Council District 3
Project Contact: TR Steel Design

Note: At the request of the applicant, the Subdivision Committee recommended a one-month postponement.

The Technical Committee and Staff 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
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. Dimension courtyard in feet on plan.
12. Clarify proposed FAR.
13. Revise Tree Protection Plan to meet Article 26 requirements.
14. Clarify proposed parking areas.
15. Denote zoning for adjacent properties.
16. Denote compliance with Article 15-7 of the Zoning Ordinance graphically, where appropriate.
17. Discuss sanitary sewer line along the western property line.
18. Discuss improvements to Poplar Street.

- c. PLN-MJDP-18-00063: HIGHWOOD CENTER, LOT 4 (PANDA EXPRESS LEXINGTON) (AMD) (11/4/18)* - located at 506 W. NEW CIRCLE ROAD, LEXINGTON, KY.
Council District 1
Project Contact: Civil Engineering Services

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. Delete copyright statement from plan.
12. Addition of Tree Protection Plan.
13. Addition of total site statistics for the Commercial Center.
14. Clarify total site statistics for Lot 4 to meet the current requirements of the B-6P zone.
15. Denote review by the Royal Springs Aquifer Committee prior to certification.

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- d. PLN-MJDP-18-00065: NDC PROPERTY, UNIT 1B, LOT 19B (STAYBRIDGE EXTENDED-STAY HOTEL) (AMD) (11/4/18)* - located at 209 RUCCIO WAY, LEXINGTON, KY.
Council District 9
Project Contact: Carman

Note: The purpose of this amendment is to revise the development on Lot 19B.

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 height of building in feet on plan.
11. Complete adjacent property information.
12. Denote reciprocal parking and access as appropriate for the properties.
13. Denote Board of Adjustment approval of conditional use permit (case number and date).

- e. PLN-MJDP-18-00066: GREYLINE STATION & MARKET (FKA TRANSIT AUTHORITY OF THE LFUCG) (11/4/18)* - located at 101 AND 109 W. LOUDON AVENUE, LEXINGTON, KY.
Council District 1
Project Contact: Gresham, Smith & Partners

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. 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 the Royal Spring Aquifer Committee approval prior to plan certification.
11. Provided the Planning Commission makes a finding that the plan complies with Article 8-21(o)(4).
12. Denote any proposed phasing of parking construction.

- f. PLN-MJDP-18-00069: COVENANT CHURCH, INC (MILK & HONEY DAYCARE/PRESCHOOL) (AMD) (11/4/18)* - located at 2700 OLD TODDS ROAD, LEXINGTON, KY.
Council District 7
Project Contact: Abacus Engineering & Land Surveying, Inc.

Note: The purpose of this amendment is to denote additional building square footage and a pavilion.

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. Addition of 2' contours on property.

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11. Label all sidewalks including ones in front of building.
12. Addition of all VUA screening from the previous development plan including parking area in front of building.
13. Label and dimension play areas adjacent to building per previous plan.
14. Delete building square footage in the purpose of amendment note and correct total in site statistics.
15. Complete site statistics to include the building coverage, floor area, open space, etc., per Article 21 requirements.
16. Remove information related to the proposed subdivision of the property.

- g. PLN-MJDP-18-00070: SANTA BARBARA LAND COMPANY, LOT 1 (AMD) (11/4/18)* - located at 709 MILES POINT WAY, LEXINGTON, KY.
Council District 12
Project Contact: Banks Engineering, Inc.

Note: The purpose of this amendment is to remove the outdoor courts and add parking and a loading dock to the facility.

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 (steep slopes).
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 plat recordation information (Cab N, SI 928).
11. Addition of walkway from building to street right-of-way.
12. Denote driveways across Miles Point Way.
13. Denote construction access points on plan.
14. Denote tree canopy inventory (10%).
15. Delete note regarding conditional use if no longer applicable.
16. Denote location and height of proposed engineered retaining wall.

- h. PLN-MJDP-18-00072: BEAUMONT FOREST, UNIT 2 (KMSF PARKING EXPANSION) (11/4/18)* - located at 2405 GREATSTONE POINT, LEXINGTON, KY.
Council District 10
Project Contact: Element Design

Note: At the request of the applicant, the Subdivision Committee recommended a one-month postponement.

The Technical Committee and Staff Recommended: **Postponement**. The development plan is missing the required information from Article 21 of the Zoning Ordinance.

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. Correct plan title to read "BEAUMONT FOREST, UNIT 2 (KMSF PARKING EXPANSION)"
8. Correct plan title to indicate a final development plan.
9. Addition of name and address of developer.
10. Identify boundaries of property as a solid dark line.
11. Addition of bearings and distances on property.
12. Denote record plat information (Cab I, SI. 251).
13. Complete required information on adjacent properties.
14. Addition of topography lines at 2' intervals.
15. Dimension driveways, walkways, parking spaces and drive lanes in feet on plan.
16. Denote construction access point.
17. Addition of street cross-sections for Greatstone Point and Members Way to include the cul-de-sac denoting public or private roads.
18. Addition of zoning on adjacent property.
19. Addition of 50'x70' retention/detention easement.

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20. Addition of utility easements.
21. Addition of 20' building line.
22. Addition of Board of Adjustment approval for parking lot (PLN-BOA-18-00063) prior to certification.
23. Clarify Note #11.
24. Complete information for interior landscaping that is being provided.
25. Remove calculation for required parking (1sp/600 sf.).

- i. PLN-MJDP-18-00031: INDIAN HILLS SUBDIVISION, UNIT 1, BLOCK "A," LOTS 8, 9 & 10 (AMD) (11/26/18)* - located at 3090, 3094 AND 3098 HARRODSBURG ROAD, LEXINGTON, KY
Council District 10
Project Contact: CDP Engineers

Note: The purpose of this amendment is to establish the final layout to Unit 1, Block A, Lots 9 and 10 and to depict proposed improvements per the P-1 zone, establish a landscape screening detail and continue a 10' landscape easement established on Lot 8 (DP 2004-25). The Planning Commission originally approved this plan on May 10, 2018, 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 owner's/developers name and address.
12. Remove existing building line on Lots 9 and 10 and denote that the amended final record plat must be recorded prior to certification of the development plan.
13. Addition of all dimensions to structure on Lot 10.
14. Denote record plan designation for Lots 9 and 10.
15. Correct site statistics to reflect proposed parking on Lots 9 and 10 as depicted.
16. Resolve stormwater management for all lots.

The applicant now requests a continued discussion of this plan in order to reconfigure the building and parking layout.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions, (deleting conditions #11, #12, #13 and #15, and adding a new condition):

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 owner's/developers name and address.~~
- ~~12. Remove existing building line on Lots 9 and 10 and denote that the amended final record plat must be recorded prior to certification of the development plan.~~
- ~~13. Addition of all dimensions to structure on Lot 10.~~
11. 44. Denote record plan designation for Lots 9 and 10.
- ~~15. Correct site statistics to reflect proposed parking on Lots 9 and 10 as depicted.~~
12. 46. Resolve stormwater management for all lots.
13. Dimension structures off-sets on Lots 9 & 10.

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

- j. PLN-MJDP-16-00003: LEXMARK INTERNATIONAL, INC. (11/4/18)* - located at 740 W. NEW CIRCLE ROAD, LEXINGTON, KY.
Council District 1
Project Contact: EA Partners

Note: The Planning Commission originally approved this plan on August 11, 2016, and granted a one-year extension on August 10, 2017, subject to the following conditions:

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

The Planning Commission approval has expired and the applicant now requests a one-year extension of the Commission's prior approval.

The Subdivision Committee Recommended: Approval of a one-year extension, subject to the conditions previously approved and adding the following new condition:

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

- 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.

- V. **COMMISSION ITEMS** – The Chair will announce that any item a Commission member would like to present will be heard at this time.

- a. **TIF REPORT – STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN** – a review of a Tax Increment Financing application for The Lexington Center Development Area, for property located along W. High Street, W. Main Street, W. Vine Street, S. Broadway, Tucker Street and Manchester Street. (Council District 2)

The staff will report at the meeting.

- b. **PFR 2018-2: LEXINGTON POLICE CANINE FACILITY** - a Public Facility Review to proposed kennel, office and training facility for the Division of Police, located at 689 Thurman Drive.

The staff will report at the meeting.

- c. **PFR 2018-3: BLUEGRASS AIRPORT-** a Public Facility Review to construct and improve facilities at the Blue Grass Airport, including a firehouse, taxiways, parking expansion, baggage system, ARTT Training Center and rehabilitation of existing runway, located at 4000 Terminal Drive, 4478 and 4832 Versailles Road & 4015 and 4835 Parkers Mill Road.

The staff will report at the meeting.

- VI. **STAFF ITEMS** – The Chair will announce that any item a Staff member would like to present will be heard at this time.

- VII. **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.

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VIII. **NEXT MEETING DATES**

Work Session, Thursday, 1:30 p.m., 3rd Floor Phoenix Building.....September 20, 2018
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)September 26, 2018
Zoning Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers**September 27, 2018**
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) October 4, 2018
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)..... October 4, 2018
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers..... **October 11, 2018**

X. **ADJOURNMENT**