

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

May 8, 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** – Prior Planning Commission meeting minutes of March 13, 2008, will be considered 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, May 1, 2008, at 8:30 a.m. The meeting was attended by Commission Members: Neill Day, Lyle Aten, James Mahan, Linda Godfrey and Carolyn Richardson. 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, Denise Bullock, Chris Taylor, Cheryl Gallt, Tom Martin, Rob Johnson, Frank Boateng and Cindy Deitz; as well as Rochelle Boland, Department of Law; Captain 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 Subdivision Committee recommendation is for approval, as listed on this agenda, and
- (2) the Petitioner is in agreement with the Subdivision Committee recommendation and the conditions listed on the agenda, and
- (3) no discussion of the item is desired by the Commission, and
- (4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
- (5) The matter does not involve a waiver of the Land Subdivision Regulations.

- 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 (5/8/08)*** - 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; March 13, 2008; and April 14, 2008 meetings.

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 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 the timing of dedication of Winchester Road right-of-way per preliminary development plan note.
9. Discuss turning lane on Winchester Road and Sir Barton Way.
10. Discuss tree preservation along building line on Sir Barton Way.

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

- b. PLAN 2008-9P: HILLENMEYER PROPERTY (AMD.) (5/8/08)* - 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; March 13, 2008; and April 14, 2008, meetings. The purpose of this amendment is to modify one area of the development 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.

2. Final Subdivision Plans

- a. PLAN 2007-201F: NDC PROPERTY, UNIT 1-A, LOT 16 (WELLINGTON) (AMD.) (5/8/08)* – 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; March 13, 2008; and April 14, 2008, meetings. The purpose of this amendment is to subdivide one lot into two lots.

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

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; and April 14, 2008, meetings.

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.

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

- 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; and April 14, 2008, meetings.

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; and April 14, 2008, meetings.

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 2008-44F: 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 Planning Commission postponed this plan at its April 14, 2008, meeting. 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.

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

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.

- f. PLAN 2005-280F: GESS PROPERTY, UNIT 5-C (7/22/08)* - located on portions of 4040 and 4044 Todds Road (off of Jouett Creek Drive). **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 13, 2005; and reapproved this plan on February 7, 2007, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street addresses by e911 staff.
6. Urban Forester's approval of tree preservation plan.
7. Addition of exaction information.
8. Correct street cross-sections.

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

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

- g. PLAN 2005-281F: GESS PROPERTY, UNIT 5-D (7/22/08)* - located on portions of 4040 and 4044 Todds Road (off of Jouett Creek Drive). **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 13, 2005; and reapproved this plan on February 7, 2007, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street addresses by e911 staff.
6. Urban Forester's approval of tree preservation plan.
7. Addition of exaction information.
8. Correct street cross-sections.

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

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

- h. PLAN 2005-282F: GESS PROPERTY, UNIT 5-E (7/22/08)* - located on portions of 4040 and 4044 Todds Road (off of Jouett Creek Drive). **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 13, 2005; and reapproved this plan on February 7, 2007, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street addresses by e911 staff.
6. Urban Forester's approval of tree preservation plan.
7. Addition of exaction information.
8. Correct street cross-sections.

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

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

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

- i. PLAN 2005-283F: GESS PROPERTY, UNIT 5-F (7/22/08)*- located on portions of 4040 and 4044 Todds Road (off of Jouett Creek Drive). **(EA Partners)**

Note: The Planning Commission originally approved this plan on October 13, 2005; and reapproved this plan on February 7, 2007, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street addresses by e911 staff.
6. Urban Forester's approval of tree preservation plan.
7. Greenspace Planner's approval of the treatment of greenways/bike trails.
8. Addition of exaction information.
9. Correct street cross-sections.
10. Correct adjacent property information.
11. Show 30' access easement as per PC "L" SLD "361".
12. Demonstrate compliance with Article 23A-2(f) of the Zoning Ordinance.

Note: The applicant now requests reapproval of the plan, subject to the previous conditions.

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

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; March 13, 2008; and April 14, 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 2008-51: 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 Planning Commission postponed this plan at its April 14, 2008, meeting. 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.

* - Denotes date by which Commission must either approve or disapprove 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 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.
16. Resolve the proposed car wash impact on sanitary sewer system.
17. Discuss parking requirements versus what is shown on the plan.

- c. DP 2008-60: BLACKFORD TOWN CENTER (7/12/08)* - located at 6600 Man O' War Boulevard.
(Council District 12) **(Rob Sims)**

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

The Subdivision Committee Recommended: Postponement. There were questions regarding the street connectivity, floodplain information, landscaping, parking and compliance with Article 23 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, and floodplain information.
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. Greenspace Planner's approval of the treatment of greenways.
6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Division of Fire's approval of emergency access and fire hydrant location.
9. Division of Waste Management's approval of refuse collection.
10. Approval of street names and addresses per e911 staff.
11. Complete adjacent property information.
12. Addition of building lines.
13. Place site statistics within a box.
14. Improve plan clarity for the building information and contour lines.
15. Replace the tree protection plan with the required tree inventory map information (plan status).
16. Denote proposed building heights.
17. Correct note numbers 4, 5, 8 and 10.
18. Identify bicycle parking area.
19. Addition of dimensions for all structures.
20. Addition of parking dimensions on the main street.
21. Discuss street connectivity and possible need for waivers.
22. Discuss parking and landscaping orientation to Man O' War Boulevard.
23. Discuss the square footage for the residential and commercial uses.
24. Discuss the floodplain.
25. Discuss plan status.
26. Discuss the screening adjacent to the church property.
27. Discuss parking orientation (angled versus parallel) along the main street.

- d. DP 2008-65: MAHAN PROPERTY APARTMENTS (AMD.) (6/23/08)* - located at 4500 Man O' War Boulevard.
(Council District 7) **(Sherman/Carter/Barnhart)**

Note: The purpose of this amendment is to reconfigure the buildable area and add additional building area.

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.

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

5. Division of Fire's approval of emergency access and fire hydrant location.
 6. Approval of street names and addresses per e911 staff.
 7. Place site statistics within a box.
 8. Addition of utility easements.
 9. Addition of contour lines.
 10. Correct plan title to reference this as an amended plan.
 11. Correct note number 8.
 12. Addition of plan note restricting building permits until Bradford Colony cul-de-sac is constructed and dedicated.
 13. Correct adjoining property zones.
 14. Addition of clubhouse dimensions.
 15. Addition of pool dimensions.
- e. DP 2008-66: MARSHALL PROPERTY, UNIT 2 (6/25/08)* - located at 3000 Leestown Road (McConnells Trace). (Council District 2) **(EA Partners)**

The Subdivision Committee Recommended: Postponement. There were questions regarding the development meeting Article 9 of the Zoning Ordinance for group residential projects.

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. Greenspace Planner's approval of the treatment of greenways and greenspace.
 6. United States Postal Service (USPS) approval of mailbox locations.
 7. Department of Environmental Quality's approval of environmentally sensitive areas.
 8. Division of Fire's approval of emergency access and fire hydrant location.
 9. Division of Waste Management's approval of refuse collection.
 10. Approval of street names and addresses per e911 staff.
 11. Addition of utility easements.
 12. Document provision of notice to David Duncan (preliminary development plan discussion).
 13. Provided the Planning Commission makes a finding for the access easement.
 14. Discuss the screening of vehicular use area (VUA) adjacent to the single family homes.
 15. Discuss compliance with Article 9 of the Zoning Ordinance.
 16. Discuss placement of townhomes oriented to the public street.
- f. DP 2008-67: HAMBURG PLACE FARM, SIR BARTON OFFICE PARK, LOT E (AMD.) (6/25/08)* - located at 2452 Sir Barton Way. (Council District 6) **(Vision Engineering)**

Note: The purpose of this amendment is to provide an additional drive-through lane for a bank.

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. Division of Waste Management's approval of refuse collection.
 5. Approval of street names and addresses per e911 staff.
 6. Correct Planning Commission certification.
 7. Correct note number 37.
- g. DP 2008-68: HAMBURG PLACE MALL, UNIT 2 (AMD.) (6/25/08)* - located at 1924 Pavilion Way. (Council District 6) **(Barrett Partners)**

Note: The purpose of this amendment is to add a patio to building "I" and to revise the parking area.

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. Correct Planning Commission certification.
5. Verify accuracy of interior landscaping site statistics.
6. Plan information must match previously approved development plan.
7. Verify that patio does not encroach into sanitary sewer trunk line easement prior to plan certification.
8. Revise site statistics and purpose of amendment note.

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

- h. DP 2007-151: OVERBROOK LAND COMPANY (7/3/08)* – located at New Circle Road and Liberty Road. (Council District 6) **(Vision Engineering)**

Note: The Planning Commission originally approved this plan on December 13, 2007, 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 buffer.
4. Urban Forester's approval of tree preservation areas.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Correct plan title.
10. Delete extraneous information.
11. Denote: All customer required parking to be marked.
12. Provided the Board of Adjustment grants approval of parking within a Professional Office (P-1) zone.
13. Consolidation plat to be recorded prior to certification of development plan.
14. Denote access and road improvements to Liberty Road.
15. Denote building height and type of uses proposed.
16. Kentucky Transportation Cabinet's approval of access and improvements to New Circle Road.

Note: The applicant now requests a continued discussion to revise the building layout, building size and parking circulation.

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

- i. DP 2008-13: GOO GOO CAR WASH (7/22/08)* – located at 1537 North Limestone. (Council District 1) **(CDP Engineers)**

Note: The Planning Commission originally approved this plan on February 14, 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 & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Waste Management's approval of refuse collection.
8. Approval of street names and addresses per e911 staff.
9. Identify any proposed easements.
10. Provided the Commission grants a waiver to Article 6-8(g)(3)(b) of the Land Subdivision Regulations regarding access spacing.

Note: The applicant now requests a continued discussion to increase the building footprint by 280 square feet.

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

C. MINOR PLANS

- a. PLAN 2007-212C: BIG SPRING SUBDIVISION, SECTION 2, LOTS 15 & 16 (AMD.) (7/24/08)* - located at 5920 and 5940 Winchester Road. (Council District 6) **(Bailey Surveying)**

Note: The purpose of this amendment is to consolidate parcels that change the access to Lot 16.

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

1. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
2. Approval of street names and addresses per e911 staff.
3. Kentucky Transportation Cabinet's approval of the access.
4. Addition of building lines oriented to new access.
5. Complete 300' building line on Parcel 1.
6. Denote date of Planning Commission action on plan face.
7. Denote buildable and non-buildable areas.

- D. 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.

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

- 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.

IX. **NEXT MEETING DATES** -

Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	May 15, 2008
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	May 22, 2008
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	May 28, 2008
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	May 29, 2008
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 5, 2008
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	June 5, 2008
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	June 12, 2008

X. **ADJOURNMENT**

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