

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION ITEMS**

**January 14, 2021**

**I. CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. via video teleconference.

Due to the COVID-19 pandemic, state of emergency and Governor Beshear's Executive Orders regarding social distancing, this meeting is being held via teleconference pursuant to Senate Bill 150 (as signed by the Governor on March 30, 2020) and Attorney General Opinion 20-05, and in accordance with KRS 61.826, because it is not feasible to offer a primary physical location for the meeting.

Please utilize the following information to participate in this public meeting:

<https://zoom.us/join>

Webinar ID: 977 3499 0893

Password: 775643

Call in Number

+1 (929) 436-2866

If participants have items to submit for consideration by the Planning Commission (photos, videos, documents, etc.), please email them to [planningmailbox@lexingtonky.gov](mailto:planningmailbox@lexingtonky.gov) before 10:00 a.m. on the day of the meeting. Information may also be mailed to the Division of Planning, 101 E. Vine Street, Suite 700, Lexington, KY 40507. Members of the public will have the opportunity to speak during the meeting, but will not have the opportunity to share their screens during the video teleconference. If members of the public wish to speak during the meeting, but are unable to connect or have other technical difficulties, please contact the Division of Planning via email at [planningmailbox@lexingtonky.gov](mailto:planningmailbox@lexingtonky.gov), or (859) 258-3160.

If you do not feel comfortable participating in a video teleconference meeting, written comments may be sent to the Division of Planning at the above listed email address, and will be distributed to the Planning Commission members.

The media and public may view the public hearing on LexTV Spectrum channel 185, MetroNet channel 3, Windstream channels 3 and 20, or via live stream at the following link: [http://lfucg.granicus.com/MediaPlayer.php?publish\\_id=12](http://lfucg.granicus.com/MediaPlayer.php?publish_id=12)

**II. APPROVAL OF MINUTES** – The minutes of the December 17, 2020, meeting will be considered by the Planning Commission at this time.

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

**IV. LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, January 7, 2021, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Headley Bell, Jan Meyer, Frank Penn, and Carolyn Plumlee. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Jimmy Emmons; Samantha Castro; and Stephanie Cunningham; Captain Greg Lengal, and Firefighter Embry Beatty, Division of Fire & Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

*The following notes automatically apply to all plans listed on this docket (unless a waiver of any section is granted by the Planning Commission).*

1. All preliminary and final subdivision plans are required to conform to the requirements of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform to the requirements 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. DEVELOPMENT PLANS**

- a. PLN-MJDP-20-00029: LEXINGTON MALL PROPERTY, LOT 6-A (LFUCG) (AMD) (1/14/21)\* - located at 2401 RICHMOND RD., LEXINGTON, KY.  
Council District 5  
Project Contact: EA Partners

**Note:** The Planning Commission postponed this item at their July 9, 2020, August 13, 2020, September 10, 2020, October 8, 2020, November 12, 2020, and December 10, 2020, meetings. The purpose of this amendment is to add a 10,000 square foot structure with drive-through lanes and parking.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the pedestrian connectivity and compliance with Article 12 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. 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. Inclusion of entire Planned Shopping Center (B-6P) area (Lexington Mall Property) on plan.
  11. Addition of driveway entrance widths.
  12. Addition of proposed building height in feet on plan.
  13. Addition of numerical labels on contour intervals.
  14. Correct language for Owner's certification.
  15. Addition of sidewalk along access easement for Lot 6-A.
  16. Floodplain LOMR boundary to the approval of the Division of Engineering.
  17. Discuss required stacking for drive-through lanes.
  18. Discuss compliance with Article 12-8(e) for maximum required parking of 4 spaces per 1,000 square feet of space.
  19. Discuss compliance with Articles 12-8(h) and 12-8(i) for multi-modal accommodations and transit facilities.
- b. PLN-MJDP-20-00050: LEXINGTON MALL PROPERTY (PLANET FITNESS LEXINGTON RICHMOND ROAD) (AMD) (1/14/21)\* - located at 2397 RICHMOND RD., LEXINGTON KY.  
Council District 5  
Project Contact: Reyling Design and Consulting

**Note:** The Planning Commission postponed this item at their October 8, 2020, November 12, 2020, and December 10, 2020, meetings. The purpose of this amendment is to add building square footage and revise parking on Parcel A.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the ability to meet the requirements for the B-6P zone for cross-access movement, pedestrian circulation, multi-modal accommodations and access to sanitary sewer facilities.

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. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.

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7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
  8. Greenspace Planner's approval of the treatment of greenways and greenspace.
  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. United States Postal Service Office's approval of kiosk locations or easement.
  12. Increase text size and clarify for all labels on the site.
  13. Correct plan title "Lexington Mall Property (AMD)".
  14. Addition of name and address of developer.
  15. Document compliance with Article 21-7(7)(b)(3) of Zoning Ordinance (account with Lynn Imaging).
  16. Addition of topography intervals on Parcel A.
  17. Denote location of street cross-sections on plan face.
  18. Addition of dimensions of existing building.
  19. Addition of multi-model accommodations per Article 12-8(h).
  20. Adjust scale of development plan for legibility (suggest 1"=60').
  21. Discuss layout of building and parking circulation.
  22. Discuss timing of easement release, prior to plan certification.
  23. Discuss retaining wall height and location.
- c. PLN-MJDP-20-00054: HEADLEY, NIVEN & VANCE PROPERTY, LOTS 1, 2 & 3 (CHICK-FIL-A) (AMD) (1/14/21)\* - located at 295 WEST NEW CIRCLE RD. and 1500 RUSSELL CAVE RD., LEXINGTON, KY.  
Council District 1  
Project Contact: GBC Design, Inc.

Note: The Planning Commission postponed this item at their October 8, 2020, November 12, 2020, and December 10, 2020, meetings. The purpose of this amendment is to revise the proposed building and parking on the plan.

The Subdivision Committee Recommended: Postponement. There are questions regarding closure of the access point on 313 West New Circle Road per approved plan and lack of required Tree Protection Plan.

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 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. KYTC approval of access to Russell Cave Road (KY 353).
  10. Delete Notes #9 and #10.
  11. Addition of required Tree Protection Plan.
  12. Denote FAR in site statistics.
  13. Correct plan title.
  14. Delete "width varies" from New Circle Road and Russell Cave Road.
  15. Delete copy right information note.
  16. Denote approval from Royal Springs Aquifer Water Supply Protection Committee.
  17. Discuss landscape buffer adjacent to R-1C zone property.
  18. Discuss bypass lane for drive-thru.
  19. Discuss access point #2 closure on 313 West New Circle per DP 2013-29.
  20. Discuss proposed 15' setback along R-1C zone property line (north).
  21. Discuss proposed amount of parking, and need for a parking study to document need.
- d. PLN-MJDP-20-00057: GRIFFIN GATE OFFICE PARK (AMD) (1/14/21)\* - located at 1390 OLIVIA LN., LEXINGTON, KY.  
Council District 2  
Project Contact: Earthcycle Design

Note: The Planning Commission postponed this item at their October 8, 2020, November 12, 2020, and December 10, 2020, meetings. The purpose of this amendment is to add access to Citation Boulevard and add storage buildings.

The Subdivision Committee Recommended: Postponement. There are questions regarding meeting the required parking in the zone and the proposed "storage building" in the professional office zone.

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

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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. United States Postal Service Office's approval of kiosk locations or easement.
  10. Rotate plan so the North is to the top of the page.
  11. Addition of name and address of developer.
  12. The boundaries of property shall be in solid dark lines.
  13. Correct plan address to 1390 Olivia Lane.
  14. Addition of adjacent property information.
  15. Clarify site location on vicinity map.
  16. Addition of topography lines per Article 21.
  17. Dimension driveways and walkways.
  18. Dimension ingress and egress points.
  19. Addition of zoning on adjacent property.
  20. Addition of landscape buffer.
  21. Denote function of storage building.
  22. Denote 20' building setback along Citation Boulevard and shift proposed building accordingly.
  23. Denote 25' side/rear yard setback adjacent to A-U zone.
  24. Remove duplicate information from site statistics.
  25. Denote approval from Royal Springs Aquifer Water Supply Protection Committee.
  26. Addition of building coverage and floor area ratio in site statistics per Article 21.
  27. Discuss parking reductions applicable per Article 16-10 (2) of the Zoning Ordinance.
  28. Discuss access to Citation Boulevard and the Conditional Zoning Restriction on Newtown Springs Development.
- e. PLN-MJDP-20-00067: SPRING LAKE (1/14/21)\* - located at 2300 SANDERSVILLE RD., LEXINGTON, KY.  
Council District 2  
Project Contact: EA Partners, PLC

Note: The Planning Commission postponed this item at their October 8, 2020, November 12, 2020, and December 10, 2020, meetings.

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 and 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. United States Postal Service Office's approval of kiosk locations or easement.
  13. Dimension accessory buildings and pools.
  14. Remove dumpster from buffer area on Lot 323 (Townhomes).
  15. Document substantial compliance with Multi-Family Design Standards.
  16. Discuss plan status regarding townhome areas.
  17. Discuss enhanced landscaping along Lots 95 – 100.
  18. Discuss roadway classification status of single-loaded street.
  19. Discuss driveway access to single-loaded street.
  20. Discuss location of street trees on single-loaded street.
  21. Discuss timing of construction of street infrastructure.
  22. Discuss multi-family development access to Sandersville Road and possible waiver.
  23. Discuss ½ section improvement to Greendale Road and Sandersville Road.
  24. Discuss future use of sales office.
- f. PLN-MJDP-20-00076: BALL HOMES PROPERTY & LILLIAN HUNT (SPEEDWAY 101282) (2/28/21)\* - located at 1318 & 1320 VERSAILLES RD., LEXINGTON, KY.  
Council District 11

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Project Contact: McBride Dale Clarion

Note: The purpose of this plan is to revise the development on the site.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the impact on Versailles Road and the proposed access to the site.

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 and 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. United States Postal Service Office's approval of kiosk locations or easement.
  11. Provided the Board of Adjustment grants the requested variances to the B-1 zone setback.
  12. Addition of topographic information and source.
  13. Denote adjoining zoning.
  14. Denote 10' recorded setback adjacent to the R-2 zone.
  15. Addition of Red Mile Road cross-section.
  16. Delete site area statistic from Planning Commission certification.
  17. Correct street cross-sections to include detailed information.
  18. Discuss setback notes.
  19. Discuss access to Versailles Road.
  20. Discuss recorded temporary construction easement along Red Mile Road and conflict with proposed re-development.
- g. PLN-MJDP-20-00077: LEXMARK INTERNATIONAL CORP. (2/28/21)\* - located at 1180 NEWTOWN PIKE (A PORTION OF) & 725 WEST NEW CIRCLE RD., LEXINGTON, KY.  
Council District 1  
Project Contact: EA Partners, PLC
- Note: The purpose of this plan is to depict proposed development of the site.
- The Subdivision Committee Recommended: **Approval**, subject to the following conditions:
1. Provided the Urban County Council rezones a portion of 1180 Newtown Pike to the I-1 zone; otherwise, any commission action of approval is null and void.
  2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
  3. Urban County Traffic Engineer's approval of street cross-sections and access.
  4. Landscape Examiner's approval of landscaping and landscape buffers.
  5. Addressing Office's approval of street names and addresses.
  6. Urban Forester's approval of tree preservation plan.
  7. Department of Environmental Quality's approval of environmentally sensitive areas.
  8. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities, including relocation of Legacy Trail and location of secondary shared-use trail connections.
  9. Greenspace Planner's approval of treatment of greenways and greenspace.
  10. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
  11. Division of Waste Management's approval of refuse collection locations.
  12. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
  13. United States Postal Service Office's approval of kiosk locations or easement.
  14. KYTC approval of access to Newtown Pike (KY 922).
  15. Denote and depict compliance with Newtown Pike Landscape Corridor Ordinance (Ord. 85-2008), including 20-foot landscape buffer and horse farm fence.
  16. Resolve location of required horse farm fence and its relationship to the Legacy Trail.
  17. Resolve status and location of proposed access to Newtown Springs, LLC property to the north.
  18. Resolve status of greenway/open space ownership and maintenance.
  19. Resolve relocation of Legacy Trail and location of secondary shared-use trail connections.
  20. Resolve lighting study to document compliance with Note #11.
- h. PLN-MJDP-20-00078: GESS PROPERTY, UNIT 8, PHASE 3 (AMD) (2/28/21)\* - located at 4105 SPERLING DR., LEXINGTON, KY.

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Council District 7  
Project Contact: EA Partners, PLC

Note: The purpose of this amendment is to depict development of Phase 3; revise the site statistics; omit Notes #13, #14, and #16, and revise Note #20.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding open space requirements in the Special Design Area.

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 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 and Pedestrian Planner's approval of bike trails and pedestrian facilities.
  8. Greenspace Planner's approval of treatment of greenways and greenspaces.
  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. Provided the Planning Commission makes a finding the plan complies with the Expansion Area Master Plan (EAMP).
  12. United States Postal Service Office's approval of kiosk locations or easement.
  13. Clarify revision of General Note #20, which says "Omitted." (Status of required turn lane.)
  14. Addition of driveway entrance widths.
  15. Denote dimension of walkway widths.
  16. Correct language in Owner's Certification.
  17. Correct language in Commission's Certification.
  18. Addition of legend denoting different line types (floodplain, Special Design Area, etc.) to improve legibility.
  19. Remove buildings from 20' utility easement along Sperling Drive.
  20. Exactions to the approval of the Division of Planning.
  21. Discuss 60% open space requirement in Special Design Area.
- i. PLN-MJDP-20-00079: STONEWALL SHOPPING CENTER (AMD) (2/28/21)\* - located at 3101 CLAYS MILL RD., LEXINGTON, KY.  
Council District 9  
Project Contact: CMW, Inc.

Note: The purpose of this amendment is to show office space converted to residential space and update notes and site statistics.

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 and Pedestrian Planner's approval of bike trails and pedestrian facilities.
  7. Greenspace Planner's approval of open space and treatment of greenways and greenspaces.
  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. Provide open space exhibit to the Division of Planning.
- j. PLN-MJDP-20-00080: HAYNES BROTHERS PROPERTIES, LLC (2/28/21)\* - located at 840 ANGLIANA AVE., LEXINGTON, KY.  
Council District 3  
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict development of the property.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding significant changes from the preliminary development plan and compliance with Article 15-7 of the Zoning Ordinance.

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

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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 and 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. United States Postal Service Office's approval of kiosk locations or easement.
  12. Provide documentation for multi-family design standards.
  13. Denote transit stop shelter location on plan face.
  14. Addition of building heights for Buildings D, E, F and G.
  15. Addition of dimensions for proposed driveway and walkway widths.
  16. Denote location of underground detention.
  17. Addition of proposed and existing easements for utilities and other purposes.
  18. Denote fence in landscape easement.
  19. Discuss internal pedestrian circulation.
  20. Discuss requirements of Article 15-7 regarding infill and redevelopment multi-family construction.
  21. Discuss significant changes from the preliminary development plan.
- j. PLN-MJDP-20-00081: HAMBURG EAST, TRACT 4, LOT 1 (BELHURST) (2/28/21)\* - located at 2575 POLO CLUB BLVD., LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners, PLC

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

Note: The purpose of this plan is to depict development of the single-family detached portion of the property.

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

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 and 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. United States Postal Service Office's approval of kiosk locations or easement.
12. Provided the Planning Commission makes a finding that the plan complies with the Expansion Area Master Plan (EAMP).
13. Denote: Exactions to the approval of the Division of Planning.
14. Denote a gate for the emergency access to the approval of the Division of Fire and Emergency Services.
15. Resolve access location for Lots 1, 2, 19 & 80.
16. Resolve Note #12 from certified Preliminary Development Plan relative to this phase of development.
17. Resolve development standards for lots along Park Road.

### **3. REAPPROVAL, CONTINUED DISCUSSIONS & EXTENSION ITEMS**

- 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**

- 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., Video Teleconference.....January 21, 2021  
**Zoning Items Public Hearing and Work Session**, Thursday, 1:30 p.m., Video Teleconference .....**January 28, 2021**  
Technical Committee, Wednesday, 8:30 a.m., Video Teleconference ..... January 29, 2021  
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference ..... February 4, 2021  
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference ..... February 4, 2021  
**Subdivision Items Public Meeting**, Thursday, 1:30 p.m., Video Teleconference .....**February 11, 2021**

IX. **ADJOURNMENT**

1/12/2021

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LH/CG/TM/TW