

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

July 10, 2008

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – None 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, July 3, 2008, at 8:30 a.m. The meeting was attended by Commission members: Neill Day, Randall Vaughn, Mike Cravens and Carolyn Richardson. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jim Gallimore, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Denice Bullock, Chris Taylor, Cheryl Gallt, Tom Martin, and Frank Boateng; as well as Rochelle Boland, Department of Law; Captain(s) Bill Woodward and Charles Bowen, Division of Fire & Emergency Services; and Bob Carpenter, Division of Building Inspection. The Committee made recommendations on plans as noted.

General Notes

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

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

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

Criteria:

- (1) the 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 2008-9P: HILLENMEYER PROPERTY (AMD.) (7/10/08)*** - 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; April 14, 2008; May 8, 2008; and June 12, 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.

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

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.
- b. PLAN 2008-71P: HAMPTON SPRINGS (AMD.) (8/7/08)* - located at 4574 Harrodsburg Road (a portion of).
(Council District 10) **(EA Partners)**

Note: The Planning Commission postponed this plan at its June 12, 2008, meeting. The purpose of this amendment is to revise the development on the property.

The Subdivision Committee Recommended: Postponement. There were questions regarding the proposed street connection, the waiver requests, the lack of street connection to the adjoining church property, the area of fill proposed and the construction access to the site.

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. Building Inspection's approval of landscape buffer and required street tree information.
4. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
9. Correct plan title.
10. Denote HOA dedication to the LFUCG for a greenway.
11. Discuss access to the greenway.
12. Discuss the lack of connection proposed to Rhema Way.
13. Discuss the need for a stub street to the remaining church property.
14. Discuss the requested waivers to the Subdivision Regulations.
15. Discuss construction access to this area.

2. Final Subdivision Plans

- a. PLAN 2008-24F: THOMAS COMMUNICATIONS, INC., UNIT 1-C (WALNUT GROVE ESTATES) (7/10/08)* –
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; April 14, 2008; May 8, 2008; and June 12, 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.
- b. PLAN 2008-25F: THOMAS COMMUNICATIONS, INC., UNIT 1-D (WALNUT GROVE ESTATES) (7/10/08)* –
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; April 14, 2008; May 8, 2008; and June 12, 2008, meetings.

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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.

- c. PLAN 2008-44F: HIGH MOUNT SUBDIVISION, UNIT 1, BLOCK A, LOT 17 (AMD) (7/10/08)* – located at 2932 Candlelight Way. (Council District 5) **(CBC Engineers and Associates)**

Note: The Planning Commission postponed this plan at its April 14, 2008; May 8, 2008; and June 12, 2008, meetings. 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 dimension.
9. Addition of adjacent property information.
10. Complete the location of the property on the vicinity map.
11. Addition of building lines.
12. Adjust plat size to 17X22.
13. Remove Kentucky Utilities note.
14. Correct Planning Commission certification.
15. Resolve street cross-section for Candlelight Way.
16. Discuss access to duplex units.
17. Discuss driveway/drainage easement conflict.

- d. PLAN 2008-76F: BOGIE ESTATE, LOT 1 (9/11/08)* - located at 5846 Old Richmond Road. **(EA Partners)**
(Council District 12)

Note: The purpose of this plat is to subdivide one 14-acre lot into three lots, consisting of two 2-acre lots zoned B-1 and one 10-acre lot zoned A-R. This subdivision also requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: Postponement. There were questions regarding the need for a waiver of Article 6-6(a) of the Land Subdivision Regulations concerning minimum lot size for a septic tank and right-of-way dedication.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street names and/or addresses per the street addressing office.
5. Addition of utility easements, as required by the utility companies.
6. Addition of the entire A-R zoned lot on this plan.
7. Denote buildable and non-buildable areas on proposed A-R lot.
8. Correct 300-foot building line (to scale) from right-of-way of Jacks Creek Road.

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9. Kentucky Transportation Cabinet's approval of right-of-way dedication.
 10. Discuss waiver to Article 6-6(a) in relation to the 10-acre rule and septic system.
 11. Discuss right-of-way dedication on Jacks Creek Road.
- e. PLAN 2008-77F: EAST BRIDGEFORD LAND & DEV. CO., (KINGSTON HALL), PHASE 1, UNIT 2 (9/11/08)* - located at 2356 Newtown Pike. (Council District 12) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and required street tree information.
 4. Approval of street names and/or addresses per the street addressing office.
 5. Addition of utility and streetlight easements, as required by the utility companies, the Urban County Engineer and the Urban County Traffic Engineer.
 6. Identify existing access easements to remaining tract to the east.
 7. Verify exaction information.
 8. Denote required buffer along the Urban Service Area Boundary (conditional zoning).
 9. Correct Newtown Pike cross-section.
 10. Resolve the possible need for a final development plan to be approved by the Planning Commission.
 11. Resolve access easement.
 12. Board of Health Department's approval of septic tank system prior to certification.
- f. PLAN 2008-78F: MAHAN, UNIT 1-A (9/11/08)* - located at 2940 Man O' War Boulevard. (Council District 4) **(EA Partners)**

The Subdivision Committee Recommended: Referral to the full Commission. There were questions regarding compliance with Article 4-5(b) of the Land Subdivision Regulations.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and required street tree information.
 4. Approval of street names and/or addresses per the street addressing office.
 5. Urban Forester's approval of tree preservation areas.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
 8. Correct Urban County Engineer's certification.
 9. Clarify lot lines, and metes and bounds limits of this plan (Lot 1, Madison Point Drive).
 10. Denote: restriction of parking to one side of the local street.
 11. Discuss lot 1 differences with preliminary development plan.
 12. Discuss tree protection area proposed on lot 1.
- g. PLAN 2008-79F: MAHAN, UNIT 1-B (9/11/08)* - located at 2940 Man O' War Boulevard. (Council District 4) **(EA Partners)**

The Subdivision Committee Recommended: Referral to the full Commission. There were questions regarding compliance with Article 4-5(b) of the Land Subdivision Regulations.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street names and/or addresses per the street addressing office.
5. Urban Forester's approval of tree preservation areas.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
8. Correct Urban County Engineer's certification.
9. Correct plat boundaries (Madison Point Drive).
10. Denote: restriction of parking to one side of the local street.

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- h. PLAN 2008-80F: MAHAN, UNIT 1-C (9/11/08)* - located at 2940 Man O' War Boulevard.
(Council District 4) **(EA Partners)**

The Subdivision Committee Recommended: Referral to the full Commission. There were questions regarding compliance with Article 4-5(b) of the Land Subdivision Regulations.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street names and/or addresses per the street addressing office.
5. Urban Forester's approval of tree preservation areas.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
8. Correct Urban County Engineer's certification.
9. Correct plat boundaries (public street on Unit 1-B).
10. Denote: restriction of parking to one side of the local street.

- i. PLAN 2008-86F: LAKEVIEW ACRES, UNIT 3, TRACT 10, LOT 12 (AMD) (9/23/08)* - located at 1545 Lakeview Drive. (Council District 5) **(Endris Engineering)**

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

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street names and/or addresses per the street addressing office.
5. Urban Forester's approval of tree preservation areas.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Document private street responsibility and add certification.
8. Clarify purpose of amendment note.
9. Remove amended building line from plan (along Lakewood Drive).
10. Review by Technical Committee prior to certification.
11. Resolve access to private street.

- j. PLAN 2008-28F: LAKEVIEW ISLAND, UNIT 3 (THE LANDINGS) (9/28/08)* – located at 2414 Lake Park Road. (Council District 5) **(Foster – Roland)**

Note: The Planning Commission originally approved this plan on May 5, 2008; subject to the following conditions. The applicant now requests a waiver to Article 4-7(d)(9) of the Land Subdivision Regulations regarding the Performance/Warranty Surety.

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. Correct access easement to scale and eliminate any conflict with approved development plan.
12. Provided the Planning Commission grants a waiver to Article 6-8 of the Land Subdivision Regulations regarding street continuity.
13. Correct building line to scale.

The Staff will report at the meeting.

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- k. PLAN 2007-103F: BLUEGRASS ASPENDALE, SINGLE-FAMILY AREA, PHASE 3, SECTION 4 (9/12/08)* - located at East Sixth Street and Breckenridge Street. (Council District 1) **(Sherman/Carter/Barnhart)**

Note: The Planning Commission originally approved this plan on June 14, 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 street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street addressing 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. Correct plan title.

Note: The plat approval has since expired, and the Housing Authority now wishes to record this plat, but in four sections. Because the Commission's approval from 6/14/07 has expired, a reapproval of this plat is now required prior to its recording.

The Staff Recommended: Reapproval, subject to the previous conditions.

3. Development Plans

- a. DP 2008-51: PALUMBO PROPERTY (GARDEN SPRINGS, UNIT 1-S) (AMD. #8) (7/10/08)* - located at 820 Lane Allen Road. (Council District 10) **(Foster - Roland)**

Note: The Planning Commission postponed this plan at its April 14, 2008; May 8, 2008; and June 12, 2008, meetings. The purpose of this amendment is to add a car wash.

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

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Division of Fire's approval of emergency access and fire hydrant location.
 6. Division of Waste Management's approval of refuse collection.
 7. Approval of street names and addresses per e911 staff.
 8. Correct plan title.
 9. Complete adjacent property information.
 10. Addition of street cross-sections.
 11. Addition of all easements.
 12. Addition of building lines.
 13. Addition of dimensions for parking spaces, aisles and entrances from the prior development plan.
 14. Addition of landscaping information from the previous plan.
 15. Provided the Board of Adjustment grants a conditional use request for the car wash.
 16. Resolve the proposed car wash impact on sanitary sewer system.
 17. Discuss parking requirements versus what is shown on the plan.
- b. DP 2008-60: BLACKFORD TOWN CENTER (7/12/08)* - located at 6600 Man O' War Boulevard. (Council District 12) **(Rob Sims)**

Note: The Planning Commission postponed this plan at its May 8, 2008; and June 12, 2008, meetings. 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.

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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.
- c. DP 2008-77: MICHAEL GENTRY PROPERTY (AMD.) (8/7/08)* - located at 3292 Richmond Road.
(Council District 7) **(Vision Engineering)**

Note: The Planning Commission postponed this plan at its June 12, 2008, meeting. The purpose of this amendment is to revise the proposed development for the property.

The Subdivision Committee Recommended: Postponement. There were questions regarding the building proposed in the Richmond Road right-of-way.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Bike and Pedestrian Planner's approval of 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. Correct conditional zoning restrictions.
 10. Label building lines.
 11. Correct site statistics (square footage).
 12. Correct parking statistics.
 13. Remove building proposed in the existing Richmond Road right-of-way.
- d. DP 2008-79: CARDINAL HILL HOSPITAL (AMD.) (8/7/08)* - located at 1826, 1832 and 2050 Versailles Road.
(Council District 11) **(Carman & Associates)**

Note: The Planning Commission postponed this plan at its June 12, 2008, meeting. The purpose of this amendment is to add a 220,000 square-foot hospital addition, to add a 200,000 square-foot parking garage, and to revise the parking and circulation.

The Subdivision Committee Recommended: Postponement. There were questions regarding the parking in the A-U zone, the access easement, parking garage and easement conflict, sewer capacity, utility relocation, Tree Protection Plan and steep slopes.

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.

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5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
 6. Department of Environmental Quality's approval of environmentally sensitive areas (bio-hazardous material, and steep slopes).
 7. Division of Fire's approval of emergency access and fire hydrant locations.
 8. Division of Waste Management's approval of refuse collection.
 9. Approval of street names and addresses per e911 staff.
 10. Improve plan clarity.
 11. Addition of dimension for all access points and drive aisles.
 12. Addition of tree preservation information in floodplain area.
 13. Complete dimensions for proposed and existing buildings.
 14. Addition of property boundary information (bearings and distances).
 15. Addition of adjoining property information.
 16. Correct note number 7.
 17. Provided the Board of Adjustment grants the conditional use permit and dimensional variances prior to certification.
 18. Denote on plan all proposed areas for detention per Article 21.
 19. Discuss access road improvements and proposed canopy building features.
 20. Discuss note number 10 (building permit as opposed to plan certification).
 21. Discuss release of easement in area of the parking garage prior to the issuance of any building permits.
- e. DP 2008-80: CHEVY CHASE SUBDIVISION, UNIT 19, LOT 7, (WM. T. BURKE PROPERTY) (8/7/08)* - located at 1136 Providence Lane. (Council District 5) **(Foster – Roland)**

Note: The Planning Commission postponed this plan at its June 12, 2008, meeting.

The Subdivision Committee Recommended: Postponement. There were questions regarding the location of the utilities and a utility pole, the landscape buffer and the required notice mailing to nearby property owners.

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

1. Provided the Urban County Council rezones the property R-2; otherwise, any Commission action of approval is null and void.
 2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
 3. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 4. Building Inspection's approval of landscape buffers.
 5. Urban Forester's approval of tree preservation plan.
 6. Approval of street names and addresses per e911 staff.
 7. Delete note numbers 1 and 2.
 8. Addition of standard development plan notes.
 9. Correct site statistics.
- f. DP 2008-85: SOUTH HILL GARDENS (9/11/08)* - located at South Mill Street and Lawrence Street. (Council District 3) **(Wheat and Ladenburger)**

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 buffer.
 4. Urban Forester's approval of tree preservation plan.
 5. Division of Waste Management's approval of refuse collection.
 6. Approval of street names and/or addresses per the street addressing office.
 7. Provided the Board of Adjustment grants the requested variance.
 8. Document Board of Architectural Review approval of the site design prior to certification.
- g. DP 2008-86: MAN O' WAR DEVELOPMENT, UNIT 2-A (A PORTION OF) (9/11/08)* - located at 1710 Pleasant Ridge Drive and 2046 Bryant Road. (Council District 6) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike and 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.

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8. Approval of street names and/or addresses per the street addressing office.
 9. Correct adjacent property information.
 10. Addition of dimension for entrance access point.
 11. Denote all existing and proposed easements.
 12. Resolve reciprocal parking and access in B-6P area.
 13. Resolve the limits of this development plan.
- h. DP 2008-87: LARKIN PROPERTY (AMD) (9/11/08)* - located at 2580 Spurr Road.
(Council District 12) **(EA Partners)**

Note: The purpose of this amendment is to revise the building size and configuration, and the circulation and parking.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Department of Environmental Quality's approval of environmentally sensitive areas (Georgetown Aquifer).
 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/or addresses per the street addressing office.
 9. Resolve proposed truck ingress and egress with planned street.
- i. DP 2008-88: BEAUMONT FARM, UNIT 1, SECTION 1 (A PORTION OF) (9/11/08)* - located at 3100 Beaumont Centre Circle. (Council District 10) **(EA Partners)**

The Subdivision Committee Recommended: Referral to the full Commission. There were questions regarding the proposed access to Beaumont Centre Circle.

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. Bike and 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/or addresses per the street addressing office.
 9. Denote uses in site statistics.
 10. Discuss proposed access to Beaumont Centre Circle.
 11. Discuss phasing of future development.
- j. DP 2008-89: TOWNHOUSES OF LEXINGTON (REGENCY POINT) (AMD) (9/11/08)* - located at 2553 Nicholasville Road. (Council District 10) **(Foster - Roland)**

Note: The purpose of this amendment is to add two dwelling units and parking.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Approval of street names and/or addresses per the street addressing office.
 6. Correct Planning Commission certification.
 7. Correct building envelope information.
- k. DP 2008-90: ANGLIANA SUBDIVISION & A.G. MCGREGOR SUBDIVISION (ANGLIANA STUDENT HOUSING) (AMD) (9/11/08)* - located at 520, 534, 537 and 544 Angliana Avenue.
(Council District 2) **(Brandstetter Carroll)**

Note: The purpose of this amendment is to add six dwelling units and seven bedrooms to two buildings.

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

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers and pump station location.
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 locations.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and/or addresses per the street addressing office.
8. Addition of pump station location per approved development plan.

- l. DP 2008-91: BLUEGRASS BUSINESS PARK (PEMBERTON FARM, LOT 3-A) (AMD) (9/11/08)* - located at 2201 Jaggie Fox Way. (Council District 2) **(Carman & Associates)**

Note: The purpose of this amendment is to depict the development of the manufacturing facility and associated parking, access and site improvements.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers and OPSS note number 11.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections (access alignment, median and internal connection).
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Department of Environmental Quality's approval of environmentally sensitive areas (Georgetown Aquifer).
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Approval of street names and/or addresses per the street addressing office.
10. Addition of purpose of amendment note.
11. Addition of existing and proposed easements.
12. Revise note number 13 per approved zoning/preliminary development plan concerning timing of the connection to Innovation Drive.

- m. DP 2008-92: FAYETTE MALL (AMD) (9/11/08)* - located at 3301, 3401 and 3555 Nicholasville Road. (Council District 9) **(EA Partners)**

Note: The purpose of this amendment is to add 4,670 sq. ft. of buildable area.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Building Inspection's approval of landscape buffers.
3. Urban Forester's approval of tree preservation plan.
4. Approval of street names and/or addresses per the street addressing office.
5. Place site statistics in box.
6. Addition of zoning for subject property.
7. Addition of all existing utility easements.

- n. DP 2008-93: INTERSTATE SERVICE CENTER, UNIT 1 (AMD) (9/11/08)* - located at 1950 Stanton Way. (Council District 12) **(LS Design Group)**

Note: The purpose of this amendment is to redevelop the site from a convenience store to a restaurant use.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers and note number 10.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike and Pedestrian Planner's approval of 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/or addresses per the street addressing office.
9. Depict existing access points across Stanton Way from the subject property.
10. Denote sanitary sewer easements.
11. Resolve detention location, if needed (note number 13).
12. Resolve access to Stanton Way.

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- o. DP 2002-65: TURFLAND MALL (AMD #23) (9/22/08)* – located at 2033-2097 Harrodsburg Road.
(Council District 5) **(Wheat & Ladenburger)**

Note: The Planning Commission originally approved this plan on August 8, 2002; and reapproved this plan on August 14, 2003, 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 landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Clarify site statistics.
6. Clarify total square footage of outlot "D".
7. Complete building dimensions.
8. Addition of appropriate building and elevation information from 21st amended final development plan.

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

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

- 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.

- V. COMMISSION ITEMS** - The Chairman will announce that any item the staff would like to present will be heard at this time.

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

- VIII. NEXT MEETING DATES -**

Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	July 17, 2008
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building).....	July 23, 2008
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	July 24, 2008
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	July 31, 2008
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building).....	August 7, 2008
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	August 7, 2008
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	August 14, 2008

- X. ADJOURNMENT**

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

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