

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

August 14, 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 May 8, 2008; June 10, 2008 and June 26, 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, August 7, 2008, at 8:30 a.m. The meeting was attended by Commission members: Neill Day, Mike Cravens 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 Saltee, Denise Bullock, Chris Taylor, Cheryl Gallt, Tom Martin, Jimmy Emmons, Traci Wade and Frank Boateng; 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 2008-71P: HAMPTON SPRINGS (AMD.) (8/14/08)*** - 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; and July 10, 2008, meetings. 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.

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

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.

- b. PLAN 2006-75P: PATCHEN WILKES, UNIT 2B (10/30/08)* - located at 1811 Winchester Road (a portion of).
(Council District 6) **(EA Partners)**

Note: The Planning Commission originally approved this plan on May 11, 2006, and approved it for an extension on May 10, 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, arterial screening and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways/bike trails.
7. Discuss the connection to Charleston Drive.
8. Show spacing from the alley to the school entrance.
9. Show the cross-section with median.
10. Show alley radius from "F-F" to "B-B" sections.
11. Identify the school connections (pedestrian access).
12. Provided the Commission grants a waiver to Article 6-8 of the Land Subdivision Regulations to allow the centerline horizontal curve radius to be 35', and to allow reduced right-of-way dimensions.
13. The notation of a public passageway easement adjacent to the right-of-way, detailing the primacy of the LFUCG over utility easements in this area.
14. All interior curb radii are to be increased to a minimum of 40'.

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

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

2. Final Subdivision Plans

- a. PLAN 2008-24F: THOMAS COMMUNICATIONS, INC., UNIT 1-C (WALNUT GROVE ESTATES) (8/14/08)* –
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; June 12, 2008; and July 10, 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.

- b. PLAN 2008-25F: THOMAS COMMUNICATIONS, INC., UNIT 1-D (WALNUT GROVE ESTATES) (8/14/08)* – 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; June 12, 2008; and July 10, 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.

- c. 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 postponed this plan at its July 10, 2008 and July 31, 2008, meetings. The Planning Commission originally approved this plan on May 5, 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 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 applicant now requests a waiver to Article 4-7(d)(9) of the Land Subdivision Regulations regarding the Performance/Warranty Surety.

The Staff will report at the meeting.

- d. PLAN 2008-44F: HIGH MOUNT SUBDIVISION, UNIT 1, BLOCK A, LOT 17 (AMD) (8/14/08)* – 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; June 12, 2008; and July 10, 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.

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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.

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

Note: The Planning Commission postponed this plan at its July 10, 2008, meeting. 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.
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.

- f. PLAN 2008-104F: HOLLYWOOD TERRACE SUBDIVISION, LOT 1 AND A PORTION OF LOTS 2 & 3 (AMD.) (10/29/08)* - located at 920 Bates Creek Road. (Council District 3) **(Wes Witt)**

Note: The purpose of this amendment is to reduce the building line from 35' to 30'.

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

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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Review by the Technical Committee prior to certification.

- g. PLAN 2005-173F: BELMONT FARM, UNIT 4-B (COVENTRY) (10/16/08)* - located at 2450 Georgetown Road (a portion of). (Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on July 14, 2005, and it was reapproved on July 13, 2006 and July 12, 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 landscaping.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street names and addresses by e911 staff.

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

- h. PLAN 2005-174F: BELMONT FARM, UNIT 4-C (COVENTRY) (10/16/08)* - located at 2450 Georgetown Road (a portion of). (Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on July 14, 2005, and it was reapproved on July 13, 2006 and July 12, 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 landscaping.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street names and addresses by e911 staff.
6. Urban Forester's approval of tree preservation 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.

- i. PLAN 2005-175F: BELMONT FARM, UNIT 4-D (COVENTRY) (10/16/08)* - located at 2450 Georgetown Road (a portion of). (Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on July 14, 2005, and it was reapproved on July 13, 2006 and July 12, 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 landscaping.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street names and addresses by e911 staff.
6. Urban Forester's approval of tree preservation 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.

- j. PLAN 2007-82F: SHARKEY PROPERTY, UNIT 3 (10/19/08)* – located at Towne Square Park. (Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on May 10, 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 site statistics.
8. Label lot 44 and the parking area in Unit 2-C.
9. Identify lot frontage and access for lots 45-49 per the approved 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.

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3. Development Plans

- a. DP 2008-77: MICHAEL GENTRY PROPERTY (AMD.) (8/14/08)* - located at 3292 Richmond Road.
(Council District 7) **(Vision Engineering)**

Note: The Planning Commission postponed this plan at its June 12, 2008 and July 10, 2008, meetings. 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.
- b. DP 2008-79: CARDINAL HILL HOSPITAL (AMD.) (8/14/08)* - 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 and July 10, 2008, meetings. 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.
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.

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

- c. DP 2008-80: CHEVY CHASE SUBDIVISION, UNIT 19, LOT 7 (WM. T. BURKE PROPERTY) (8/14/08)* - located at 1136 Providence Lane. (Council District 5) **(Foster – Roland)**

Note: The Planning Commission postponed this plan at its June 12, 2008 and July 10, 2008, meetings.

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.

- d. 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)**

Note: The Planning Commission postponed this plan at its July 10, 2008, meeting.

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.

- e. DP 2008-102: ESTES PROPERTY, LOT 1 (10/9/08)* - located at 3294 Richmond Road. (Council District 7) **(LS Design Group)**

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. Greenspace Planner's approval of the treatment of greenways/bike trails.
6. Division of Fire's approval of emergency access and fire hydrant location.
7. Division of Waste Management's approval of refuse collection.
8. Addressing Office's approval of street names and/or addresses.
9. Addition of conditional zoning restrictions.
10. Correct note number 10 to the approval of Division of Water Quality.
11. Addition of entire development plan information per the approved Preliminary Development Plan.
12. Depict access points across Sand Lake Drive and Beale Street.
13. Denote existing and proposed easements.

- f. DP 2008-103: CARE INN OF LEXINGTON (AMD.) (WHITE & CURLESS PROPERTY, TRACT 3) (10/9/08)* - located at 2770 Palumbo Drive. (Council District 7) **(Midwest Engineers)**

Note: The purpose of this amendment is to increase the buildable area, the required parking and revise the circulation.

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

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffer.
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. Addressing Office's approval of street names and/or addresses.
8. Addition of building, parking and courtyard dimension, as necessary.
9. Correct Palumbo Drive cross-section.
10. Addition of Man O' War Boulevard cross-section.
11. Document the number of beds and employees per shift to verify compliance with minimum parking requirements.
12. Denote existing and proposed easements.

- g. DP 2008-104: RED MILE SQUARE, TRACT D, PARCEL 3 (10/9/08)* - located at 1151 Unity Drive.
(Council District 11) **(Midwest Engineers)**

The Subdivision Committee Recommended: Postponement. There were questions regarding compliance with Article 9 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 buffer.
4. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Division of Fire's approval of emergency access and fire hydrant location.
8. Division of Waste Management's approval of refuse collection.
9. Addressing Office's approval of street names and/or addresses.
10. Verify correct cross-section for Unity Drive.
11. Complete easement dimensions.
12. Revise perimeter setback per Article 9 of the Zoning Ordinance.
13. Correct the purpose of amendment note.
14. Denote the adjacent property zoning information.
15. Discuss the need for additional screening next to the single family homes.
16. Discuss the required parking relative to the proposed parking.
17. Discuss the detention area location.
18. Discuss compliance with the open space requirements per Article 9 of the Zoning Ordinance.

- h. DP 2008-105: OVINGTON & RAGLAND (HARRELL'S CAR WASH) (10/9/08)* - located at 2632 Richmond Road.
(Council District 7) **(CDP Engineers)**

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 Fire's approval of emergency access and fire hydrant location.
6. Division of Waste Management's approval of refuse collection.
7. Addressing Office's approval of street names and/or addresses.
8. Remove sign from plan face.
9. Remove note number 3.
10. Addition of standard note requiring Traffic Engineering's approval of the access.
11. Identify dimensions for existing access, aisles and points.
12. Denote all existing and proposed easements.
13. Addition of reciprocal parking and access note.

- i. DP 2008-117: BERRY CREST SUBDIVISION, LOTS 8 & 9 (10/29/08)* - located at 235-249 Pasadena Drive.
(Council District 10) **(Barrett Partners)**

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.

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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 Fire's approval of emergency access and fire hydrant location.
6. Division of Waste Management's approval of refuse collection.
7. Addressing Office's approval of street names and/or addresses.
8. Review by the Technical Committee prior to certification.
9. Resolve access to adjacent properties.
10. Resolve access to Pasadena Drive.

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.

- A. RESOLUTIONS FOR FORMER PLANNING COMMISSION MEMBERS** - At this time, the Commission and the staff would like to express their sincere appreciation to Mr. Lyle Aten, Ms. Linda Godfrey, and Mr. James Mahan for their dedication and service to the Planning Commission and the citizens of Lexington-Fayette County.
- B. POSSIBLE AMENDMENT OF THE 2008 MEETING & FILING SCHEDULE FOR COURTHOUSE AREA APPEAL** – The Chair will announce that a date, time and specific guidelines are needed for a future meeting to hear the Courthouse Area Overlay Zone appeal for CentrePointe. This will be determined by the Planning Commission at this time.

VI. STAFF ITEMS – Staff items, if any, will be considered at this time.

A. MINOR SUBDIVISION PLAN – The staff may refer the following item to the Planning Commission for consideration at this time.

1. PLAN 2008-102C: GESS FAMILY PARTNERSHIP, LTD PROPERTY (10/29/08)* - located at 400 and 950 Chilesburg Road (a portion of).

The staff will report at the meeting.

B. DP 2008-75: EAST HILLS SHOPPING CENTER, LOT 3A (AMD.) - located at 540 and 544 Eureka Springs Drive.
(Council District 7) **(Endris Engineering)**

Note: The purpose of this amendment is to add buildable area, revise the parking circulation and depict the as-built entrances.

This plan was approved by the Planning Commission on June 12, 2008, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Waste Management's approval of refuse collection.
7. Approval of street names and addresses per e911 staff.
8. Delete note number 9.
9. Revise note number 10.
10. Clarify number of children proposed for day-care operation.
11. Addition of dimensions for access points and drive aisles.
12. Secure manhole within play area to the approval of Streets, Roads and Forestry.

This plan is nearing certification, but the final condition associated with the Commission's approval cannot be satisfied. Field investigations and a review of the engineering "as-built" construction drawings reveal that there is no manhole within the fenced play area for this day care center. One was *planned* in this area, but was never constructed to serve an adjacent car wash that was never constructed. As such, the staff has referred this plan to the Commission for their consideration of deleting condition #12.

The Staff Recommended: Approval, subject to the previous requirements, deleting condition #12.

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

- 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	August 21, 2008
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	August 27, 2008
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	August 28, 2008
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 4, 2008
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	September 4, 2008
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	September 11, 2008

X. **ADJOURNMENT**

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

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