

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
March 9, 2023

- 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** – The February 9, 2023 and the February 16, 2023 minutes will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, March 2, 2023 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale and Judy Worth, Janice Meyer, and Anthony de Movellan. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were: Jim Duncan, Traci Wade, Tom Martin, Cheryl Gallt, Hal Baillie, Autumn Goderwis, Daniel Crum, Paula Schumacher, Greg Lengal, Division of Fire and Emergency Services; Tracy Jones, Department of Law; and Doug Burton, Division of Engineering. The Committee made recommendations on plans as noted.

General Notes

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

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

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

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

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

The procedure for these hearings is as follows:

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

1. Final Subdivision Plans

- a. PLN-FRP-23-00005: HAGYARD FARMS, LLC PROPERTY (4/30/2023)* - located at 924 HARP INNES ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Darnell Engineering, Inc.

Note: The purpose of this amendment is to subdivide the property into two tracts.

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

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Addressing Office's approval of street names and addresses.
 4. Department of Environmental Quality's approval of environmentally sensitive areas.
 5. Addition of utility and street light easements as required by the utility companies.
 6. Correct plan title to match staff report.
 7. Correct owner's certification per 5-4(h)(1) of the Land Subdivision Regulations.
 8. Correct land surveyor's certification per 5-4(h)(2) of the Land Subdivision Regulations.
 9. Correct Planning Commission certification per 5-4(h)(4) of the Land Subdivision Regulations.
 10. Addition of Urban County Engineer's certification.
 11. Denote 25' floodplain setback.
 12. Denote street frontage in the site statistics.
 13. Denote Board of Health approval of the septic tank system required.
 14. Denote private utility providers.
 15. Resolve need for access easement to adjacent property.
- b. PLN-FRP-23-00006: SHROPSHIRE & ROSS HOLDINGS, LLC (4/30/2023)* - located at 5487 WARE ROAD, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this plat is to subdivide 1 tract into 3.

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Department of Environmental Quality's approval of environmentally sensitive areas.
4. Addressing Office's approval of street names and addresses.
5. Addition of utility and street light easements as required by the utility companies.
6. Denote and label prescribed right-of-way along Houston Antioch Road and Ware Road.

2. Development Plans

- a. PLN-MJDP-18-00004 (AKA DP 2004-153): TRIPLE STARS PROPERTY (3/9/23)* - located at 920 OLD TODDS ROAD.
Council District: 7
Project Contact: CS International Group, Inc.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Note: The Planning Commission approved this plan at their October 14, 2004, meeting, and reapproved on February 8, 2018, subject to the following conditions. The applicant requested re-approval on November 14, 2022.

Note: The Planning Commission postponed this item at their December 8, 2022, January 12, 2023, and February 9, 2023 meetings.

The Subdivision Committee recommended: **Postponement**. There are questions regarding the plan meeting the new parking requirements and Article 8 of the Zoning Ordinance.

Should this plan be approved, the following conditions 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. Landscape Examiner's approval of landscaping.
 4. Urban Forester's approval of tree preservation plan.
 5. Denote: No building permits shall be issued until a final subdivision plan has been approved and certified by the Planning Commission.
 6. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 7. Revise general note on grading to reference Article 16 of the Code of Ordinance.
 8. Verify or correct owner, applicant name and information.
 9. Denote: No amendments to the Final Development Plan shall be required for additions or alterations to individual townhouses provided they comply with the Zoning Ordinance.
 10. Correct current zoning in the site statistics.
- b. PLN-MJDP-20-00074: CHEROKEE PARK SUBDIVISION, LOT 1 & SUBURBAN COURT SUBDIVISION, BLOCK A, LOTS 1 & 2 (3/9/23)* located at 1729, 1733, & 1737 NICHOLASVILLE ROAD, LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the development of the property.

Note: The applicant reactivated the plan on January 23, 2023. The Planning Commission postponed this item at the February 9, 2023 meeting.

The Subdivision Committee Recommend: **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 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. Denote: Final record plat shall be recorded prior to plan certification.
13. Denote specific compliance with Article 15-7 Infill & Redevelopment regulations for new residential construction.
14. Addition of sidewalk from parking lot to 12 unit apartment building.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

15. Discuss compliance with Nicholasville Road Access and Land Use Plan.
16. Discuss compliance with Article 9: Group Residential Projects.
17. Discuss compliance with open space requirements.

- c. PLN-MJDP-21-00039: LFUCG, MILLCREEK SUBDIVISION, UNIT 3 & JONESTOWN (4/9/23)* - located at 1100 ARMSTRONG MILL RD., LEXINGTON, KY.
Council District: 8
Project Contact: EA Partners

Note: The purpose of this amendment is to depict development of 96 multi-family dwelling units in 4 buildings, a clubhouse and associated off-street parking.

Note: The Planning Commission originally approved this plan at their February 10, 2022 meeting. The applicant requested re-approval on January, 9, 2023.

The Subdivision Committee Recommended: **Re-approval**, subject to the following conditions;

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of the treatment 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. Denote specific compliance with the Multi-Family Design Standards.
 14. Resolve proposed improvements on adjacent parcel that is not a part of the development plan (1028 Armstrong Mill Road).
 15. Resolve proposed dumpster location.
 16. Resolve improvements to Armstrong Mill Road.
 17. Resolve status and timing of CLOMR.
 18. Resolve pedestrian access to the greenway from the apartments.
 19. Resolve greenway trail location per certified Preliminary Development Plan.
 20. Revise plan to comply with Article 16 parking requirements.
- d. PLN-MJDP-22-000045: DISTILLERY DISTRICT WEST (U-HAUL LEXINGTON) (AMD) (3/9/23)* - located at 1158 & 1170 MANCHESTER STREET, LEXINGTON, KY
Council District: 11
Project Contact: Abbie Jones Consulting

Note: The purpose of this amendment is to revise use of the property.

Note: This plan requires the posting of a sign and an affidavit of such. The Planning Commission postponed this item at the February 9, 2023 meeting.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the applicant's compliance with Article 19 of the Zoning Ordinance.

1. Urban County Engineer's acceptance of drainage, storm, sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

3. Landscape Examiner's approval of landscaping and landscaping buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 12. United States Postal Service Office's approval of kiosk locations or easement.
 13. Dimension proposed apartment building.
 14. Addition of contour lines.
 15. Denote pedestrian access to public right-of-way.
 16. Dimension 1170 building.
 17. Revise note #6 to meet current requirements.
 18. Discuss proposed apartment building compliance with Article 19 of the Zoning Ordinance.
 19. Discuss display of rental vehicles and trailers.
 20. Discuss reciprocal parking with the western area of the development.
 21. Discuss timing of proposed right-of-way dedication.
 22. Discuss timing or phasing of 1158 site improvements.
- e. PLN-MJDP-22-00079: COLEMAN PROPERTY (NEWTOWN PIKE HAMPTON INN & SUITES) (AMD) (3/9/23)
 - located at 1880 NEWTOWN PIKE, LEXINGTON, KY
 Council District: 2
 Project Contact: Thoroughbred Engineering

Note: The purpose of this amendment is to revise for a proposed hotel.

Note: The Planning Commission postponed this item at the January 12, 2023 and February 9, 2023 meetings.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding compliance with the Article 16 requirements.

Should this plan be approved, the following conditions 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 landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote review by Royal Springs Aquifer Committee.
14. Addition on access easement cross-section.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

15. Revise parking adjacent to Coleman Court to meet Article 16 requirements, by adding a landscape island.
 16. Remove parking from front yard to comply with Article 16 requirements.
- f. PLN-MJDP-23-00004: JOYCE FIELDS PROPERTY, LOT E (AMD) (4/30/2023)* - located at 721 RED MILE ROAD, LEXINGTON, KY
Council District: 11
Project Contact: Banks Engineering

Note: The purpose of this amendment is to depict a new 3,000 square foot building and revised parking layout.

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 landscaping buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 9. Division of Waste Management's approval of refuse collection locations.
 10. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 11. United States Postal Service Office's approval of kiosk locations or easement.
 12. Resolve pedestrian access to proposed building
- g. PLN-MJDP-23-00005: HART PROPERTIES (GREENBRIER ESTATES) UNIT 2-J, LOTS 4 & 5 (AMD) (5/30/2023)* - located at 3409 & 3413 BRIERCROFT WAY, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the building footprint and envelope on Lots 4 & 5 to show separate units.

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Addition of street/access easement cross-section for Lots 4 & 5 (M-344).
14. Addition of access easement maintenance note.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

15. Denote construction access point.
 16. Label drainage easement on Lots 1-6 per plat M-344.
 17. Addition of lot coverage in site statistics.
 18. Provided the Planning Commission makes a finding that the plan complies with the Expansion Area Master Plan.
- h. PLN-MJDP-23-00006: HAMBURG PLACE FARM, LOT 5C (PLAUDIT PLACE) (GORDON FOOD SERVICE)(AMD) (4/30/2023)* - located at 1856 PLAUDIT PLACE, LEXINGTON, KY
Council District: 6
Project Contact: Paradigm Design

Note: The purpose of this amendment is to add 425 square feet to an existing building for a walk-in cooler.

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 landscaping buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 6. Division of Waste Management's approval of refuse collection locations.
 7. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 8. Correct Planning Commission certification.
- i. PLN-MJDP-23-00007: CANDIA CORPORATION (LEGION DRIVE APARTMENTS) (AMD) (4/30/2023)* - located at 340 LEGION DRIVE, LEXINGTON, KY
Council District: 10
Project Contact: CARMAN

Note: The purpose of this plan is to depict a multi-family residential building and associated parking layout.

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 landscaping buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Greenspace planner's approval of the treatment of greenways and greenspace.
 8. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 9. Division of Waste Management's approval of refuse collection locations.
 10. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 11. United States Postal Service Office's approval of kiosk locations or easement.
 12. Submit rendering of structure to meet the Multi-family Design guidelines.
 13. Correct electrical easement label to utility easement per final record plant.
- j. PLN-MJDP-23-00009: GRIFFIN GATE SERVICE CENTER (COLEMAN PROPERTY)(CLARION HOTEL)(AMD) (4/30/2023)* - located at 1950 NEWTOWN PIKE & 1475 COLEMAN COURT, LEXINGTON, KY
Council District: 2

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Project Contact: Thoroughbred Engineering

Note: The purpose of this amendment is to add 720 square feet of storage space.

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 landscaping buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Environmental Quality's approval on environmentally sensitive areas.
7. Division of Waste Management's approval of refuse collection locations.
8. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
9. Dimension existing buildings.
10. Dimension entrances, drive aisles, and sidewalks, and provide typical parking space dimensions.
11. Addition of tree preservation plan per Article 26 of the Zoning Ordinance.
12. Delete "varies" from cross-section dimension.

- k. PLN-MJDP-23-00010: COWGILL REAL ESTATE PROPERTY (MCDONALDS)(AMD) (4/30/2023)* - located at 768 WINCHESTER ROAD, LEXINGTON, KY
Council District: 5
Project Contact: GRW

Note: The purpose of this amendment is to depict revised building, gas pump canopy, and parking layout.

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 landscaping 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 Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Correct location of zone boundary (center of road).
12. Remove required parking in site statistics.
13. Remove "date of May 2017" from Note #11.
14. Resolve wording of conditional zoning restriction note.

- l. PLN-MJDP-23-00012: MELROSE ADDITION, BLOCK F, LOTS 10, 11, & 12 (AMD) (4/30/2023)* - located at 363, 369, 371, & 375 THOMPSON ROAD, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

Note: The purpose of this plan is to add an accessory building and revise parking and circulation.

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

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

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

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 landscaping 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 Capacity Assurance Program requirements, prior to plan certification.
10. Dimension north entrance to parking area.
11. Dimension all hardscape and landscape areas.
12. Discuss functionality of parking during outdoor events.

C. PERFORMANCE BONDS AND LETTERS OF CREDIT – Bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

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

A. PETITION FOR WAIVER OF THE LAND SUBDIVISION REGULATIONS

1. PLN-MJSUB-22-00013: WARRENTON WOODS, UNIT 1-A
2. PLN-MJSUB-22-00015: WARRENTON WOODS UNIT 1-B
3. PLN-MJSUB-22-00017: WARRENTON WOODS UNIT 1-C
4. PLN-MJSUB-22-00018: WARRENTON WOODS, UNIT 1-D

The staff will report at the meeting.

VII. STAFF ITEMS

A. ARTICLE 4-5(B) IMPROVEMENT PLAN PROGRESS REPORT - When the project engineer has completed approximately fifty percent (50%) of the infrastructure design for the development, the project engineer shall submit a preliminary report to the Planning Commission informing the Commission of how storm water, sanitary sewer and environmental conditions imposed by the Commission at the time of the approval of the preliminary subdivision plan will be addressed in the improvement plan. The report shall be distributed to the Commission at the next convenient meeting. The report is for information only, and no action by the Commission shall be taken; however, there shall be no issuance of the Notice to Proceed, as outlined in section 4-5(d), until the Planning Commission meeting is complete.

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will **NOT** be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

IX. MEETING DATES FOR March & April

Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building	March 16, 2023
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	March 23, 2023
Technical Committee, Wednesday, 8:30 a.m., 7 th Floor Conference Room, Phoenix Building.....	March 29, 2023
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building	March 30, 2023
Subdivision Committee, Thursday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	April 6, 2023
Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	April 6, 2023
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	April 13, 2023

X. ADJOURNMENT

TW/TM/CG/PS

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.