

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
July 13, 2023

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the 3rd Floor Conference Room, Phoenix Building, 101 East Vine Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The June 8, 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, July 6, 2023 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Judy Worth, Janice Meyer, and Headley Bell. Other Committee members present were Vaughan Adkins, Division of Engineering; and Steven Parker, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Tom Martin, Cheryl Gallt, Autumn Goderwis, Daniel Crum, Boyd Sewe, Paula Schumacher, Greg Lengal, Division of Fire and Emergency Services; Brittany Smith, Department of Law; Doug Burton, Division of Engineering; and Jeff Neal, Division of Traffic 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-23-00015: PENINSULA, LOT 2 (AMD) (9/3/23)* – located at 3230 PENINSULA WAY, LEXINGTON, KY
Council District: 7
Project Contact: EA Partners

Note: The purpose of this amendment is to create 30 buildable lots and 1 HOA lot.

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. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s) and required street tree information.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Greenspace planner's approval of the treatment of greenways and greenspace.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Provided the Planning Commission makes a finding per Article 6-8(m) for frontage on an access easement.

- b. PLN-FRP-23-00016: MELROSE ADDITION, BLOCK E, & J. BARRINGER BANKER PROPERTY (AMD) (9/3/23)* – located at 320 THOMPSON ROAD, LEXINGTON, KY
Council District: 11
Project Contact: CAM Surveying

Note: The purpose of this amendment is to subdivide 1 lot into 2 lots.

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information for the R-1C zone portion of property.
6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. United States Postal Service Office's approval of kiosk locations or easement.
10. Improve legibility of zoning boundaries.
11. Addition of build to setbacks on the B-1 zone portion of lot.
12. Provided the Planning Commission grants the requested waiver.
13. Resolve access point locations.

- c. PLN-FRP-23-00017: WYNDALE SUBDIVISION, LOT 2A (AMD) (9/3/23)* – located at 1500 HIGBEE MILL ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

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

Note: The purpose of this amendment is to create 20 buildable townhome lots and 1 HOA lot.

The Subdivision Committee Recommended: **Approval**, subject to the following revised 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. Urban Forester's approval of tree protection area(s) and required street tree information.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. United States Postal Service Office's approval of kiosk locations or easement.
10. Depict adjoining streets and property boundaries with dash lines per Article 5-4 (d)(1) of the Land Subdivision Regulations.
11. Provided the Planning Commission makes a finding to allow access easement to allow an access frontage to individual lots per Article 6-8(m).
12. Resolve status of LOMR.

2. Development Plans

- a. PLN-MJDP-18-00004 (AKA DP 2004-153): TRIPLE STARS PROPERTY (7/13/23)* - located at 920 OLD TODDS ROAD.
Council District: 7
Project Contact: CS International Group, Inc.

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, February 9, 2023, and March 9, 2023, May 11, 2023, and June 8, 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.

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

- b. PLN-MJDP-22-000045: DISTILLERY DISTRICT WEST (U-HAUL LEXINGTON) (AMD) (7/13/23)* - 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, March 9, 2023, April 13, 2023, May 11, 2023, and June 8, 2023 meetings.

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

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

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.
 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.
- c. PLN-MJDP-22-00085: SOUTH END PARK, UNIT 2 (DAVIS PARK) (9/20/23)* - located at 525 & 530 DE ROODE STREET, LEXINGTON, KY
Council District: 11
Project Contact: Prime Engineering

Note: The Planning Commission approved this plan on February 23, 2023.

Note: The applicant requested a continued discussion on June 20, 2023 to discuss compliance with Article 9-6(b) of the Zoning Ordinance.

The Staff Recommended: **Approval**, subject to the following revised 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.

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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. Delete interior architectural information in the buildings on the plan face.
- d. PLN-MJDP-23-00022: GLEN CREEK (DOVE CREEK) (AMD) (7/13/23)* – located at 1155 JONESTOWN LANE, LEXINGTON, KY
Council District: 8
Project Contact: Element Design

Note: The purpose of this amendment is to depict revised layout for townhomes and parking circulation.

The Subdivision Committee Recommended: **Approval**, subject to the following revised 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. United States Postal Service Office's approval of kiosk locations or easement.
 12. Addition of record plat information on current adjacent property.
 13. Addition of typical townhome layout with dimensions for all phases (including those on DP 2014-10).
 14. Addition of tree protection plan areas.
 15. Renumber general notes starting with #12.
 16. Submit letter of withdrawal of plan PLN-MJDP-17-00038.
 17. Correct number of dwelling units in site statistics.
 18. Discuss pedestrian facilities for all dwelling units.
- e. PLN-MJDP-23-00029: RED MILE MIXED USE DEVELOPMENT (AMD) (7/30/2023)* - located at 1101 WINBACK WAY, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise buildings 29 & 30 to townhomes, and to revise parking and circulation.

Note: The Planning Commission postponed this item at the June 8, 2023 meeting.

The Technical Committee Recommended: **Postponement**. There are questions regarding proposed townhomes and conditional zoning restrictions, as well as compliance with Articles 16, 18, and 20 of the Zoning Ordinance.

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

* - 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. 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. United States Postal Service Office's approval of kiosk locations or easement.
12. Remove cloud for area of amendment at 1101 & 1051 Winback Way.
13. Addition of typical townhome building and dimensions layout.
14. Denote construction vehicle access.
15. Correct site statistics for square footage and number of dwelling units.
16. Denote height of buildings in feet.
17. Correct commission certification for a major development plan.
18. Revise purpose of amendment note.
19. Discuss compliance with Articles 16, 18, & 20 of the Zoning Ordinance.
20. Discuss conditional zoning restrictions and proposed location of townhouses.
21. Discuss off-site detention basin for stormwater management.

- f. PLN-MJDP-23-00030: KINGSTON HALL, UNIT 1, LOT 8 (AMD) (8/29/2023)* - located at 1061 PROVIDENCE PLACE PARKWAY, LEXINGTON, KY
Council District: 12
Project Contact: Barrett Partners Inc.

Note: The purpose of this amendment is to revise the proposed development on the lot.

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

Note: The Planning Commission postponed this item at the June 8, 2023 meeting.

The Technical Committee Recommended: **Postponement**. There are question regarding the compliance with Article 23A of the Zoning Ordinance.

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. Provided the Planning Commission finds the plan complies with the Expansion Area Master Plan.
14. Addition of purpose of amendment note.
15. Addition of topography lines at 2' intervals.
16. Denote proposed and existing easements.

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17. Provide typical townhome details for middle and end units.
18. Denote proposed Development Standards, including lot size and setbacks per Article 23A-2(i) of the Zoning Ordinance.
19. Denote Exactions to the approval of the Division of Planning.
20. Denote orientation of residential dwelling units along Providence Place Parkway, per Article 23A-2(j) of the Zoning Ordinance.
21. Discuss stormwater management.
22. Discuss proposed access points to Providence Place Parkway.
23. Discuss landscape buffer along northern RSA boundary and compliance with Article 23A-2(f) of the Zoning Ordinance.
24. Discuss compliance with supportive use regulations established in Article 23A-10(j)(12) of the Zoning Ordinance.

- g. PLN-MJDP-23-00032: HOMER C. RATLIFF PROPERTY (AMD) (7/30/2023)* - located at 938 MANCHESTER STREET, LEXINGTON, KY
Council District: 11
Project Contact: Anne Rouse/Earthcycle Design

Note: The purpose of this amendment is to depict adaptive reuse of the site and to denote compliance with the Adaptive Reuse Project criteria.

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

Note: The Planning Commission postponed this item at the June 8, 2023 meeting.

Note: The applicant submitted a revised plan on June 30, 2023. Based on that submittal, staff can offer the following revised conditions.

The Staff Recommends: Postponement. There are questions regarding the compliance with the conditional zoning restrictions per Article 6-7 of the Zoning Ordinance.

Should the 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. 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. Clarify plan information. Revise square footage of buildings in site statistics to meet dimensions.
13. Remove existing zone line information.
14. Addition of entire Adaptive Reuse Project area to the development plan.
15. Addition of all required Article 21 information. Clarify rear property boundary.
16. Correct plan title to match staff report.
17. Delete architectural information not required by Article 21.
18. Discuss compliance with Adaptive Reuse Project minimum criteria and scoring criteria. Provided the Planning Commission makes a finding that the plan complies with the Adaptive Reuse Project criteria.
19. Discuss proposed land uses and compliance with Article 8-21 of Zoning Ordinance.

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16. Discuss compliance with conditional zoning restrictions.

- h. PLN-MJDP-23-00037: NEWTOWN CORPORATION INDUSTRIAL PARK (ABC STORAGE) (AMD) (7/30/2023)* - located at 673 KENNEDY ROAD, LEXINGTON, KY
Council District: 1
Project Contact: Geisler Domigan Engineering, PLLC

Note: The purpose of this plan is to show buildings and parking circulation.

The Technical Committee Recommends: Postponement. There are questions regarding meeting the requirements of Article 21 of the Zoning Ordinance, as well as Articles 16, 18, and 20.

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. Correct plan title to match staff report.
13. Label plan as a "Final Development Plan".
14. Addition of bearings and distances on property boundaries.
15. Addition of adjacent property information to the west of property.
16. Addition of record plat information for property per S-405.
17. Addition and dimension of driveways and walkways.
18. Addition of points of ingress and egress and showing location of gates.
19. Depict access point for construction vehicles.
20. Addition of location of street cross-section on face.
21. Dimension all buildings.
22. Addition of floor area and open space in site statistics.
23. Addition on existing and proposed easements.
24. Addition of tree protection plan per Article 26 of the Zoning Ordinance.
25. Addition of 20' building line.
26. Addition of 10% tree canopy per Article 26-5 of the Zoning Ordinance.
27. Addition of owner's certification.
28. Addition of Planning Commission certification.
29. Addition of dashed lines for adjacent property and street.
30. Denote review of property with Royal Springs Aquifer Committee.
31. Discuss compliance Articles 16, 18, & 20 of the Zoning Ordinance.

- 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. **PFR 2023-3: HOPE CENTER** – a Public Facilities Review regarding the renovation and addition to the existing Hope Center Emergency Shelter facility located at 360 West Loudon Avenue.

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

- B. INITIATION OF A LAND SUBDIVISION REGULATION AMENDMENT** – The Division of Planning staff will request that the Planning Commission initiate an amendment to Article 4-8 of the Land Subdivision Regulations to update the regulations related to public improvements and sureties. The Urban County Engineer has requested the update and the amendment can be processed in the coming months.
- C. INITIATION OF ZONING ORDINANCE TEXT AMENDMENT** – The Division of Planning staff will request that the Planning Commission initiate an amendment to update regulations related to Accessory Dwelling Units. The Urban County Council's General Government and Planning Committee requested that the Commission consider updates. The Commission will be presented draft text amendment language during an upcoming Work Session(s).
- D. ELECTION OF OFFICERS** – The Commission's By-laws state that at the first regular meeting in July, the Commission shall elect a Chairperson, Vice-Chairperson, Secretary, and Parliamentarian. The Nominating Committee was named at the June 8th Planning Commission meeting and has presented its slate for consideration by the Planning Commission. Nominations may also be made from the floor.

The current officers are as follows:

Chair: Larry Forester
Vice Chair: Anthony de Movellan
Secretary: Janice Meyer
Parliamentarian: Zach Davis

The Nominating Committee recommended the following slate:

Chair: Larry Forester
Vice Chair: Zach Davis
Secretary: Janice Meyer
Parliamentarian: Judy Worth

- E. DELEGATION OF SECRETARY'S DUTIES** – The Commission's past procedure for carrying out the Secretary's duties, except for signing minutes, has been to delegate that authority to the Director of the Division of Planning and his staff. The Chair will request that the Commission consider taking similar action at this time.

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.

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IX. MEETING DATES FOR July & August

Work Session, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building	July 20, 2023
Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....	July 26, 2023
Zoning Items Public Hearing , Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building	July 27, 2023
Subdivision Committee, Thursday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	August 3, 2023
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....	August 3, 2023
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....	August 10, 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.