

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION & ND-1 OVERLAY ITEMS
February 8, 2024

- 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 November 16, 2023, January 11, 2024, January 24, 2024 minutes will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponements and withdrawals will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, February 1, 2024 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Bruce Nicol, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Autumn Goderwis, Tom Martin, Daniel Crum, Cheryl Gallt, James Mills, Paula Schumacher, Greg Lengal and Embry Beaty; Division of Fire and Emergency Services, Brittany Smith and Traci Jones; Department of Law. 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-24-00001: GRAVES FAMILY PROPERTY (4/1/24)* – located at 5081 WINCHESTER ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Wes Witt

Note: The purpose of this plat is to subdivide one agricultural tract into 2 tracts.

Note: This plan requires a sign posting 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 easements as required by the utility companies.
6. Denote Heath Department approval for septic tanks required at time of building permit for Lot 2.
7. Denote floodplain and 25' setback.
8. Denote owners mailing address.

2. Preliminary Subdivision Plans

- a. PLN-MJSUB-24-00001: QUINTANA ESTATES (4/1/24)* – located at 2400 & 2450 PARIS PIKE, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this plan is to subdivide the property into 55 single-family lots.

The Technical Committee Recommended: **Postponement**. There are questions regarding submittal of required tree protection plan, cross-access street connections, and street adjacent to the public park. Additionally, the recommendation of the Paris Pike Corridor Commission should be discussed.

Should this plan be considered, 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 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.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote lineal feet of streets.
11. Denote private utility providers.
12. Delete Note #2.
13. Submit required tree protection plan.
14. Discuss stormwater management.
15. Discuss sanitary sewer service.
16. Discuss buffering adjacent to Paris Pike right-of-way.
17. Discuss timing of cabin relocation.
18. Discuss recommendation of the Paris Pike Corridor Commission.

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

19. Discuss cross-access connections to adjoining parcels and for access to public park per Article 6-8 of the Land Subdivision Regulations.

3. **Development Plans**

- a. PLN-MJDP-23-00064: BELMONT FARM (CITATION CENTRE) (AMD) (2/8/2023)* - located at 2450 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict 66,070 square feet of commercial space and parking circulation.

Note: The Planning Commission postponed this item at the October 12, 2023, November 9, 2023, December 14, 2023, and January 11, 2024 meetings.

The Subdivision Committee Recommended: **Postponement**. The proposed development does not comply with Article 12 of the Zoning Ordinance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and 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 purpose of amendment note.
14. Addition of conditional zoning restrictions.
15. Correct plan title to match staff report.
16. Improve plan legibility for bearings and distances.
17. Addition of record plat information.
18. Addition of topography elevations on amendment.
19. Addition of dimensions on access points.
20. Denote construction access point.
21. Addition of street cross-section and location on plan face.
22. Addition of building line setback per plat M-165.
23. Consolidation of property to create one lot.
24. Addition of proposed and existing easements.
25. Denote review and recommendations for the Royal Springs Aquifer recharge area.
26. Denote plan shall comply with Georgetown Road Landscape Ordinance.
27. Addition of pedestrian access between structures for multi-modal accommodations per Article 12-8(h) of the Zoning Ordinance.
28. Addition of arterial screening easement along Citation Boulevard.
29. Denote the maintenance responsibility of walking trail.
30. Discuss the proposed access to Citation Boulevard.
31. Discuss compliance with B-6P zone minimum floor area ratio of 0.40.

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

- b. PLN-MJDP-23-00076: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON (AMD) (2/8/24)* - located at 4085 HARRODSBURG ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict retail buildings and development of 14 townhomes and 7 single family detached residential lots.

Note: The Planning Commission postponed this item at the December 14, 2023 and January 11, 2024 meetings.

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. 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 the number of HOA lots in site statistics.
14. Addition of vegetated and usable open space in site statistics.
15. Provided the Planning Commission makes a finding for the use of access easement.
16. Revise type of plan to a preliminary subdivision plan and amended final development plan for Syrnga Drive.
17. Resolve pairing of driveways per Article 16-5(b)(3) of the Zoning Ordinance for attached dwelling units.
18. Discuss compliance with Articles 16, 18 & 20 of the Zoning Ordinance.

- c. PLN-MJDP-23-00080: NEWTOWN SPRINGS, UNIT 1, LOT 10 (2/25/24)* - located at 760 NEWTOWN SPRINGS, LEXINGTON, KY
Council District: 1
Project Contact: The Roberts Group

Note: The purpose of this amendment is to depict development on Lots 10 & 11.

Note: The Planning Commission postponed this item at the January 11, 2024 meeting.

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.

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

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. Correct floor area and floor area ratio in site statistics.
14. Dimension the proposed Kroger building and Wine & Spirits building.
15. Dimension/provide square footage for open space areas.
16. Provided the Planning Commission makes a finding that the development plan complies with Big Box design standards.
17. Denote Royal Spring Aquifer Committee review and recommendation.
18. Denote Board of Adjustment approval of variance to Vehicular Use Area (VUA) requirements per Article 16.
19. Resolve compliance with Article 12-8(h) multi-modal requirements and 12-8(i) transit facilities to the approval of LexTran and the MPO.
20. Provided the Planning Commission grants the requested waiver to the Land Subdivision Regulations for the service road.
21. Resolve proposed stormwater management and detention easement conflict to the approval of the Division of Engineering and denote per Article 21 of the Zoning Ordinance.

- d. PLN-MJDP-23-00083: JERRICO INC. PROFESSIONAL OFFICE PROJECT, LOT 2 (AMD) (4/1/24)* - located at 3475 BLAZER PARKWAY, LEXINGTON, KY
Council District: 7
Project Contact: Banks Engineering

Note: The purpose of this amendment is to add 22 parking spaces and revise open space in site statistics.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Greenspace planner's approval of the treatment of greenways and greenspace.
7. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.

- e. PLN-MJDP-23-00084: BELMONT FARM, UNIT 7 (COVENTRY) (AMD) (4/1/24)* - located at 2329 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: Banks Engineering

Note: The purpose of this amendment is to depict revised apartment layout and associated site improvements.

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.

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

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. Clarify location of all zone lines for R-3, R-4, I-1, P-1, & B-6P.
14. Resolve compliance with Articles 16 and 18 requirements for parking location along Huntley Place.

- f. PLN-MJDP-24-00001: RAMSEY SULLIVAN PROPERTY, UNIT 3, LOT 1 (AMD) (4/1/24)* - located at 2530 KEARNEY RIDGE BOULEVARD, LEXINGTON, KY
Council District: 2
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict building layout, accessory drive-through, gas pumps, EV charging stations, and parking circulation.

The Subdivision Committee Recommends: Postponement. There are questions regarding meeting Article 8, 16, & 26 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: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
14. Remove access to Georgetown Road.
15. Denote location for construction vehicle access.
16. Addition of street cross-section location on plan face.
17. Addition of zone-to-zone screening buffer.
18. Remove driveway easement out of detention behind structure.
19. Addition of proposed and existing easements, including 25' floodplain setback.
20. Addition of tree protection plan per Article 26 of the Zoning Ordinance.
21. Denote maintenance responsibility for detention basin on Lot 1 per Plat N-20.
22. Addition of Columbia Gas easement per plat N-20.
23. Addition of flood protection elevation note per plat N-20.
24. Denote review and recommendation of the Royal Springs Aquifer Committee.
25. Denote pedestrian access for all points of egress.
26. Discuss meeting the 10'-20' building line setback off Kearney Ridge and Georgetown Road per Article 8-16 of the Zoning Ordinance.
27. Discuss compliance with Articles 16 & 18 for a corner lot.
28. Discuss drive-through conflicts existing into parking area.
29. Discuss exit spacing on Kearney Ridge Boulevard.

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

- g. PLN-MJDP-24-00002: JONES/COTRELL PROPERTY & JOYLAND CROSSING, LLC (JOYLAND CROSSING APARTMENTS) (AMD) (4/1/24)* - located at 2200 OLD PARIS ROAD & 2324 PARIS PIKE, LEXINGTON, KY
Council District: 12
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict multi-family development of the property.

The Subdivision Committee Recommended: **Postponement**, by request of the applicant.

The Technical Committee Recommended: **Approval**, subject to following conditions:

1. Provided the Urban County Council approves a zone change to the R-4 zone, otherwise the plan shall be null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscaping buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
9. Greenspace planner's approval of the treatment of greenways and greenspace.
10. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
11. Division of Waste Management's approval of refuse collection locations.
12. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
13. United States Postal Service Office's approval of kiosk locations or easement.
14. Addition of landscape buffer detail for adjacent property.
15. Provide exhibit illustrating compliance with multi-family design guidelines.
16. Resolve access to Paris Pike.

- h. PLN-MJDP-24-00004: RAMSEY SULLIVAN PROPERTY, PHASE 3, LOT 3 (4/1/24)* - located at 2601 SPURR ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Commonwealth Design

Note: The purpose of this plan is to depict development for the property as a construction equipment dealer.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding access spacing along Spurr Road and timing of Spurr Road improvements. Additionally, the plan should include all of Phase 3 area.

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.

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

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: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
14. Denote pedestrian access from building to right-of-way.
15. A consolidation plat must be recorded prior to development plan certification.
16. Denote review by Royal Springs Aquifer Committee date and recommendations.
17. Dimension all existing and proposed easements.
18. Discuss plan type and need to amend Preliminary Subdivision Plan.
19. Discuss proposed one-way access point.
20. Discuss the status of required traffic system improvements.
21. Discuss Note #22 relative to reference on the face of the plan (30' buffer along northern property line).
22. Discuss conflict with conditional zoning restrictions.

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.

V. ZONING ITEMS - The Zoning Committee met on February 1, 2024, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Larry Forester, Zach Davis, William Wilson, Graham Pohl, Robin Michler, and Johnathon Davis. Staff members present were Traci Wade, Autumn Goderwis, Tom Martin, Daniel Crum, James Mills, and Bill Sheehy; as well as Tracy Jones, Department of Law.

A. ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS - Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff 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) (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)
- Hearing closed and Commission votes on zone change petition and related plan(s).

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

1. **PLN-MAR-23-00023: GEORGE BIRK** – a petition for a zone map amendment to modify the Chevy Chase Neighborhood Design Character Overlay (ND-1) zone to increase the total allowable square footage of an accessory structure for property located at 207 Hart Road.

The Zoning Committee recommended: **Disapproval**, for the reasons provided by staff.

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

The Staff recommends: **Disapproval**, for the following reasons:

1. The applicant has not provided any information regarding special circumstances or unique conditions of the property that justify the proposed modification that are specific to the subject property.
2. The applicant has not demonstrated that being limited to 800 square feet of accessory structure space would deprive the property owner of reasonable use of their land, or create an unnecessary hardship.
3. The request is a result of actions taken subsequent to the adoption of the ND-1 Overlay restrictions on the property.

VI. COMMISSION ITEMS

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.

IX. MEETING DATES FOR February and March

Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	February 15, 2024
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	February 22, 2024
Technical Committee, Wednesday, 8:30 a.m., 7th Floor Conference Room, Phoenix Building.....	February 28, 2024
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	February 29, 2024
Subdivision Committee, Thursday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....	March 7, 2024
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....	March 7, 2024
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	March 14, 2024

X. ADJOURNMENT

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