MINUTES
URBAN COUNTY PLANNING COMMISSION
ZONING ITEMS PUBLIC HEARING

February 22, 2024

I. CALL TO ORDER - The meeting was called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.

Planning Commission members present: Larry Forester, Zach Davis, William Wilson, Johnathon Davis, Janice Meyer, Judy Worth, and Ivy Barksdale.

Planning staff members present: Jim Duncan, Traci Wade, Daniel Crum, James Mills, and Bill Sheehy. Other staff members present were: Vaughan Adkins, Division of Engineering; Captain Greg Lengal, Division of Fire and Emergency Services; and Tracy Jones, Department of Law.

II. APPROVAL OF MINUTES – None at this time.

III. POSTPONEMENTS AND WITHDRAWALS - Requests for postponement and withdrawal will be considered at this time.

1. **PLN-MAR-24-00002: ANTHONY HUMPHRESS –** a petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone, for 0.458 gross and 0.600 net acres for property located at 800 and 802 Golfview Drive. The applicant is also requesting a variance to reduce the setback from the floodplain from 25 to 5 feet.

   Applicant Comment – Mr. Dick Murphy, attorney for the applicant, stated that they are seeking a month postponement to the March 28, 2024 meeting to work more with Staff.

   Action **–** A motion was made by Mr. Zach Davis, seconded by Ms. Worth and carried 6-0 to postpone (Nicol, Michler, Owens, Barksdale, and Pohl absent) PLN-MAR-24-00002: ANTHONY HUMPHRESS to the March 28, 2024 public hearing.

   Note: Ivy Barksale joins at 1:32.

2. **PLN-MJDP-23-00076: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON (AMD)**

   Applicant Comment **–** Mr. Matt Carter, engineer for the project, stated he wished to postpone this continued item to March 14, 2024 so that Staff will have time to look over the applicant's resubmitted plans.

   Action **–** A motion was made by Mr. Wilson, seconded by Mr. Johnathon Davis and carried 7-0 to postpone (Nicol, Michler, Owens, and Pohl absent) PLN-MJDP-23-00076: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON (AMD)to the March 14, 2024 public hearing.

3. **PLN- ZOTA-23-00004: AMENDMENT TO ARTICLE 8-1, OUTDOOR RECREATION IN THE AGRICULTURAL RURAL(A-R) ZONE–** a text amendment to the Zoning Ordinance to amend Article 8 to remove baseball diamond from an accessory use to a conditional use.

   Staff Comment **–** Mr. Daniel Crum, stated that the applicant had requested a one month postponement to the March 28, 2024 public hearing.

   Action **–** A motion was made by Ms. Meyer, seconded by Ms. Barksdale and carried 7-0 to postpone (Nicol, Michler, Owens, Barksdale, and Pohl absent) PLN- ZOTA-23-00004: AMENDMENT TO ARTICLE 8-1, OUTDOOR RECREATION IN THE AGRICULTURAL RURAL(A-R) ZONE to the March 28, 2024 public hearing.

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 Tracy 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. <u>NO DISCUSSION ITEMS</u> – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

<u>Criteria</u>: (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. <u>DISCUSSION ITEMS</u> – 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.

V. <u>ZONING ITEMS</u> – 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. <u>ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS</u>
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. <u>FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS</u> - 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. UCD MIDLAND, LLC ZONING MAP AMENDMENT AND ARTHUR E ABSHIRE PROPERTY (LEXINGTON CUT STONE & MARBLE TILE CO) DEVELOPMENT PLAN

a. PLN- MAR-23-00022: UCD MIDLAND, LLC – a petition for a zone map amendment from a Light Industrial (I-1) zone to a Downtown Frame Business (B-2A) zone, for 0.82 gross and 1.15 net acres for property located at 610 Winchester Road.

COMPREHENSIVE PLAN AND PROPOSED USE
The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The petitioner is proposing the Downtown Frame Business (B-2A) zone in order to expand a planned mixed- use residential and commercial development onto 610 Winchester Road. The applicant's overall proposal includes the construction of two five-story multi-family residential structures. This request will increase the total number of units in the development from 182 to 266 dwelling units, for a residential density of 70 units per acre. The applicant proposes approximately 2,000 square feet of commercial space, located on the first floor. The associated parking will be located on the first floor of the structures, with surface parking along the rear of the property. The applicant is proposing an activated corner that will incorporate a future shared use trail improvement called the Liberty Trail.

The Zoning Committee Recommended**: Approval**.

The Staff Recommends: **Approval**, for the following reasons:

1. The requested Downtown Frame Business (B-2A) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
   a. The proposed project will encourage expanded housing choices (Theme A, Goal #1), prioritizing higher density housing by adding 80 additional residential dwelling units (Theme A, Goal #1.a).
   b. The proposed rezoning supports infill and redevelopment by infilling an industrial area that is now more appropriate for residential or mixed-use projects (Theme A, Goal #2.a; Theme E, Goals #1.c, 1.d).
   c. The proposed project will prioritize multi-modal options to de-emphasize single occupancy vehicle dependence (Theme B, Goal #2.d), and support the Complete Streets concept, prioritizing a pedestrian first design that also accommodates the needs of bicycle, mass transit, and other vehicles (Theme D, Goal 1.a).
2. The requested Downtown Frame Business (B-2A) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
   a. The proposed rezoning creates a people first design by providing expanded multi-modal connections and infrastructure (Theme A, Design Policy #1).
   b. The proposal is in conformance with the Multi-Family Design Standards (Theme A, Design Policy #3).
   c. The proposal activates the on-site structured parking using landscaping and wall openings, and locates the remaining lots to the rear of the property, where it is screened from view (Theme A, Design Policy #7).
   d. The proposal concentrating higher density development along higher capacity roadways (Theme A, Density Policy #1).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
   a. The proposed rezoning meets the recommendations for Land Use, as the applicant's proposal creates new walkable neighborhood serving commercial opportunities (A-DN3-1), increases density (A- DN2-1; D-CO3-1), and provides for a mixing of uses (C-LI4-1).
   b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides increased access to planned multi-modal trail systems, incorporates direct pedestrian

linkages to the nearby transit stop (A-DS1-2), provides safe multi-modal connections to the surrounding development (A-DS4-1), and creates a walkable street with the use of trees and structures to incorporate vertical elements (A-DS5-2).

c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as it will significantly increase the amount of green open space, and reduce the overall amount of impervious surface on-site (B-SU4-1). Additionally, the proposed development will add canopy coverage along the Midland Avenue and Winchester Road frontages (B-RE1-1).

d. The request meets the requirements for Site Design, Staff finds that this request meets the requirements for Site Design, as the proposed development reinforces the streetscape along two arterial roadways(A-DS5-4), provides for additional interior programmable open space for the development (A-DS9-1; D-PL10-1) and provides for significant multi-modal improvements along Winchester Road (C-LI8-1).

e. The request meets the criteria for Building Form, as the proposal is in agreement with the Multi- Family Design Standards (A-DS3-1), is at an appropriate scale for development along a major corridor (A-DS4-2), and uses a trail, open space, landscaping and articulation in order to activate the road frontage (A-DS5-3).

4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00005 Arthur E Abshire Property (Lexington Cut Stone & Marble Tile Co)(UCD Midland) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

b. <u>PLN-MJDP-24-00005: ARTHUR E. ABSHIRE PROPERTY (LEXINGTON CUT STONE & MARBLE TILE CO.) (AMD)</u> (4/1/24)* - located at 610 WINCHESTER ROAD, LEXINGTON, KY

Council District: 3
Project Contact: Prime AE

<u>Note</u>: The purpose of this plan is to depict the development of the site for multi-family units, in support of the requested zone change from a Light Industrial (I-1) zone to a Downtown Frame Business (B-2A) zone.

<u>The Subdivision Committee Recommended: **Approval**,</u> subject to the following conditions:

1. Provided the Urban County Council approves the zone change to <u>B-2A</u>; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. <u>Denote</u>: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Dimension buildings A & B.
9. Dimension drive aisles in parking garages and surface lot.
10. Identify use of area between Building B and surface parking.
11. Dimension proposed dog run.
12. Delete required parking information.
13. Delete required additional front yard information.
14. Correct zone information in site statistics and denote existing zoning on plan face.
15. Provide documentation regarding proposed ground floor activation for parking per Article 16-11.
16. Denote location of bicycle parking.
17. Discuss compliance with Articles 16-6 and 16-11 the B-2A zone.
18. Discuss Placebuilder criteria.

<u>Staff Presentation</u> **–** Mr. Daniel Crum presented the staff report and recommendation for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a zone map amendment from a Light Industrial (I-1) zone to a Downtown Frame Business (B-2A) zone, for 0.82 gross and 1.15 net acres for property located at 610 Winchester Road. Mr. Crum stated that the applicant is seeking to expand a planned mixed-use development that was presented to the Planning Commission a year ago. Mr. Crum indicated that the applicant was using the Downtown Place-Type and the High Density Non Residential/Mixed Use Development Type and Staff was in agreement with the choices.

Mr. Crum highlighted the various mixed-use zones around the property, and mentioned the adaptive reuse properties in the area. Mr. Crum stated that the applicant had made significant outreach to the adjoining neighborhoods and the neighborhoods seemed generally supportive of the development, but had concerns

about traffic and safety on Midland Avenue. Mr. Crum noted the one-story building currently there, but indicated that it would be torn down to build the new development.

Mr. Crum stated that the new development would be two, five-story buildings, with the first floor being parking and the other four being residential with a total of 266 units. Additionally, Mr. Crum noted the access from Midland Avenue, the small amount of commercial space, improved open space, and future connections to the Liberty Trail.

Mr. Crum concluded his presentation stating that the applicant is meeting all applicable development criteria, as well as the multi-family design standards and that Staff was recommending approval of the application.

Development Plan Presentation – Mr. Tom Martin oriented the Planning Commission to the location and characteristics of the subject property. Mr. Martin stated that the two buildings combined would be about 370,000 square feet, with four residential stories, and 266 dwelling units, and 274 parking spaces. Mr. Martin indicated that there was considerable discussion meeting requirements under Article 16 and that the access from Midland Avenue was slightly offset, but the applicant was in compliance with Article 16. Mr. Martin also highlighted the greenspace along Midland Avenue and stated that the applicant would present changes made after discussion during the Zoning Committee.

Mr. Martin concluded his presentation stating that Staff is recommending approval and could answer any questions from the Planning Commission.

Applicant Presentation – Chris Clendenen, attorney for the applicant, indicated that the applicant was able to acquire additional land and expand the property and made the appropriate changes in design. Mr. Clendenen stated that they were in agreement with Staff's recommendations and conditions and could answer any questions from the Planning Commission.

Commission Questions and Comments – Mr. Wilson expressed his appreciation for using the term “architectural nuance”, which was a concern from the Zoning Committee meeting.

Action **–** A motion was made by Mr. Wilson, seconded by Mr. Johnathon Davis and carried 7-0(Nicol, Michler, Owens, and Pohl absent) to approve PLN- MAR-23-00022: UCD MIDLAND, LLC for reasons provided by Staff.

Action **–** A motion was made by Mr. Wilson, seconded by Ms. Barksdale and carried 7-0 (Nicol, Michler, Owens, and Pohl absent) to approve PLN- MJDP-24-00005: ARTHUR E. ABSHIRE PROPERTY (LEXINGTON CUT STONE & MARBLE TILE CO.) (AMD with the revised conditions recommended by Staff.

2. PIZZA PIOS, LLC ZONING MAP AMENDMENT AND WARFIELD BELL SUBDIVISION (FOR FOX SAKE PROPERTY) DEVELOPMENT PLAN

a. PLN-MAR-24-00001: PIZZA PIOS, LLC – a petition for a zone map amendment from a Light Industrial (I-1) zone to a Neighborhood Business (B-1) zone, for 0.0573 gross and 0.1265 net acres for property located at 469 and 471 Jefferson Street.

COMPREHENSIVE PLAN AND PROPOSED USE
The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The applicant is seeking to utilize the existing 800 square-foot structure at 471 Jefferson Street for a restaurant use. The applicant is proposing to remove existing on-site parking areas on 469 Jefferson Street for use as outdoor seating and patio space, and are proposing to provide additional landscape perimeter plantings.

The Zoning Committee Recommended**: Approval.**

<u>The Staff Recommends: **Approval**, for the following reasons:</u>

1. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
   a. The proposed use will provide for a neighborhood scale use that will encourage social interaction and provide a neighborhood focal point. (Theme A, Goal #3.b; Theme A, Goal #3.d).
   b. The incorporation of outdoor patio space creates a more activated and engaging site for pedestrians (Theme D, Goal #2.a).
   c. The request improves safety by removing on-site vehicular use area and emphasizing their multi- modal connections (Theme D, Goal#1.d).
2. The requested Neighborhood Business (B-1) is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
   a. The proposal adaptively reuses an existing structure to provide a use that is more appropriate for the surrounding residential context (Theme A, Design Policy #4).
   b. At the proposed scale, the development provides an accessible, neighborhood level commercial area (Theme A, Design Policy #12).
   c. The request introduces a neighborhood restaurant use into an area that lacks walkable dining options (Theme A, Density Policy #3).
   d. The request reduces the amount of impervious surface on-site, and eliminates on-site vehicular use areas (Theme B, Sustainability Policy #4).
3. The request is in agreement with the Development Criteria of the 2045 Comprehensive Plan, for the following reasons:
   a. The proposed rezoning meets the criteria for Land Use as the request provides for low intensity neighborhood scale commercial activity that is well connected to the surrounding residential areas (E-GR9-2). The proposed restaurant use will be a community oriented place and service. In addition, the re-use is a pedestrian oriented commercial opportunity near several neighborhoods (A-DN3-1; E-ST8-2)
   b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability, s it retains the existing sidewalk network that serves the site (A-DS4-1), provides for access to the Legacy Trail network, creates a walkable street edge(A-DS5-2), and provides for a pedestrian connection to the transit stop at 4th Street (A-DS1-2).
   c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency as the rezoning reduces the current amount of impervious surface and vehicular use area on site (B-SU4-1), and works to increase the tree canopy (B-REI-1).
   d. The proposal meets the criteria for Site Design, s the request activates the road frontage by providing outdoor patio areas (A-DS5-4), avoids overparking (C-PS10-2), retains the existing public art mural on the structure(D-PL10-1), and provides connections to the surrounding residential uses (C-LI8-1).
   e. The proposal meets the criteria for Building Form by adaptively re-utilizing the existing structure into a more compatible neighborhood-oriented use (E-GR4-1), and creating a pedestrian friendly atmosphere through the inclusion of the outdoor patio space (A-DS5-3).

4. This recommendation is made subject to approval and certification of <u>PLN-MJDP-23-00082 Warfield Bell Subdivision (For Fox Sake Property),</u> prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

b. <u>PLN-MJDP-23-00082: WARFIELD BELL SUBDIVISION (FOR FOX SAKE PROPERTY)</u> (4/1/24)* - located at 469 & 471 JEFFERSON STREET, LEXINGTON, KY

Council District: 1
Project Contact: Barrett Partners, Inc.

<u>Note</u>: The purpose of this plan is to use the existing building as a restaurant and add a patio, in support of the requested zone change from a Light Industrial (I-1) zone to a Neighborhood Business (B-1) zone.

<u>The Subdivision Committee Recommended: **Approval**,</u> subject to the following conditions:

1. Provided the Urban County Council approves the zone change to <u>B-1</u>; otherwise, any Commission action of approval is 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. 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. Revise name to match staff report.
11. Denote final record plat information.
12. Discuss Placebuilder criteria.

Staff Presentation **–** Mr. Daniel Crum presented the staff report and recommendation for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a zone map amendment from a Light Industrial (I-1) zone to a Neighborhood Business (B-1) zone, for 0.0573 gross and 0.1265 net acres for property located at 469 and 471 Jefferson Street. Mr. Crum indicated that the applicant is seeking to utilize an existing structure to open a pizza restaurant. Additionally, Mr. Crum stated that the applicant was seeking an Enhanced Neighborhood Place-Type and a Low Density Non Residential/ Mixed Use Development Type and Staff was in agreement with those selections.

Mr. Crum noted the surrounding zoning near the subject property. Mr. Crum stated that the applicant is seeking to better utilize the existing site with their development.

Mr. Crum indicated that the only substantial change to the property will be use of the current parking spaces that will instead be used for a patio/seating area for guests of the restaurant and will be adding some landscaping around the rear of the property.

Mr. Crum concluded his presentation stating that Staff is recommending approval and could answer any questions from the Planning Commission.

Development Plan Presentation – Mr. Tom Martin oriented the Planning Commission to the location and characteristics of the subject property. Mr. Martin stated that this will be a final development plan because the applicant is utilizing the existing structure and not making any changes other than the previously mentioned patio area and landscaping near the rear.

Mr. Martin concluded his presentation stating that Staff is recommending approval and could answer any questions from the Planning Commission.

Commission Questions and Comments – Mr. Wilson asked if the 12th condition about Placebuilder Criteria could be removed and Mr. Martin indicated that it could.

Ms. Worth asked if the patio area will keep the same concrete or if they would be updating it and Mr. Martin stated that the applicant could speak more on that.

Applicant Presentation – Brady Barlow, applicant, stated his appreciation for the Planning Commission, and stated that the current concrete for the patio is in good shape, but are open to other materials. He stated he was happy to answer any questions, but is in agreement with Staff's recommendations.

Mr. Tony Barrett, landscape architect for the application, requested that conditions #5,7, and 8 be removed based on discussion from the Technical Committee.

Action **–** A motion was made by Mr. Zach Davis, seconded by Ms. Worth and carried 7-0 to approve (Nicol, Michler, Owens, and Pohl absent) PLN-MAR-24-00001: PIZZA PIOS, LLC for reasons provided by Staff.

Action **–** A motion was made by Mr. Davis, seconded by Mr. Johnathon Davis and carried 7-0 (Nicol, Michler, Owens, and Pohl absent) to approve PLN-MJDP-23-00082: WARFIELD BELL SUBDIVISION (FOR FOX SAKE PROPERTY) with the revised conditions recommended by Staff, removing conditions #5, 7, 8, and 12.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMEMENDMENTS

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

VII. STAFF ITEMS – The staff will report at the meeting.

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 March 2024

Subdivision Committee, Thursday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building...March 7, 2024
Zoning Committee, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building...March 7, 2024
Subdivision Items Public Hearing, Thursday, 1:30 p.m. in Council Chambers, 2nd Floor, Gov't Center .... **March 14, 2024**
Work Session, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building...March 21, 2024
Technical Committee, Wednesday, 8:30 a.m., in Council Chambers...March 27, 2024
Zoning Items Public Hearing, Thursday, 1:30 p.m, in Council Chambers, 2nd Floor, Gov't Center **........................ March 28, 2024**

TW/TM/DC/RS-3/8/24

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Larry Forester, Chair

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Janice Meyer, Secretary

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