

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
May 8, 2025**

- 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 March 13, 2025 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, May 1, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, Frank Penn, 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, Daniel Crum, Chris Chaney, Cheryl Gallt, Paula Schumacher; Embry Beatty, Division of Fire and Emergency Services; 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. **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.

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

1. Final Subdivision Plans

- a. PLN-FRP-24-00029: LEXMARK INTERNATIONAL INC., SECTION 1, LOT 7 (AMD) (7/13/2025)* – located at 650 SETZER WAY, LEXINGTON, KY
Council District: 1
Project Contact: Abbie Jones Consulting

Note: The revised purpose of this amendment is to subdivide one lot into three lots and create sanitary and storm easements.

Note: The applicant requested a continued discussion on April 28, 2025. The Planning Commission approved this plan on September 12, 2024.

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s).
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Addition of length of street frontage in site statistics and remove acreage in right-of-way dedication.
12. Update purpose of amendment to subdivide one lot into 3 lots.
13. Remove consolidation notation from plan face.
14. Correct street name in purpose of amendment.
15. Provided the Planning Commission grants a waiver of Exhibit 6-3 and 6-8(a) of the Land Subdivision Regulations.

2. Preliminary Subdivision Plans

- a. PLN-MJSUB-25-00001: LEXINGTON CENTER CORPORATION HIGH STREET PARKING LOT PROPERTY (6/29/25)* – located at 371 SOUTH BROADWAY and 500 WEST HIGH STREET, LEXINGTON, KY
Council District: 11
Project Contact: Gresham Smith

Note: The purpose of the plan is to create 5 lots and depict street layout.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. 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.

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10. Provided the Planning Commission grants waivers for alternate cross-sections.
11. Provided the Planning Commission grants waivers for access spacing along West Maxwell Street and West High Street.
12. Discuss access to South Broadway.

3. **Development Plans**

- a. PLN-MJDP-19-00013: PAPPERT PROPERTY (AMD) (7/13/25)* - located at 2811 SPURR ROAD, LEXINGTON, KY
Council District: 2
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the street layout for single-family dwelling.

Note: The Planning Commission originally approved this plan on April 11, 2019, and reapproved on June 6, 2020.

The Subdivision Committee recommended **Re-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. 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. United States Postal Service Office's approval of kiosk locations.
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 the Capacity Assurance Program requirements, prior to plan certification.
13. Dimension driveway, walkway and points of egress and ingress in feet on plan.
14. Dimension height of apartment buildings and clubhouse in feet on plan.
15. Denote the Royal Springs Aquifer Committee's consideration and/or approval prior to certification.

- b. PLN-MJDP-24-00091: LEXMARK INTERNATIONAL, INC. SECTION 1, LOT 7 (6/29/25)* – located at 650 SETZER WAY, LEXINGTON, KY
Council District: 1
Project Contact: Abbie Jones Consulting

Note: The purpose of this amendment is to revise building parking and lotting layout.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding square footage information and inconsistencies with approved plat.

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.

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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. Improve legibility- shading and some colors do not reproduce in black and white.
14. Denote: No outdoor storage on Lot 7D until approval of an amended final development plan.
15. Remove consolidation lines from plan face.
16. Clarify lot coverage and building square footage in site statistics.
17. Clarify all statistics for vehicular use, landscape, tree canopy, and open space in site statistics.
18. Denote Planning Commission action on waiver for PLN-FRP-24-00029.
19. Denote release of sanitary sewer easement prior to plan certification.
20. Clean up text written over text.
21. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
22. Denote location of parking on Lot 7D.
23. Resolve timing of plat recordation (PLN-FRP-24-00029).
24. Correct Note #40.
25. Discuss Note #1 in site statistics box for outdoor storage on Lot 7D.
26. Discuss lack of landscape islands on southeast side of building on Lot 7A and non-compliance with Article 18-3(b) of the Zoning Ordinance.

- c. PLN-MJDP-25-00001: GDK FARM, LLC (TURNER PROPERTY) (5/8/25)* – located at 5447 TATES CREEK ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Eagle Engineering

Note: The purpose of this plan is to develop 9 single-family residential lots and 20 townhomes.

Note: The Planning Commission postponed this plan at the February 13, 2025, March 13, 2025, and April 10, 2025 meetings.

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. Amend site statistics to utilize standard site statistics box.
14. Provide Lighting Plan for townhome area per Article 30 of the Zoning Ordinance.
15. Provided the Planning Commission finds that use of access easements for sole access and frontage is appropriate for Lots 10-29.
16. Denote timing of sanitary sewer improvements relative to pump station capacity per Note #22 on Preliminary Development Plan.

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17. Update driveways for townhomes to meet Article 16-5(b).
18. Provided the Planning Commission grants a waiver of Exhibit 6-3 of the Land Subdivision Regulations for the entrance road street cross-section.
19. Discuss stormwater detention per Note # 21 on Preliminary Development Plan.
20. Discuss resolution of access to Tates Creek Road per Note #23 on Preliminary Development Plan.

- d. PLN-MJDP-25-00012: LOCUST HILL SHOPPING CENTER (B-6P AREA) (JAGGERS) (AMD) (6/1/25)* – located at 3029 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: Greenberg Farrow

Note: The purpose of this amendment is to depict revised building and parking layout and addition of a double car drive-through.

Note: The Planning Commission postponed this plan at the April 10, 2025 meeting.

The Subdivision Committee Recommended: Postponement. There are questions regarding compliance with Article 12-8 of the Zoning Ordinance for lot coverage on parking requirements.

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. 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. Correct scale of plan to 1"=60' per engineer's scale.
15. Remove title block for minor plan on plan face and correct plan title to match staff report on right side of plan.
16. Remove Parcel 2, Lot 1, Blk B at 133 N. Locust Hill Drive as no longer part of the subject development.
17. Remove copyright note.
18. Addition of all bearings and distance for lot.
19. Enlarge area of amendment on vicinity map.
20. Addition of topography for property.
21. Dimension all driveways, walkways, parking spaces, and points of ingress & egress.
22. Denote location of access point for construction vehicles.
23. Denote location of street cross-sections and increase text size on cross sections for legibility.
24. Correct Note #1 adding, "...such plan must be submitted in accordance with Chapter 16 of the Code of Ordinance."
25. Correct Commission certification.
26. Addition of new site statistics box completing all information for the lot being amended.

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27. Label location of multi-modal accommodations per Article 12-8(h) of the Zoning Ordinance.
28. Addition of purpose of amendment.
30. Addition of a zone line and zoning information on adjacent properties.
31. Document account with Lynn Imaging per Article 21-7(7)(b)(3) of the Zoning Ordinance.
32. Provide lighting plan per Article 30 of the Zoning Ordinance.
33. Discuss Floor Area Ratio of 4% per Article 12-8(d)(1) of the Zoning Ordinance.
34. Discuss parking maximum of 4 spaces per 1,000 per Article 12-8(d)(3) of the Zoning Ordinance.

- e. PLN-MJDP-25-00019: LEESTOWN INDUSTRIAL PARK, UNIT 1, BLOCK B, LOTS 1A & 2 (6/29/25)*
– located at 2405 & 2409 MERCHANT STREET, LEXINGTON, KY
Council District: 5
Project Contact: Banks Engineering

Note: The purpose of this plan is to depict proposed structure and associated site improvements for lots 1A & 2.

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. Remove shading and provide separate open space exhibit in compliance with Article 20 of the Zoning Ordinance.
14. Provide Lighting Plan per Article 30 of the Zoning Ordinance.

- f. PLN-MJDP-25-00020: HOSPITALITY MOTOR INNS (BP OIL INC.) (AMD) (6/29/25)* – located at 2115 & 2143 NORTH BROADWAY, LEXINGTON, KY
Council District: 6
Project Contact: Earthcycle Design

Note: The purpose of this amendment is to depict removal of existing gas station and construction of new building in a different location on site.

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.

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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 building line along interstate frontage.
 15. Correct purpose of amendment to match staff report.
 16. Discuss use of vehicle rental operation which is not permitted in B-5P zone.
 17. Discuss potential pedestrian connection to existing sidewalk along North Broadway.
- g. PLN-MJDP-25-00021: SCHROYER PROPERTY LOTS 3 & 4 (PALOMAR PLACE) (AMD) (6/29/25)*
 – located at 1009 & 1017 WELLINGTON WAY, LEXINGTON, KY
 Council District: 10
 Project Contact: Earthcycle Design

Note: The purpose of this amendment is to depict building and parking layout for Lots 3 & 4 in the R-4 zone.

The Subdivision 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 open space for greater than 25 dwelling units.
 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. Provide outdoor lighting plan per Article 30 of the Zoning Ordinance.
- h. PLN-MJDP-25-00022: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON, LOTS 1 & 2 (AMD) (6/29/25)* – located at 4085 HARRODSBURG ROAD & 3957 FOUNTAINBLUE LANE, LEXINGTON, KY
 Council District: 9
 Project Contact: Vision Engineering

Note: The purpose of this amendment is to add an accessory drive-through facility, and revise parking and open space.

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.

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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. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
13. Discuss drive-through facility circulation and stacking.

- i. PLN-MJDP-25-00023: COVEY RIDGE DEVELOPMENT, LOT 4 (6/29/25)* – located at 125 CANEBRAKE DRIVE, LEXINGTON, KY
Council District: 12
Project Contact: D & J Realty, Inc.

Note: The purpose of this plan is to construct a facility for indoor storage of large recreational vehicles.

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. 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. Include Note #15 from Preliminary Development Plan.
15. Depict pedestrian connection to sidewalk along Canebrake Drive.
16. Lighten contour lines for clarity.
17. Provide Lighting Plan in compliance with Article 30 of the Zoning Ordinance.

- j. PLN-MJDP-25-00024: CHARLES & DARLENE MARTHA PROPERTY (6/29/25)* – located at 2417 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Contour Collaborative, LLC

Note: The purpose of this plan is to depict building, parking and layout for product of commercial wood lot.

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.

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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 landscaping to the Georgetown Road Corridor Landscape Buffer.
14. Depict sidewalk on plan face to match street cross-section along property frontage.
15. Approval of Lighting Plan in compliance with Article 30 of the Zoning Ordinance.
16. Denote review and recommendations of the Royal Springs Wellhead Protection Committee.
17. Resolve compliance with Article 16-3(f) and denote asphalt or concrete pavement.

4. 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.

1. **PFR 2025-2: Bluegrass Airport** – A request for a Public Facilities Review for an expansion of Bluegrass Airport, for property at 3901 & 4000 Terminal Drive and 3901 Airport Road.
2. **PFR 2025-3: Deer Haven Park** – A request for a Public Facilities Review for a new city park, located at 1937 Deer Haven Lane.

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 May & June

Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	May 15, 2025
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	May 22, 2025
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	May 28, 2025
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	May 29, 2025
Subdivision Committee, Thursday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	June 5, 2025
Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	June 5, 2025
Subdivision Items Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	June 12, 2025

X. ADJOURNMENT

TW/CC/CG/PS

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