

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

December 11, 2008

- 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** – None will be considered at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, December 4, 2008, at 8:30 a.m. The meeting was attended by Commission members: Mike Cravens, Marie Copeland, Mike Owens and Carolyn Richardson. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Denice Bullock, Chris Taylor, Cheryl Gallt, Tom Martin, Traci Wade, Jimmy Emmons and Rob Johnson, as well as Rochelle Boland, Department of Law; Capt. Charles Bowen and Capt. Allen Case, Division of Fire & Emergency Services; and Bob Carpenter, Division of Building Inspection. 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 is in agreement with the Subdivision Committee recommendation and the 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 consideration of these remaining plans is as follows:

- Staff Report(s)
- Petitioner's Report(s)
- Citizen Comments – (a) in support of the request, and (b) in opposition to the request
- Rebuttal – (a) petitioner's comments, (b) citizen comments, and (c) staff comments
- Commission discusses and/or votes on the plan

1. Preliminary Plans

- a. **PLAN 2008-71P: HAMPTON SPRINGS (AMD.) (12/11/08)*** - located at 4574 Harrodsburg Road (a portion of).
(Council District 10) **(EA Partners)**

Note: The Planning Commission postponed this plan at its June 12, 2008; July 10, 2008; August 14, 2008; September 11, 2008; October 9, 2008; and November 13, 2008, meetings. The purpose of this amendment is to revise the development on the property.

The Subdivision Committee Recommended: Postponement. There were questions regarding the proposed street connection, the waiver requests, the lack of street connection to the adjoining church property, the area of fill proposed and the construction access to the site.

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

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. Building Inspection's approval of landscape buffer and required street tree information.
4. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.

* - Denotes date by which Commission must either approve or disapprove plan.

8. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
9. Correct plan title.
10. Denote HOA dedication to the LFUCG for a greenway.
11. Discuss access to the greenway.
12. Discuss the lack of connection proposed to Rhema Way.
13. Discuss the need for a stub street to the remaining church property.
14. Discuss the requested waivers to the Subdivision Regulations.
15. Discuss construction access to this area.

- b. PLAN 2008-155P: HIGHLAND LAKES, UNIT 1, PHASE 1 (AMD) (2/12/09)* - located on Southpoint Drive (right-of-way). (Council District 9/10) **(EA Partners)**

Note: The purpose of this amendment is to alter the required traffic calming details and to revise the plan notes.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Addition of "E-E" and "C-C" cross-sections.
4. Addition of original site statistics.
5. Addition of notes from previous Preliminary Subdivision Plan.
6. Revise the purpose of amendment note to remove Traffic Engineering.

2. Final Subdivision Plans

- a. PLAN 2008-76F: BOGIE ESTATE, LOT 1 (12/11/08)* - located at 5846 Old Richmond Road. **(EA Partners)**
(Council District 12)

Note: The Planning Commission postponed this plan at its July 10, 2008; August 14, 2008; September 11, 2008; October 9, 2008; and November 13, 2008, meetings. The purpose of this plat is to subdivide one 14-acre lot into two lots, consisting of one 4-acre lot zoned B-1 and one 10-acre lot zoned A-R. This subdivision also requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: Postponement. There were questions regarding the need for a waiver of Article 6-6(a) of the Land Subdivision Regulations concerning minimum lot size for a septic tank and right-of-way dedication.

Should this plan be approved, the following requirements 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. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street names and/or addresses per the street addressing office.
5. Addition of utility easements, as required by the utility companies.
6. Addition of the entire A-R zoned lot on this plan.
7. Denote buildable and non-buildable areas on proposed A-R lot.
8. Correct 300-foot building line (to scale) from right-of-way of Jacks Creek Road.
9. Kentucky Transportation Cabinet's approval of right-of-way dedication.
10. Discuss waiver to Article 6-6(a) in relation to the 10-acre rule and septic system.
11. Discuss right-of-way dedication on Jacks Creek Road.

- b. PLAN 2008-156F: MILLER BIRD COMMERCIAL PARK SUBDIVISION, BLOCK A, UNIT 1, LOT 1 (AMD) (2/12/09)* - located at 2555 Nicholasville Road. (Council District 4) **(The Roberts Group)**

Note: The purpose of this amendment is to subdivide one lot into two lots.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Delete sidewalk and apron information from public right-of-way (not from cross-sections).

* - Denotes date by which Commission must either approve or disapprove plan.

- c. PLAN 2008-157F: GESS PROPERTY, UNIT 11-A (2/12/09)* - located at 4618 Willman Way.
(Council District 7) **(EA Partners)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
8. Clarify "future development" in greenway.
9. Addition of "north arrow" and all required scale information.
10. Delete note #6.
11. Addition of storm sewer easement on lots 140-143.
12. Addition of 10' tree protection area (TPA) on lots 141 and 178-187.
13. Clarify sidewalk information per preliminary subdivision plan.
14. Complete adjacent property information.
15. Applicant shall document either evidence of a Section 404 Water Quality Permit and relief from the Corps of Engineers' "Cease and Desist" Order for this Unit or sufficient evidence that this Unit does not require a Section 404 Water Quality Permit prior to certifications.

- d. PLAN 2008-158F: BLUEGRASS BUSINESS PARK (PEMBERTON FARM), LOTS 3-A & 3-B (AMD) (2/12/09)* - located at 2570 Spurr Road and 2201 Jaggie Fox Way. (Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to dedicate right-of-way and revise access easements.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
8. Denote: This property shall be developed in accordance with the approved final development plan.
9. Addition of notes from previous plats, including revising note number 3.
10. Addition of access easement to lot 3A.
11. Correct access purpose and label appropriately.

- e. PLAN 2008-159F: CASTLEGATE, UNIT 1, LOT 15 (AMD) (2/12/09)* - located at 3540 Castlegate Wynd.
(Council District 5) **(Foster - Roland)**

Note: The purpose of this amendment is to subdivide one lot into two lots.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street addresses.
5. Urban Forester's approval of tree protection areas.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
8. Addition of minimum floor elevations from previous plat.
9. Revise utility easement note to match original plan.

- f. PLAN 2008-160F: MELBOURNE INDUSTRIAL PARK, UNIT 1-G, BLOCK C, LOT 12 (AMD) (2/12/09)* - located at 884 Nandino Boulevard. (Council District 2) **(Midwest Engineers)**

Note: The purpose of this amendment is to subdivide one lot into two lots.

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The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of cross-sections.
8. Addition of Urban County Engineer's certification.
9. Verification of fire rating of existing building to the approval of Building Inspection.

- g. PLAN 2008-161F: JOHNSON PLAZA, UNIT 1, LOT 1 (AMD) (2/12/09)* - located at 1306 South Broadway.
(Council District 11) **(Midwest Engineers)**

Note: The purpose of this amendment is to subdivide one lot into two lots.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Addition of cross-sections.

- h. PLAN 2008-162F: DENTON FARM, INC, UNIT 3, SECTION A (AMD) (2/12/09)* - located on Richmond Road at Ellerslie Park. (Council District 7) **(Strand Associates)**

Note: The purpose of this amendment is to subdivide five lots into twenty-five lots.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Correct plan title.
8. Denote exaction amounts to the approval of the Division of Planning.
9. Revise the Home Owners' Association notes.

- i. PLAN 2006-5F: JOHN AND DINA R. MELVIN PROPERTY (2/15/09)* - located at 112 Loneta Avenue.
(Foster - Roland)

Note: The Planning Commission originally approved this plan on February 9, 2006, subject to the following 11 conditions, which included granting of a waiver to Article 6-8(a) and Exhibits 6-1 and 6-3 of the Land Subdivision Regulations:

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. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street addresses by e911 staff.
5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Division of Fire's approval of emergency access and fire hydrant locations, as necessary.
7. Division of Solid Waste's approval of turnaround easements, as necessary.
8. Addition of Loneta Avenue street cross-section.
9. Addition of building lines.
10. Correct all certifications for a Final Subdivision Plan.
11. Provided the Planning Commission grants a waiver of Article 6-8(a) and Exhibits 6-1 and 6-3 of the Land Subdivision Regulations.

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The applicant is now requesting reapproval of this item, subject to the conditions listed on the agenda, including granting a waiver of Article 6-8(a) and Exhibits 6-1 and 6-3 of the Land Subdivision Regulations.

The Subdivision Committee Recommended: Reapproval, subject to the previous 11 conditions, including granting the waiver of Article 6-8(a) and Exhibits 6-1 and 6-3 of the Land Subdivision Regulations.

- j. PLAN 2008-168F: BEAUMONT FARM, UNIT 1, SECTION 5, LOT 3 (AMD) (2/26/09)* - located at 3194 Beaumont Centre Circle (a portion of). (Council District 10) **(EA Partners)**

Note: The purpose of this amendment is to subdivide one lot into five lots.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and required street tree information.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection areas.
 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 streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
 9. Denote: This property shall be developed in accordance with the approved final development plan.
 10. Addition of Monarch Street cross-section (C-C).
 11. Clarify cross-section on Governors Lane (A-A).
 12. Review by Technical Committee prior to certification.
- k. PLAN 2008-169F: MILLER STREET PROPERTIES (2/23/09)* - located at 220-242 Miller Street. **(2020)**
(Council District 1)

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Clarify/denote sidewalk easement in both cross-section and on plan face.
8. Remove purpose of amendment note.
9. Addition of building lines.
10. Correct site statistics, Urban County Engineers Certification and private access easement owner's responsibility note.
11. Clarify right-of-way location at lots 1 and 5.

3. **Development Plans**

- a. DP 2008-137: MOHAMMAD SERAJI PROPERTY (AMD.) (1/8/09)* - located at 432 South Broadway. **(Mohammad Seraji)**
(Council District 2)

Note: The Planning Commission postponed this plan at its November 13, 2008, meeting. The purpose of this amendment is to add 86 square feet of buildable area.

The Subdivision Committee Recommended: Postponement. There were questions regarding the parking requirements.

Should this plan be approved, the following requirements 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. Building Inspection's approval of landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Approval of street names and addresses per the street addressing office.
7. Addition of note stating that the improvements shall comply with the Engineering Manuals.
8. Correct purpose of amendment note.
9. Correct note number 4.

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10. Correct zoning information (H-1 Overlay) and include adjoining property zoning information.
11. Addition of site statistics data from the approved plan.
12. Addition of building lines.
13. Addition of contours.
14. Document and clearly denote open space requirements on plan.
15. Remove designated open space in right-of-way.
16. Clarify site statistics.
17. Discuss parking dimensions proposed.

- b. DP 2008-138: COVEY RIDGE DEVELOPMENT COMPANY, LOT 1 (AMD.) (2/12/09)* - located at 5527 Athens-Boonesboro Road. (Council District 12) **(Allen Engineering)**

Note: The purpose of this amendment is to depict the development of a 75-unit motel on lot 1.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Solid Waste's approval of refuse collection.
7. Addressing Office's approval of street names and addresses.
8. Revise purpose of amendment note.
9. Addition of notes from previous plan.
10. Include entire development plan for this amendment.

- c. DP 2008-139: DISTILLERY DISTRICT WEST, UNIT 1 (2/12/09)* - located at 1151, 1158 and 1200 Manchester Street. (Council District 2) **(Thoroughbred Engineering)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers, including special permit uses.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan, including revision of the tree inventory note.
5. Greenspace Planner's approval of the treatment of greenways.
6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Division of Fire's approval of emergency access and fire hydrant locations.
9. Division of Solid Waste's approval of refuse collection.
10. Addressing Office's approval of street names and addresses.
11. KY Department of Transportation's approval of any improvements to Manchester Street.
12. Remove unnecessary information.
13. Addition of building dimensions.
14. Denote detention area.
15. Remove note on yard requirements per Ordinance # 227-2008.
16. Revise title to reflect "Adaptive Reuse Project" status (designations).
17. Revise plan status to denote as Final Development Plan.
18. Discuss improvements to Manchester Street.
19. Discuss the existing floodplain and proposed uses.
20. Discuss the relationship of TIF improvements with plan features.

- d. DP 2008-140: MAGNA ENTERTAINMENT CORPORATION (2/12/09)* - located at 2040 Sandersville Road. (Council District 2) **(Sherman/Carter/Barnhart)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Addressing Office's approval of street names and addresses.
9. Document that the required notification has been sent as required by the preliminary development plan (ZDP 2008-05).

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10. Document compliance with minimum parking requirements relative to proposed uses.
11. Denote: Jaggie Fox Way to be constructed and dedicated prior to issuance of Certificate of Occupancy.
12. Submission of approved landscaping buffer (vegetative material) to the approval of Building Inspection and the Division of Planning.
13. Denote detention areas proposed.
14. Resolve lighting and fencing requirements.

- e. DP 2008-141: SHARKEY PROPERTY, UNIT 2D (AMD) (TOWNE CENTER) (2/12/09)* - located at 149 Old Towne Walk. (Council District 2) **(Barrett Partners)**

Note: The purpose of this amendment is to revise the garages and reduce the number of parking spaces by 11.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.

- f. DP 2008-142: OVERBROOK LAND COMPANY (AMD) (2/12/09)* - located at East New Circle Road and Liberty Road. (Council District 3) **(Vision Engineering)**

Note: The purpose of this amendment is to revise the proposed parking and access.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Correct Planning Commission certification.
6. Correct site statistics.
7. Document compliance with minimum parking requirement.
8. Remove proposed access points on corner lot.

- g. DP 2008-143: BEAUMONT FARM, UNIT 1, SECTION 4, LOT 2 (2/12/09)* - located at 937 Midnight Pass. (Council District 10) **(HDR/Quest Engineers)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Solid Waste's approval of refuse collection.
9. Addressing Office's approval of street names and addresses.
10. Correct easement information.
11. Revise conditional zoning restrictions per ZDP 2005-43.
12. Denote standard parking space detail.
13. Addition of dimensions for drive aisles, access points and buildings.
14. Addition of dimension for canopy and denote on plan.
15. Denote all existing and proposed easements.
16. Denote retention/detention basin location(s).
17. Revise parking statistics to match the changes in the building square footage.

- h. DP 2008-144: JOHNSON PLAZA, UNIT 1, LOTS 1 & 1-A (2/12/09)* - located at 1306 South Broadway. (Council District 11) **(Midwest Engineers)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.

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7. Division of Solid Waste's approval of refuse collection.
8. Addressing Office's approval of street names and addresses.
9. Addition of cross-sections.
10. Revise note #6.
11. Clarify restaurant parking requirements on plan.
12. Provide metes and bounds description for property line between lots 1-B and 1-C.
13. Addition of existing and proposed easements.
14. Resolve the need for storm water detention.

- i. DP 2008-145: BRADLEY SUBDIVISION (FAITH COMMUNITY HOUSING) (2/12/09)* - located at 372 & 372½ Glen Arvin Avenue. (Council District 2) **(Foster – Roland)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Solid Waste's approval of refuse collection.
7. Addressing Office's approval of street names and addresses.
8. Denote note #12 as conditional zoning requirement.
9. Correct Planning Commission certification.
10. Revise note #10 to reflect the Planning Commission's action on May 25, 2006.
11. Denote open space and utility note.
12. Delete note #4.
13. Addition of the required tree canopy note per the approved preliminary development plan.
14. Resolve construction of sidewalk and curb/gutter along entire lot frontage.
15. Resolve emergency access to the site.

- j. DP 2008-146: BEAUMONT FARM (A PORTION OF UNIT 1 & UNIT 3) (2/12/09)* - located at Wall Street and Beaumont Centre Circle. (Council District 10) **(Lightowler Johnson)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Addressing Office's approval of street names and addresses.
9. Addition of information per Article 21-6 of the Zoning Ordinance.
10. Document compliance with Article 21-7(b)(3) prior to certification.
11. Delete extraneous information from development plan.
12. Correct plan title.
13. Document the required separation of the water line from the sanitary sewerline.

- k. DP 2008-151: BEAUMONT FARM, UNIT 1, SECTION 5, LOTS 3 & 4 (2/26/09)* - located at 3194 Beaumont Centre Circle (a portion of). (Council District 10) **(EA Partners)**

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Solid Waste's approval of refuse collection.
9. Addressing Office's approval of street names and addresses.
10. Correct note #10.
11. Clarify parking floor area numbers and related off-street parking information.
12. Review by Technical Committee prior to certification.

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- I. DP 2008-152: MILLER STREET TOWNHOMES (THE ROPE WALK) (AMD) (2/23/09)* - located at 220-242 Miller Street. (Council District 1) **(2020)**

Note: The purpose of this amendment is to add a private gate, and to revise sidewalk and parallel parking widths.

The Subdivision Committee Recommended: Approval, subject to the following requirements:

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. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations, including private gate access.
7. Division of Solid Waste's approval of refuse collection.
8. Addressing Office's approval of street names and addresses.
9. Correct plan title and purpose of amendment note.
10. Correct Planning Commission certification (major plan).

- D. **PERFORMANCE BONDS AND LETTERS OF CREDIT** – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

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

- A. **ANNUAL REPORT FROM PURCHASE OF DEVELOPMENT RIGHTS PROGRAM** – The Commission will hear from Mr. Billy Van Pelt, who will present the required Annual Report from the Rural Land Management Board.

- B. **ANNUAL REPORT FOR THE COURTHOUSE AREA** – The Commission will hear from Mr. Billy Van Pelt, who will present the required Annual Report from the Courthouse Area Design Review Board.

- VI. **STAFF ITEMS** – Staff items, if any, will be considered at this time.

- VII. **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.

- VIII. **NEXT MEETING DATES** -

Work Session, Thursday, immediately following this meeting, 2 nd Floor Council Chambers	December 11, 2008
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building).....	December 17, 2008
Zoning Items Public Hearing, 2nd Floor Council Chambers	December 18, 2008
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building).....	January 8, 2009
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	January 8, 2009
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers	January 15, 2009
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	January 22, 2009
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building).....	January 28, 2009
Zoning Items Public Hearing, 2nd Floor Council Chambers	January 29, 2009

- X. **ADJOURNMENT**

CT/CG/TM/JE/BR/BS/DB

* - Denotes date by which Commission must either approve or disapprove plan.