

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION & ZONING ITEMS
October 8, 2026

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. ET (12:30 p.m. CT) in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The July 9, 2026, August 13, 2026, and September 10, 2026 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, October 1, 2026 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 Chris Taylor, Traci Wade, Daniel Crum, Chris Chaney, Dalton Belcher, Jeremy Young, Cheryl Gallt, Paula Owens; Lieutenant Brian Morgan, Division of Fire and Emergency Services; and Brittany Smith, 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.

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. **FINAL SUBDIVISION PLANS**

- a. PLN-FRP-26-00027: GDK FARM, LLC PROPERTY (TURNER PROPERTY) (11/30/26)* – located at 5447 TATES CREEK ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Eagle Engineering

Note: The purpose of this amendment is to subdivide the property into 9 single-family residential lots, 20 townhomes, and 2 open space lots. The plan modifies the Tree Protection Plan (TPP) in a manner that is not consistent with the approved Preliminary Subdivision Plan.

Requirements Not Met:

1. Label environmentally sensitive areas and provide required buffers or other required protections. (LSR 5-2(d)(10)) (Engineering)
2. Addition of missing sanitary sewer easements for the service laterals to serve the parcel. (LSR 5-4(d)(4)) (Engineering)
3. Amend standard street tree note to include 4-6 species of approved tree, location, and 25 or 25% maximum planting rule. (LSR 6-10(b)(3)) (Urban Forester)
4. Add tree protection areas (TPA's) shown to scale. (Urban Forester)
5. Depict street tree planting location in cross-section. (Urban Forester)
6. Correct Commission certification. (ZO Art. 21-6(b)(6)) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.

Plan Questions or Concerns:

1. Define maintenance of onsite stormwater management areas. (LSR 6-7(c)) (Engineering)
2. Discuss removal of trees from the median of Sanctuary Lane and need for Planning Commission review. (ZO Art. 26) (Planning & Engineering)
3. Discuss location and maintenance of entry features. (Planning)

The Subdivision Committee Recommended: **Postponement.** The applicant will need to prepare a revised Tree Protection Plan and propose a mitigation plan.

Should the 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.
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 and greenways.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. United States Postal Service Office's approval of kiosk locations or easement.
10. Correct all noted deficiencies listed as "requirements not met" herein.

2. **PRELIMINARY SUBDIVISION PLANS** - See PLN-MJDP-26-00052: WHITE FARM.

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

3. REAPPROVALS & EXTENSIONS - None at this time.**4. DEVELOPMENT PLANS**

- a. PLN-MJDP-26-00052: WHITE FARM (10/4/26)* – located at 3515 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: CMW

Note: The purpose of this amendment is to depict a 114 townhome and 480 unit multi-family group residential development, as well as the associated public infrastructure. This plan is also a preliminary subdivision plan.

Requirements Not Met:

1. Provide lighting plan with larger font for clarification and that meets all requirements of Article 30 of the Zoning Ordinances. (Planning)
2. Correct Commission certification. (ZO Art. 21-6(b)(6 & 7)) (Planning)
3. Depict townhome driveways paired. (ZO Art. 16-5(b)(3)) (Planning)
4. Denote public vs. private rights-of-way and access easement on plan face and in cross-sections. (Planning)
5. Denote the adjacent public park that will be counted as common open space. (ZO Art. 20-5(a)(1)) (Planning)
6. Depict project exterior yard. (ZO Art. 9-6(c)(2)) (Planning)
7. Provide dumpster enclosure and concrete pad specifications that comply with the DSG. (Waste Management)
8. Change apartment building numbers. (Addressing)
9. Include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
10. Provide bicycle parking that is equally disbursed among the buildings. (ZO Art. 16-12(d)) (Bike/Ped)
11. Dimension existing and proposed driveways and walkways. (ZO Art. 21-6(a)(5)) (Engineering)
12. Depict all existing and proposed easements. (ZO Art. 21-6(a)(10)) (Engineering)
13. Denote proposed section D-D must extend the entire length of the new street and transition shall be depicted at northwest property line. (Planning)
14. Ensure proposed lift station does not impede pedestrian access. (Planning)
15. Provide cross-section for Dorathy Lane and Hicks Drive. (Planning)

Waiver(s) Necessary:

1. PLN-WAV-26-00024: WHITE FARM - requests a waiver to utilize a private pump station (LSR 6-6(b)).

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.

Plan Questions or Concerns:

1. Discuss access easement terminating at dumpster locations and traffic pattern for trucks. (Planning & Waste Management)
2. Discuss stormwater management plan and need for additional easements. (Planning & Engineering)
3. Define maintenance responsibilities for the access and stormwater management areas. (Engineering)

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.

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

6. Department of Environmental Quality's approval of environmentally sensitive areas and greenways.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Open Space Planner's approval of open space and vegetative areas.
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. Division of Parks and Recreation's approval of Jacobson Park stormwater impacts to on Lakeside Golf Course.
14. Provided the Planning Commission grants the requested waiver.
15. Correct all noted deficiencies listed as "requirements not met" herein.

5. **WAIVERS**

- a. PLN-WAV-26-00021: GRIFFIN GATE CENTER (CLARION HOTEL) - requests a waiver for open space standards (ZO Art. 20-3), in association with PLN-MJDP-26-00059, for property at 1920, 1950, & 1960 Newtown Pike and 1475 Coleman Court.

- Staff will report at the meeting.

- b. NPE-26-00001: J. FORBING & SONS PROPERTY AND HAYMAN SUBDIVISION (THE STANDARD AT LEXINGTON) - requests a waiver of design standards established by the Newtown Pike Extension Design and Property Access Standards (Ordinance 105-2009), in association with PLN-MJDP-26-00029, for property at 633 S. Broadway, 441 Hayman Lane, 653 Lower Street, 416-442 (even only) & 451 Chair Avenue.

- Staff will report at the meeting.

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

- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, October 1, 2026 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Molly Davis, Larry Forester, Johnathon Davis, Robin Michler, and William Wilson. Staff members present were Chris Taylor, Traci Wade, Hal Baillie, Daniel Crum, Dalton Belcher, Chris Chaney, Stephanie Dierk, Ben Wolford; and Brittany Smith, Department of Law.

A. **ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS**

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

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

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

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

~~The procedure for these hearings is as follows:~~

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)

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

- 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. ANDERSON COMMUNITIES, LLC MAP AMENDMENT REQUEST AND GERMOND PROPERTY (ANDOVER COMMONS) DEVELOPMENT PLAN

- a. **PLN-MAR-26-00018: ANDERSON COMMUNITIES, LLC** (10/4/26)* – a petition for a zone map amendment from an Agricultural Rural (A-R) zone to a Neighborhood Business (B-1) and Medium Density Residential (R-4) zone for 123.13 net (136.01 gross) acres for property located at 4200 Todds 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.

Note: The applicant is seeking to rezone the subject property to allow for a mixed-use development with neighborhood business uses and 1,240 dwelling units of various types for a residential density of approximately 10 units per net acre.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Postponement for the following reasons:

1. The applicant should address the following Goals and Objectives of the Comprehensive Plan:
 - a. Theme A, Goal #3.d: Improve Lexington's transportation network through ample street and sidewalk connections between new and existing development.
 - b. Theme A, Goal #3.b: Strive for positive and safe social interactions in neighborhoods, including but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.
 - c. Theme E, Goal #1: Uphold the Urban Services Area Concept.
 - d. Theme E, Goal #1.c: Ensure all types of development are environmentally, economically, equitably, and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land.
2. The applicant should provide a discussion of the Policies of the Comprehensive Plan, in particular:
 - a. Design Policy #2: Ensure proper road connections are in place to enhance service times & access to public safety, waste management and delivery services for all residents.
 - b. Design Policy #13: Development should connect to adjacent stub streets & maximize the street network.
 - c. Connectivity Policy #1: Street design should reflect & promote the desired place-type.
3. The applicant should provide information regarding the following UGMP-related Development Criteria:
 - a. Regulating Plan 1A.i.b: Development should incorporate village center land uses in the locations shown on the Regulating Plan.

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

- b. Regulating Plan 1A.i.c: Development should incorporate avenues in the locations shown on the Regulating Plan.
 - c. Regulating plan 1B: Developments should contain land uses in accordance with listed standards in Chapter 5 of the Urban Growth Master Plan.
 - d. Regulating Plan 3A.i: Boulevards and avenues may be moved more than 300 feet from the locations depicted only to avoid environmentally sensitive areas, provided the same level of access is maintained.
 - e. Regulating Plan 3A.iv: No more than one non-alley curb cut should be placed along a given block face.
 - f. Regulating Plan 3.B.ii: Blocks should be sized to encourage walkability and should not exceed the maximum block perimeters for the specified land use.
 - g. Regulating Plan 3F.ii: Vehicular access should only be from alleys in village and town center uses.
 - h. Regulating Plan 3G.ii: In addition to current minimum bicycle parking requirements, at least one bicycle space per 1,000 feet of floor area should be provided.
 - i. Regulating Plan 3H: Loading and unloading areas should be provided.
 - j. Regulating Plan 5A: Buildings in village or town centers, or along boulevards, avenues, and collector streets, should provide active depths.
4. The applicant should provide further information regarding the following Development Criteria for the New Complete Neighborhood Place-Type and the Medium Density Residential and Non-Residential/ Mixed-use Development-Types:
- a. A-DS4-1: A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided.
 - b. D-CO4-2: Provide multiple route options (grid type structure) to alleviate congestion in lieu of additional lanes upon existing roadways.
 - c. D-CO1-1: Rights-of-way and multimodal facilities should be designed to reflect and promote the desired place-type.
- b. **PLN-MJDP-26-00058: GERMOND PROPERTY (ANDOVER COMMONS)** (10/4/26)* – located at 4200 TODDS ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Barrett Partners Inc.

Note: The purpose of this plan is to depict a new complete neighborhood development with 1,240 units, in support of the requested zone change from an Agricultural Rural (A-R) zone to a Neighborhood Business (B-1) zone and a Medium Density Residential (R-4) zone.

Requirements Not Met:

- 1. Change Note #12 to read, "No building permits shall be issued unless and until a final development plan is certified by the Secretary of the Planning Commission". (ZO Art. 21-6(b)(2)) (Planning)
- 2. Denote: No buildings or structures shall be located on any land with a slope greater than 30%. For areas with slopes between 15% and 30%, the provisions of Article 6-11 of the Land Subdivision Regulations shall be applicable. (Environmental Services)
- 3. Denote: No land disturbance, construction, clearing of native vegetation, or mowing shall occur in the vegetative buffer zone. Invasive species may be removed by hand-held equipment or a forestry grinder. (SWM 1.4.4) (Engineering)
- 4. Denote: Development shall comply with Article 19 of the Zoning Ordinance. (Engineering)
- 5. Rotate orientation of plan sheet to portrait for better legibility. (ZO Art. 21-6) (Planning)
- 6. Correct title block to match staff report. (ZO Art. 21-6) (Planning)
- 7. Dimension all existing and proposed driveways, walkways, and buildings. (ZO Art. 21-6(a)(5)) (Planning & Engineering)
- 8. Depict and clarify internal pedestrian walkways in compliance with ZO Art. 16-6(a)(3). Planning, Bike/Ped)
- 9. Shared parking courts must comply with ZO Art. 16-5(b)(4). (Planning)
- 10. Denote building heights. (ZO Art. 21-6(a)(8)) (Planning)
- 11. Depict half road improvements on Todds Road cross-section. (LSR 6-8(p)) (Planning)
- 12. Label cross-sections, including road type. (ZO Art. 21-6(a)(6)) (Planning)
- 13. Commercial entrances shall conform with Standard Drawing 307-2. (ZO Art 16-15(b)) (Planning)

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

14. Delineate between HOA parking and alleys. (Planning)
15. Addition of access easement maintenance note. (LSR 6-8(l)(4)) (Planning)
16. Correct stream and floodplain information on the plan and show the required protection buffer per the Zoning ordinance Article 19 and the Stormwater Manual. (Engineering)
17. Denote location and maintenance responsibility on plan face. (Engineering)
18. Depict the regulatory flood protection elevation and/or flood protection elevation. (ZO Art. 19-7(g) & SWM 1.5.12) (Engineering)
19. Public street frontage is required for all lots, and all streets shall conform to the minimum requirements. (LSR 6-8) (Planning)
20. Depict street connectivity and continuity to adjoining parcels. (LSR 6-8(b)) (Planning)
21. Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m). (NFPA1 (2018) 18.2.3.5.1.1) (Fire)
22. The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles. (NFPA 1 (2018) 18.2.4.1.1) (Fire)
23. The maximum allowable distance between interior landscape areas is 90'. (ZO Art. 18-3(b)(4)(a)) (Landscape Examiner)
24. Identify common areas in the site statistics box for each lot. (Open Space)
25. Provide connection and development plan for southern tip of property. (Planning)

Waiver(s) Necessary:

1. PLN-WAV-26-00028: GERMOND PROPERTY (ANDOVER COMMONS) - requests waiver for (1) finding for access easement as sole access for townhomes (LSR 6-8(m)), (2) frontage requirements for parcels that do not front street right-of-way (LSR 6-4(c)), (3) cross-sections that do not meet current standards (LSR Exhibit 6-1 & 6-3), (4) block lengths greater than 1,000' (LSR 6-4(a)), and (5) connectivity to adjoining parcels (LSR 6-8(b)).

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.

Plan Questions or Concerns:

1. How will roundabouts that are prescribed for intersections on boulevards be treated with just half-section construction? Need note/agreement of some sort. (Traffic Engineering)
2. Will the parkland shown in the center of the site be dedicated, and will it be usable considering the slope of the site? (Open Space)
4. Discuss dedication/acceptance of park lands. (Planning and Parks & Rec)
5. Discuss proposed half-road construction of proposed boulevard along eastern property perimeter. (Planning)
6. Discuss access spacing along Todds Road. (Planning)
7. Discuss proposed road types consistent with UGMP. (Planning)
8. Discuss designation of roadways, public or private, rights-of way or access easements. (Planning & Engineering)
9. Discuss if any portion of this development will be subdivided. (Planning & Engineering)
10. How will the existing sanitary sewer system be accessed for the proposed development? (Engineering)
11. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
12. Discuss CLOMR requirement if fill placed on floodplain. (Engineering)
13. Is there only one entrance to the development? (Engineering)
14. Discuss Placebuilder criteria and UGMP.
 - a. Standard intersection for avenues is a roundabout. (Traffic Engineering)
 - b. Discuss timing/concurrency of construction of single family detached parcels. (UGMP pg. 213) (Planning)
 - c. Section J-J should have a separated bike lane that eventually will connect to Canebrake Drive to the south. (UGMP) (Traffic Engineering)
 - d. Block Perimeter greater than 2,000'-3,000' (dependent on intensity). (Traffic Engineering)
 - e. Does not conform with roadway network depicted in Regulating Plan Area 4. (UGMP)
 - f. Road network does not stub into adjacent properties. (UGMP pg. 216)
 - g. Depict loading and unloading areas. (UGMP pg. 221)

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

- h. Demonstrate compliance with active depth recommendations. (UGMP pg. 224)
- i. Depict intersection improvements per UGMP. (UGMP pg. 181)
- j. No more than one non-alley curb cut per block face. (UGMP pg. 214)
- k. Denote and depict bicycle parking & correct parking statistics. (UGMP pg. 220)
- l. Denote street trees on cross section and in site statistics. (UGMP pg. 222)
- m. Depict block perimeter requirements. (UGMP pg. 158)
- n. Depict shared driveways and inter-parcel access. (UGMP pg. 218)
- o. Does not meet residential density requirements. (UGMP pp. 156-160)
- p. Does not depict village center uses as shown on Regulating Plan Area 4. (UGMP)
- q. Denote concurrency requirements for residential buildings within ¼ mile of town centers and village centers. (UGMP pg. 212)
- r. Denote no more than 80,000 square feet of commercial floor area shall be issued a certificate of occupancy until at least 50% of proposed number of dwelling units have been issued a certificate of occupancy. (UGMP)
- s. Vehicular access is only allowed from alleys in village and town centers. (UGMP pg. 219)
- t. Does not meet minimum ADU requirements for single-family lots. (UGMP pgs. 156-157) (Planning)

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with UGMP, Land Subdivision Regulations, and Zoning Ordinance requirements for group residential projects.

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

- 1. Provided the Urban County Council approves the zone change to B-1 & R-4; 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 inventory map.
- 5. Open Space Planner's approval of open space areas.
- 6. Department of Environmental Quality's approval if environmentally sensitive areas.
- 7. Provided the Planning Commission grants the requested finding and waivers.
- 8. Correct all noted deficiencies listed as "requirements not met" herein.

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

- A. PLN-CELL-26-00006: MUNICIPAL COMMUNICATIONS III, LLC AND NEW CINGULAR WIRELESS PCS, LLC - requests a 150' monopole wireless communications tower with 5' lightning arrestor (total height 155'), with associated ground compound and landscape screening, located at 2680 Wilhite Drive.

VIII. 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.

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

- IX. 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.

X. MEETING DATES FOR October & November

Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....October 15, 2026
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**October 22, 2026**
 Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....October 28, 2026
 Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....October 29, 2026
 Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....November 5, 2026
 Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....November 5, 2026
Subdivision Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**November 12, 2026**

XI. ADJOURNMENT

TW/CC/CG/PO

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