

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

June 11, 2009

- 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** – Prior Planning Commission meeting minutes of May 14, 2009 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, June 4, 2009, at 8:30 a.m. The meeting was attended by Commission members: Neill Day, Mike Cravens, Mike Owens, Marie Copeland 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, Chris Taylor, Tom Martin, Cheryl Galt, and Barbara Rackers, as well as Rochelle Boland, Department of Law; Capt's. Charles Bowen and Allen Case, Division of Fire & Emergency Services; Bob Carpenter, Division of Building Inspection, and Paul Hockensmith, LFUCG Addressing Office. 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.)** (6/11/09)* - 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; November 13, 2008; December 11, 2008; January 8, 2009; February 12, 2009; March 12, 2009; April 9, 2009, and May 14, 2009, 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.

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

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.
 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 2009-55P: MASTERSON STATION, UNIT 10 & MASTERSON HILLS, UNIT 1 (AMD) (A PORTION OF)
(8/13/09)* - located on Sandersville Road. (Council District 12) **(EA Partners)**

Note: The purpose of this amendment is to revise the street and lot layout for the townhouses into single family lots.

The Subdivision Committee Recommended: Referral. There were questions regarding the proposed pedestrian easement and the change in density.

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 parking, circulation, 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 preservation plan.
 6. Greenspace Planner's approval of the treatment of greenways and greenspace.
 7. Department of Environmental Quality's approval of environmentally sensitive areas.
 8. Addition of existing or proposed easements.
 9. Depict current floodplain elevation information.
 10. Clarify contour information.
 11. Addition of existing sanitary sewer easement.
 12. Delete notes #9, 12, 13, 14, 15 and 19.
 13. Denote: This plan supersedes the applicable portion of PLAN 2007-09P.
 14. Provide pedestrian easement proposed on its independent lot (as done on adjacent street).
 15. Remove certifications from plan.
 16. Provide utility information as required by Article 5-2(e) of the Land Subdivision Regulations.
- c. PLAN 2009-57P: TAYLOR PLACE (STINNETT PROPERTY) (8/26/09)* - located at 7900 Tates Creek Road.
(Council District 12) **(MSC - Moore Surveying)**

The Subdivision Committee Recommended: Referral. There were questions regarding the construction of the proposed private access easement.

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, and access.
3. Building Inspection's approval of landscaping and street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Denote Health Department's approval of septic systems for these lots.
7. Improve plan legibility (text information)
8. Provide elevations for contour lines (2' intervals) and source of information.
9. Denote maintenance responsibilities for the access easement (per Article 5-4(h)(1) of the Land Subdivision Regulations).
10. Remove all other certifications from plan face.
11. Complete stream information to southeast corner of the site.
12. Complete all site statistics (lineal feet of new street, etc.)
13. Denote existing & proposed easements (including drainage easements).
14. Denote construction access location(s).
15. Resolve buildable area & 50' building line conflict along access easement.
16. List all utility providers as required by Article 5-2(e) of the Land Subdivision Regulations.
17. Correct note #3 concerning floodplain information.

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18. Resolve buildable area conflict with existing home remaining on lot 1-A.
19. Resolve note #8 regarding landscaping.
20. Review by Technical Committee prior to certification.

2. Final Subdivision Plans

- a. PLAN 2008-76F: BOGIE ESTATE, LOT 1 (6/11/09)* - located at 5846 Old Richmond Road.
(Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this plan at its July 10, 2008; August 14, 2008; September 11, 2008; October 9, 2008; November 13, 2008; December 11, 2008; January 8, 2009; February 12, 2009; March 12, 2009; April 9, 2009, and May 14, 2009, 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 2009-27F: RESERVE AT WALNUT GROVE, UNIT 1-C (6/11/09)* - located at 3820 Hatfield Lane (a portion of).
(Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this plan at its April 9, 2009 and May 14, 2009, meetings.

The Subdivision Committee Recommended: Postponement. There were questions regarding the minimum open space 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 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 preservation plan.
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 exaction information.
10. Document compliance with minimum open space requirements.
11. Discuss access to lots from private streets, and the reduction of open space.

- c. PLAN 2009-39F: RAMSEY/SULLIVAN PROPERTY, UNIT 3, SECTION 2, LOTS 33-45 (KEARNEY HALL) (AMD)
(7/9/09)* - located at Meadowsweet Lane and Kittens Joy Circle. (Council District 12) **(Foster – Roland, Inc.)**

Note: The Planning Commission postponed this plan at its May 14, 2009, meeting. The purpose of this amendment is to reduce the building line from 20' to 10' on lot 37, reduce the original lotting scheme by 1 lot, to show the release of the street light easement on lot 44 and create an access easement.

The Subdivision Committee Recommended: Postponement. There were questions regarding the conflict between the utilities, access and drainage easements.

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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. 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. 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 general notes from previous plan.
10. Addition of street tree schedule notes.
11. Addition of flood protection elevation information from previous plan.
12. Addition of permanent overflow swale note from previous plan or amend as necessary.
13. Addition of access easement dimensions.
14. Correct bearing and distance for lot 44 (eastern property line).
15. Correct Planning Commission certification note.
16. Correct purpose of amendment note (access easement).
17. The 6' street light easement on lot 44 must be released prior to certification of plan.
18. Denote: Street trees shall be planted prior to issuance of Certificate of Occupancy.
19. Remove amended building line from plan.
20. An amended development plan must be certified prior to certification of plan.
21. Addition of private access easement maintenance note per Article 5-4 of the Land Subdivision Regulations.
22. Addition of utilities provided per Article 5-4(e) of the Land Subdivision Regulations.
23. Discuss the access easement and storm and sanitary sewer easement and swale conflicts.

- d. PLAN 2009-51F: SIKURA-JUSTICE, UNIT 6, LOTS 4 & 5 (POLO CLUB CENTER) (AMD) (8/13/09)* - located on Man o' War Boulevard and Polo Club Lane. (Council District 12) **(EA Partners)**

Note: The purpose of this amendment is to subdivide Lot 4 into 2 lots, and record and reflect easements released.

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 preservation plan.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of property owner and developer information.
8. Provide listing of private utility agencies.
9. Delete the proposed easements on lots 2 and 3.

- e. PLAN 2009-52F: HI-ACRES SHOPPING CENTER (AMD) (8/13/09)* - located at 1784, 1816 and 1820 Bryan Station Road. (Council District 6) **(Wheat and Ladenburger)**

Note: The purpose of this amendment is to revise the building line.

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 preservation plan.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Clarify easement information.
8. Addition of building line information from previous plats.
9. Provided the Planning Commission grants a waiver to Article 5-4(h)(2) of the Land Subdivision Regulations.
10. Denote reciprocal parking and access.

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- f. PLAN 2009-53F: AUTUMN RIDGE, UNIT 4, SECTION 2 (AMD) (8/13/09)* - located on Forest Spring Court.
(Council District 6) **(Sherman/Carter/Barnhart)**

Note: The purpose of this amendment is to dedicate Forest Spring Court for public use.

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. Denote: This property shall be developed in accordance with the approved final development plan.
6. Reference the LFUCG Council action accepting street as public.
7. Clarify note #8.
8. Denote maintenance responsibility for traffic islands.
9. Provide listing of utility providers, as required by Article 5-4(e) of the Land Subdivision Regulations.

- g. PLAN 2009-54F: TAYLOR PLACE (STINNETT PROPERTY) (8/13/09)* - located at 7900 Bates Creek Road.
(Council District 12) **(MSC - Moore Surveying)**

Note: The purpose of this final record plat is to subdivide one lot into four 10-acre lots for property zoned A-B.

The Subdivision Committee Recommended: Postponement. There were questions regarding the filing of the preliminary subdivision plan, as required by the preliminary development plan, and the 30% infrastructure report required by Article 4-5(b) of the Land Subdivision Regulations.

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 landscaping and required street tree information.
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. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
8. Update and correct floodplain information.
9. Document compliance with Article 4-5(b) of the Land Subdivision Regulations regarding the Improvement Plan Progress Report.
10. Addition of street tree information.
11. Certification of preliminary subdivision plan prior to certification.

3. Development Plans

- a. DP 2009-27: RAMSEY/SULLIVAN PROPERTY (AMD) (7/9/09)* - located at 2663 and 2671 Kearney Ridge Boulevard.
(Council District 12) **(Carol Goes)**

Note: The Planning Commission postponed this plan at its May 14, 2009, meeting. The purpose of this amendment is to depict the density increase on the new layout.

The Subdivision Committee Recommended: Postponement. There were questions regarding the timing of Spurr Road improvements, given the proposed density increase; the need for noise abatement; and the existing conditional zoning restrictions.

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 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. Addition of conditional zoning restrictions.
11. Addition of notes # 2, 4, 5 and 9 through 25 from prior preliminary subdivision plan.

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

12. Addition of all graphic information from prior preliminary subdivision plan.
13. Addition of typical building information and parking dimensions.
14. Correct building coverage, floor area, and floor area ratio statistics.
15. Denote construction access location(s).
16. Discuss the need for noise abatement.
17. Discuss the conditional zoning restrictions related to the required park area.
18. Discuss the improvements proposed in proximity to the existing cemetery.
19. Discuss single family lots being proposed.
20. Discuss the balconies and building line conflict.
21. Discuss the geometrics of street extensions/stream crossing proposed.
22. Discuss the plan status.

- b. DP 2009-30: RICHARDSON PROPERTIES (AMD) (8/22/09)* - located at 328 Hannah Todd Place.
(Council District 7) **(Carol Goes)**

Note: The purpose of this amendment is to revise the townhouse and apartment/condominium layout in area 3.

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. Addition of existing and proposed easements in and adjacent to the area of amendment.

- c. DP 2009-31: RESERVE AT WALNUT GROVE (AMD) (8/22/09)* - located at 3820 Hatfield Lane (a portion of).
(Council District 12) **(EA Partners)**

Note: The purpose of this amendment is to clarify the minimum open space requirements, expand storm water basins, and revise the lotting pattern.

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 the source of contours.
9. Denote the construction access location on plan face.
10. Addition of property owner and developer's information, as required by Article 5-4(c) of the Land Subdivision Regulations.

- d. DP 2009-33: ADAMS PROPERTY (AMD) (8/13/09)* - located at 3050 Helmsdale Place and 852 Campbell Lane.
(Council District 6) **(EA Partners)**

Note: The purpose of this amendment is to depict an 11th building, revise the parking, and revise the floodplain information.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
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. Delete note #12.
9. A consolidation plat must be certified and recorded prior to certification.

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

- e. DP 2009-34: BEAUMONT FARM, UNIT 1, SECTION 1 (A PORTION OF) (AMD) (8/13/09)* - located at 3100 Beaumont Centre Circle. (Council District 10) **(EA Partners)**

Note: The purpose of this amendment is to add a turn lane and access off Beaumont Centre Circle, and add a generator yard next to the dumpster location.

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. Remove the entrance to Beaumont Centre Circle, as per the approved development plan.

- f. DP 2009-35: BRIGHTON PLACE SHOPPES, PHASE II (AMD) (8/13/09)* - located at 3090 and 3110 Todds Road. (Council District 7) **(The Roberts Group)**

Note: The purpose of this amendment is to remove the fuel islands and carwash, and add buildable area to 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. 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.
7. Division of Solid Waste's approval of refuse collection.
8. Addressing Office's approval of street names and addresses.

- g. DP 2009-36: THOMAS & KING (TIN ROOF) (AMD) (8/13/09)* - located at 303 South Limestone Street. (Council District 3) **(EOP)**

Note: The purpose of this amendment is to remove notes regarding the entrance aprons and verify required parking.

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.
7. Division of Solid Waste's approval of refuse collection.
8. Addressing Office's approval of street names and addresses.
9. Document off-site parking (leased) location to site statistics.
10. Remove construction information not required by Article 21-7 of the Zoning Ordinance.
11. Addition of building height.
12. Addition of patio dimensions.
13. Addition of topographic information.
14. Addition of adjoining property owner information.
15. Remove tree inventory information and clarify tree canopy information.

- h. DP 2009-37: J.M. DOWNING PROPERTY (ST. LUKE UNITED METHODIST CHURCH) (AMD) (8/13/09)* - located at 2351 Alumni Drive. (Council District 8) **(Carman and Associates)**

Note: The purpose of this amendment is to increase the family life center square footage, and revise the layout and parking.

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.

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5. Division of Fire's approval of emergency access, fire hydrant locations and canopy height.
6. Division of Solid Waste's approval of refuse collection.
7. Addressing Office's approval of street names and addresses.
8. Correct plan title.
9. Addition of developer's information.
10. Addition of existing and proposed utility easements.
11. Addition of Board of Adjustment approval information.
12. Complete contour information (elevations).
13. Delete notes # 9 and 10.
14. Revise note #5 (Division of Engineering Manual).
15. Identify vehicular use area and zone-to zone screening requirements.

- i. DP 2009-38: HI-ACRES SHOPPING CENTER (AMD) (8/13/09)* - located at Bryan Station Road and St. Anthony Drive.
(Council District 6) **(Wheat and Ladenburger)**

Note: The purpose of this amendment is to add buildable area, landscape areas and to revise parking.

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.
7. Division of Solid Waste's approval of refuse collection.
8. Addressing Office's approval of street names and addresses.
9. Addition of all existing and proposed easements.
10. Addition of building line information from plats.
11. Correct Tract 1 building line to meet minimum Zoning Ordinance requirement or document dimensional variance.
12. Remove sign from plan face.
13. Resolve detention.
14. Resolve reciprocal parking and access proposed.

- j. DP 2009-40: WOLF RUN INDUSTRIAL PARK, LOT 5 (8/26/09)* - located at 2308 Frankfort Court.
(Council District 12) **(Foster – Roland, Inc.)**

The Subdivision Committee Recommended: Postponement. There are questions regarding whether or not this proposal complies with the limitations of the Zoning Ordinance for Office/Warehouse mixed-use projects.

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 landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
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. Label contour information.
10. Addition of required parking and provided parking statistics, and identify parking spaces on plan face.
11. Addition of property owner information, as required by Article 21-6(a)(1) of the Zoning Ordinance.
12. Addition of typical parking and drive aisle dimensions.
13. Addition of tree preservation plan and tree canopy information.
14. Denote building square footage and height of building.
15. Denote compliance with Article 8-21(o)(3) of the Zoning Ordinance (75% - 25% mixture of uses).
16. Correct Planning Commission certification.
17. Correct owner's certification.
18. Correct site statistics.
19. Document compliance with interior landscaping requirements (for front parking lot).
20. Remove "Recordation Note" from plan.
21. Review by Technical Committee prior to certification.
22. Discuss areas of steep slope.
23. Discuss detention location(s).
24. Discuss fencing encroachment into street extension reservation area.

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- k. DP 2006-104: WINBURN SHOPPING CENTER, UNIT 1-E, LOT 1 (AMD.) (8/24/09)* – located at 1100 Winburn Drive.
(Prizm Design)

Note: The Planning Commission originally approved this plan on August 10, 2006, subject to the following conditions:

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.
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. Approval of street names and addresses per 911 staff.
8. Addition of purpose of amendment note.
9. Addition of parking floor area statistic.
10. Correct labeling of existing building.

Note: The applicant requests reapproval of this plan.

The Subdivision Committee Recommended: Reapproval, subject to the previous conditions.

- C. **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.

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

- A. **APA AUDIO CONFERENCE** - There will be an APA audio conference on Wednesday, June 24, 2009 from 4:00 to 5:30 in the Division of Planning Conference room, 7th floor at 101 E. Vine Street. The title of this is "2009 Planning Law Review" and it will be good for 1.5 hours of training for House Bill 55 requirements.

- 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, 1:30 p.m., 2 nd Floor Council Chambers	June 18, 2009
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 24, 2009
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	June 25, 2009
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	July 2, 2009
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	July 2, 2009
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	July 9, 2009

X. **ADJOURNMENT**

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

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