

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION ITEMS**

**November 12, 2015**

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The minutes of the September 10, 2015 and October 8, 2015, meetings will be considered by the Planning Commission 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, November 5, 2015, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Joe Smith, Will Berkley, Carolyn Plumlee and Frank Penn. Committee members in attendance were: Hillard Newman, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Tom Martin, Jimmy Emmons, Traci Wade, Cheryl Gallt, Denice Bullock, Kelly Hunter and Dave Jarman, as well as Captain Greg Lengal Division of Fire & Emergency Services; Chris Schnelle, Division of Police and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

*The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.*

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

**Criteria:**

- (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
- (2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
- (3) no discussion of the item is desired by the Commission, and
- (4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
- (5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
  - (a) proponents (10 minute maximum OR 3 minutes each)
  - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
  - (a) petitioner's comments (5 minute maximum)
  - (b) citizen objectors (5 minute maximum)
  - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

**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 meeting. The Chair will announce his/her decision at the outset of the hearing.

**1. PRELIMINARY SUBDIVISION PLAN**

- a. **PLAN 2015-118P: PATCHEN PLACE SUBDIVISION, (FKA DALLAS PLAZA, UNIT 1) (CONRAD CHEVROLET, INC.) (1/3/16)\*- located at 2800 and 2890 Richmond Road. (Council District 5) (Wheat & Ladenburger)**

The Subdivision Committee Recommended: Postponement. There were concerns about additional right-of-way, street connection and compliance with the Richmond Road Ordinance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.

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7. Denote construction access.
8. Correct plan title to indicate it is a Preliminary Subdivision Plan.
9. Discuss compliance with Richmond Road Corridor Ordinance.
10. Discuss proposed termination of street and possible connections to Gribbin Drive.
11. Discuss proposed "dedication" and whether existing service road is public or private.

## 2. **FINAL SUBDIVISION PLANS**

- a. PLAN 2015-106F: DISTILLERY DISTRICT WEST, UNIT 1 (PENDERY FINANCIAL, LLC PROPERTY)  
(11/29/15)\*- located at 1151 Manchester Street. (Council District 2) **(2020 Land Surveying)**

Note: The Planning Commission postponed this item at their October 8, 2015, meeting.

The Subdivision Committee Recommended: **Postponement**, due to the lack of sanitary sewer service.

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.
  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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
  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. Addition of maintenance note per Art. 5-4(g).
  10. Denote effective date of floodplain map information.
  11. Denote flood protection elevation on plat to the approval of Water Quality.
  12. Correct plan title.
  13. Revise Urban County Engineer's certification.
  14. Discuss dedication of right-of-way and possible improvements.
  15. Discuss sanitary sewer service and possible waiver request.
  16. Discuss certifications per possible need for waiver.
- b. PLAN 2015-119F: PATCHEN PLACE SUBDIVISION, (FKA DALLAS PLAZA, UNIT 1) (CONRAD CHEVROLET, INC.)  
(1/3/16)\*- located at 2800 and 2890 Richmond Road. (Council District 5) **(Wheat & Ladenburger)**

The Subdivision Committee Recommended: **Postponement**. There were concerns about additional right-of-way, street connection and compliance with the Richmond Road Ordinance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
  2. Urban County Traffic Engineer's approval of street cross-sections and access.
  3. Building Inspection's approval of landscaping.
  4. Addressing Office's approval of street names and addresses.
  5. Urban Forester's approval of tree protection area(s).
  6. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
  7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
  8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
  9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
  10. Correct plan title.
  11. Denote street names and lot frontage.
  12. Denote construction access.
  13. Remove utility easement from cul-de-sac right-of-way, if intended as a public street.
  14. Discuss compliance with Richmond Road Corridor Ordinance.
  15. Discuss proposed termination of street and possible connection to Gribbin Drive.
  16. Discuss proposed "dedication" and whether existing service road is public or private.
- c. PLAN 2015-120F: BLACKFORD PROPERTY, PHASE 3, UNIT 1-K (1/3/16)\*- located at 2503 Cornelius Trace and 3221 Bay Springs Park. (Council District 12) **(EA Partners)**

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.

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2. Urban County Traffic Engineer's approval of street cross-sections and access.
  3. Building Inspection's approval of landscaping.
  4. Addressing Office's approval of street names and addresses.
  5. Urban Forester's approval of tree protection area(s) and required street tree information.
  6. Department of Environmental Quality's approval of environmentally sensitive areas.
  7. Addition of utility and street light 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. Denote exaction information to the approval of the Division of Planning.
- d. PLAN 2015-121F: BLACKFORD PROPERTY, PHASE 3, UNIT 1-L (1/3/16)\*- located at 2503 Cornelius Trace and 3221 Bay Springs Park. (Council District 12) **(EA Partners)**

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. Building Inspection's approval of landscaping.
  4. Addressing Office's approval of street names and addresses.
  5. Urban Forester's approval of tree protection area(s) and required street tree information.
  6. Department of Environmental Quality's approval of environmentally sensitive areas.
  7. Addition of utility and street light 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. Denote exaction information to the approval of the Division of Planning.
- e. PLAN 2015-122F: LOCAL ENTERPRISES (AMD) (1/3/16)\*- located at 4595 Tates Creek Road. (Council District 4) **(EA Partners)**

Note: The purpose of this amendment is to subdivide one lot into 24 lots, consolidate Parcel 1 with Lot 2, and depict drainage/detention easement.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the lack of access to the proposed Lot 2.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
  2. Urban County Traffic Engineer's approval of street cross-sections and access.
  3. Building Inspection's approval of landscaping.
  4. Addressing Office's approval of street names and addresses.
  5. Urban Forester's approval of tree protection area(s) and required street tree information.
  6. Department of Environmental Quality's approval of environmentally sensitive areas.
  7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
  8. Remove USA landscape buffer easement (5') from public street rights-of-way.
  9. Identify access from public street to Lot 2 for Fayette County sanitation providers and emergency responders.
  10. Revise submitted "30% Report" to include status of public street and sidewalk design and construction.
  11. Identify potential sinkhole identified on the approved Preliminary Subdivision Plan.
- f. PLAN 2015-123F: COVENTRY, LOTS 5 & 6 (BELMONT FARM) (AMD) (1/3/16)\*- located at Remington Way. (Council District 2) **(EA Partners)**

Note: The purpose of this amendment is to revise the street section "A-A" and eliminate one sidewalk from Remington Way.

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. Building Inspection'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. Addition of utility and street light 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Addition of Gatton Way cross-section.
10. Correct note #4 to include address of basin.

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11. Provided the Planning Commission grants a waiver to Article 6-8 and Exhibit 6-3 of the Land Subdivision Regulations.

- g. PLAN 2015-124F: SEBASTIAN PROPERTY, UNIT 2 (1/3/16)\*- located at 2826 Trailwood Lane.  
(Council District 2) **(EA Partners)**

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. Building Inspection'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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Reference to street stub closure Ordinance on plan (Trailwood Lane).
9. Addition of storm drain easement on Lot 148.
10. Addition of flood protection elevation on lots bordering detention basin.

- h. PLAN 2015-125F: FRITZ FARM (SUMMIT LEXINGTON) (1/3/16)\*- located at 4100 Nicholasville Road.  
(Council District 4) **(HDR Engineering, Inc.)**

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. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Addition of utility and street light 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 utility providers on plan.
11. Reference the waiver to Article 6-8(q)(2) of the Land Subdivision Regulations that was approved on January 16, 2014 and also the approved right-in and right-out design from Man o' War Boulevard.
12. Clarify dashed lines shown along E. Tiverton Way lot frontage.
13. Denote improvements to south side of Man o' War Boulevard on "C-C" cross-section.
14. Denote storm water structures and easements.
15. Provided the Planning Commission grants a waiver for Article 4-7(d) to the approval of Division of Water Quality.
16. Addition of maintenance of stormwater features note.
17. Resolve need for formal access to Tracts D & E.
18. Resolve possible need for an access easement west of Fox Harbour Drive.

- i. PLAN 2015-126F: EASTERN STATE HOSPITAL, LOT 7, LFUCG, LEX-FAY BOH & LEXMARK INTERNATIONAL, LOT 1 (AMD) (1/3/16)\*- located at 341 and 361 W. Loudon Avenue.  
(Council District 1) **(Abbie Jones Consulting)**

Note: The purpose of this amendment is to subdivide a lot, and consolidate a portion of the property to an adjacent lot.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the status of Lot 1 and the proposed "future road" depicted on the plat (which may require approval of a Preliminary Subdivision Plan).

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection'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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

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10. Correct purpose of amendment note.
11. Addition of 20' building line along Loudon Avenue and along "future road."
12. Addition of maintenance note per Article 5-4(g) of the Land Subdivision Regulations.
13. Denote all lot boundaries as solid lines.
14. Remove consolidation symbol and all reference to "consolidation" (Denote only as an Amended Final Record Plat).
15. Discuss status of proposed access to Lot 1.
16. Discuss "future road" and Lot 7B configuration.

- j. PLAN 2015-127F: EVANS MILL FARM SUBDIVISION (1/3/16)\* - located at 2311 Evans Mill Road.  
(Council District 12) **(Abbie Jones Consulting)**

Note: This plan requires the posting of a sign and an affidavit of such.

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

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s).
6. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
7. Addition of utility easements as required by the utility companies.
8. Denote Board of Health's approval of septic system for Lot 2 prior to plan certification.
9. Addition of required building line from Evans Mill Road.
10. Addition of maintenance note per Article 5-4(g) of the Land Subdivision Regulations.
11. Clarify floodplain and add 25' building setback for Lot 1.
12. Denote all non-buildable areas on Lot 1 & Lot 2 per Article 6-4(i)(4)(b) of the Land Subdivision Regulations.
13. Correct owner's certification.
14. Clarify plat boundary so that 2308 and 2325 Evans Mill Road are not included on this plat.
15. Provide documentation of required "Subdivision Plan" sign posting (affidavit and photo).

- k. PLAN 2006-157F: BLACKFORD PROPERTY, PHASE 3, UNIT 1-B (1/25/16)\* - located at 6600 Man o' War Boulevard (a portion of). (Council District 12) **(EA Partners)**

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, and 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 by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Complete the exaction information.
8. Denote parking on one side of street for 24-foot cross-section.

Note: Most of the lots approved for this property have been recorded (Section 1 in late 2006 and Section 2 in early 2007). The Commission's approval has since expired, and the applicant now requests a reapproval for the remaining Section 3, comprised of two remaining lots.

The Subdivision Committee Recommended: **Reapproval**, subject to the original conditions approved on August 10, 2006, revising the following two conditions.

3. Building Inspection's approval of landscaping ~~and required street tree information.~~
5. Urban Forester's approval of tree preservation plan ~~and required street tree information.~~

- l. PLAN 2015-133F: DEERFIELD SHOPPING CENTER (HAMPTON INN & GREER NICK ROAD, LLC PROPERTY) (AMD) (1/26/15)\* - located at 1949 and 1953 Nicholasville Road.  
(Council District 3) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide one lot into two lots and add an access easement.

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. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s).

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6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
  7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
  8. Addition of plan's date of preparation.
  9. Depict all adjacent property lines with dashed lines.
  10. Addition of record plat designation (Cab. R, Sl. 178).
  11. Complete owner's certification.
  12. Correct engineer's certification.
  13. Addition of conditional zoning restrictions.
  14. Denote that this property shall have reciprocal parking and access.
  15. Addition of note #14 from DP 2015-84 referring to floodplain LOMR and effective date.
  16. Clarify purpose of dashed lines depicted at front of Lot 1.
  17. Remove box from adjacent property.
  18. Review by Technical Committee prior to plan certification.
- m. PLAN 2015-134F: FOURTH PROPERTIES, LLC (1/26/16)\* - located at 1119 E. New Circle Road.  
(Council District 6) **(Wes Witt)**
- 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. Building Inspection's approval of landscaping.
  4. Addressing Office's approval of street names and addresses.
  5. Urban Forester's approval of tree protection area(s).
  6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
  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. Label New Circle Road adjacent to lot frontage.
  10. Denote location for New Circle Road cross-section.
  11. Label all existing and proposed easements.
  12. Denote location description and material of survey monuments, per Article 6 of the Land Subdivision Regulations.
  13. Resolve access location spacing.
  14. Review by Technical Committee prior to plan certification.
- n. PLAN 2014-73F: WILHITE PARK, UNIT 1-B, SECTION 1 (AMD) (2/3/16)\* - located at 3500 Arbor Drive.  
(Council District 8) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide one lot into two lots and add an access easement. The Planning Commission originally approved this plan on October 9, 2014, 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. Building Inspection'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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Addition of purpose of amendment note.
9. Addition of survey information per Art. 5-4 (d)(6) of the Subdivision Regulations.
10. Addition of zones for subject property and adjacent properties.

Note: The applicant now requests a reapproval of the Commission's prior approval.

The Staff Recommends: **Reapproval**, subject to the conditions previously approved at the October 9, 2014, Planning Commission meeting.

### 3. DEVELOPMENT PLANS

- a. DP 2015-95: POOLE & JEFFERSON PROPERTY (BRUCE GLEN) (AMD) (1/3/16)\* - located at 3340 Richmond Road.  
(Council District 12) **(Carman & Associates)**

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The Subdivision Committee Recommended: **Postponement**. There are questions as to the property's compliance with the conditional zoning requirements.

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 landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote zone-to-zone screening on plan (next to residential zones) – 5' or 15' buffer.
11. Denote conditional zoning requirements on plan.
12. Discuss compliance with Article 16-8(d) of the Zoning Ordinance governing vehicle sales lots.
13. Discuss timing of compliance with conditional zoning restrictions imposed in 1995 for Parcel 3.

- b. DP 2015-96: HAMBURG PLACE OFFICE PARK, LOT 5 (AMD) (1/3/16)\*- located at 1730 Alysheba Way.  
(Council District 6) **(Branstetter Carroll)**

Note: The purpose of this amendment is to add floor area for the office development on Lot 5.

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. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Clarify lot coverage and floor area ratio site statistics for Lot 5.
11. Remove "future" building information, or denote fully as a part of this proposed amendment.
12. Identify storm water detention facility to be used for the subject site.
13. Clarify required parking calculations in site statistics.

- c. DP 2015-97: FRITZ FARM, LLC & DMK DEVELOPMENT GROUP (AMD) (1/3/16)\*- located at 4210 Nicholasville Road.  
(Council District 4) **(HDR Engineering, Inc.)**

Note: The purpose of this amendment is to revise the building layout, to modify the parking area and change the wall materials.

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. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Denote record plat designation.
11. Clarify lot frontage along each street.
12. Addition of underground stormwater detention from previous plan.
13. Delete note #14.
14. Clarify tracts A & B in note #17.
15. Revise note #18 to add Board of Adjustment's approval date and case number.
16. Remove old address information from plan.
17. Correct purpose of amendment note.

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18. Complete landscape buffer information adjacent to the church property and to the Johnson property.
19. Resolve the need for tree planting along Man o' War Boulevard near proposed 19' retaining wall.

- d. DP 2015-98: FRITZ FARM (SUMMIT LEXINGTON) (AMD) (1/3/16)\*- located at 4100 Nicholasville Road.  
(Council District 4) **(HDR Engineering, Inc.)**

Note: The purpose of this amendment is to increase the building floor area, increase lot coverage, reduce the number of apartment bedrooms, revise the parking and add a drive-through lane.

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. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and tree canopy information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Clarify termination of pedestrian feature extending into detention basin.
11. Denote that landscaping next to the Devondale Subdivision shall comply with the approved exhibit on file with the Division(s) of Planning and Building Inspection.
12. Label or add details of landscaping next to Devondale Subdivision.
13. Addition of necessary access easement to the west of Fox Harbour Drive.
14. Resolve height of retaining walls proposed along Nicholasville Road frontage.
15. Resolve parking structure #2 conflict with the detention basin.
16. Resolve lack of pedestrian connection from Tangley Way.
17. Resolve lack of sidewalk connection to Man o' War Boulevard.

- e. DP 2015-99: WILLOW OAK SHOPPING CENTER (MILLPOND CENTER) (AMD) (1/3/16)\*- located at 3560 Boston Road. (Council District 9) **(The Roberts Group)**

Note: The purpose of this amendment is to add 1,200 sq. ft, revise the parking to add eight (8) covered spaces, add a pharmacy drive-through, correct parking calculations and add a new access to Man o' War Boulevard.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the zoning of the property proposed for the new access location.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Denote name and address of developer.
12. Denote record plat designation for all property.
13. Denote adjacent property information on plan.
14. Addition of sidewalks.
15. Denote construction access location.
16. Denote height of building, in feet.
17. Denote use of buildings (retail, restaurant, office, etc.).
18. Addition of tree canopy information.
19. Addition of street frontage in site statistics.
20. Complete note #2 in General Notes to include "Chapter 16 of the Code of Ordinances."
21. Correct owner's certification.
22. Provided the Planning Commission approves a waiver to Article 6-8(q)(3)(b) of the Land Subdivision Regulations.
23. Remove business names from plan.
24. Discuss A-U zoning on property to be used as access point.

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25. Discuss Big-Box Design Guidelines for grocery store.

- f. DP 2015-101: LAKEVIEW ESTATES, UNIT 2B, BLK J, LOT 7; BLK K, LOT 3 & UNIT 2E, BLK K, LOT 2 (AMD) (1/3/16)\* - located at 475, 503, 517 & 519 Laketower Drive. (Council District 5) **(Barrett Partners)**

Note: The purpose of this amendment is to increase the lot coverage and floor area for two townhouse buildings.

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

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 landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Denote Police, Fire and EMS access note as per fire department regulations.
10. Clarify 25' building setback information for Building #8 (per previous plan).
11. Clarify patios and/or decks proposed for Building #6.
12. Clarify whether 15'x15' pond pavilion is existing or proposed.
13. Correct note #21.
14. Resolve encroachment of Building #8 into 25' floodplain setback.

- g. DP 2015-111: URBAN 221 (A PORTION OF) (1/26/16)\* - located at 221 Corral Street. (Council District 1) **(Carman & Associates)**

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the uses proposed on the site, open space requirements, building orientations and building height limitations.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote the date of the Board of Adjustment's approval of requested variances prior to certification.
11. Clarify whether a Preliminary or Final Development Plan.
12. Correct Cabinet/Slide notation from 989 to 949.
13. Denote the required parking in site statistics.
14. Denote all existing and proposed easements.
15. Denote floor area and lot coverage in site statistics per Article 21-4 requirements.
16. Correct Planning Commission certification.
17. Delete note #10.
18. Denote compliance with Article 15-7 of the Zoning Ordinance governing Infill and Redevelopment construction.
19. Review by Technical Committee prior to plan certification.
20. Discuss need for pedestrian street improvements to Wickliffe Street and Corral Street.
21. Discuss compliance with open space requirements.
22. Discuss building height limitations relative to Article 8-18(m) of the Zoning Ordinance.
23. Discuss need for vehicular use area screening on surface parking lot.
24. Discuss whether or not gate will be employed.

- h. DP 2015-112: NATIONAL STATION, LLC (FKA BEECHLAND SUBDIVISION, BELLEDALE ADDITION & EAST END ADDITION) (2/25/15)\* - located at 949 National Avenue & 334, 340, 342 and 346 Richmond Avenue. (Council District 3) **(Myke Robbins)**

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. Building Inspection's approval of landscaping and landscape buffers.

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4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote additional topographical elevations at 1' or 2' contours, per Article 21-4.
11. Denote TPA information on plan (as required buffer to existing residential area).
12. Denote Board of Adjustment approval of conditional use permit for 340 Richmond Avenue.
13. Correct zoning information shown in site statistics.
14. Correct plan title block information to denote name and address of plan preparer.
15. Correct parking and floor area site statistics, per the Preliminary Subdivision Plan.
16. Review by Technical Committee prior to plan certification.
17. Denote construction and composition of sound attenuation wall.
18. Resolve possible need for additional landscape buffering adjacent to residential areas.
19. Resolve joint parking agreement referenced in note #8.

- i. DP 2012-111: BLUEGRASS BUSINESS PARK, LOT 4 (PEMBERTON FARM & BURKE, HOCKENSMITH & MAGGARD, UNIT 5 (2/3/16)\* - located at 2151 & 2221 Georgetown Road.  
(Council District 2) **(Strand & Associates)**

The Planning Commission approved this plan at their December 13, 2012, meeting, 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. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire's approval of emergency access and fire hydrant locations.
9. Division of Waste Management's approval of refuse collection locations.
10. Clarify proposed detention areas on the north of the property.
11. Document compliance with Article 18 landscaping requirements on plan.
12. Division of Water Quality approval of crushed rock surface for equipment storage areas and dust control measures.
13. KDOT approval of proposed entrance on Georgetown Road.

Note: Commission's approval has since expired. The applicant now requests a reapproval of this plan.

The Staff Recommends: **Reapproval**, subject to the conditions previously approved at the December 13, 2012, Planning Commission meeting, and adding the following condition:

14. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

- j. DP 2003-124: BRYAN STATION CENTER, PHASE 2 (2/3/16)\* - located at 1651 Bryan Station Road.  
(Council District 2) **(CMW)**

The Planning Commission approved this plan at their December 13, 2012, meeting, 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 parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree preservation plan.
5. Environmental Planner's approval of the treatment of environmentally sensitive areas.
6. Kentucky Department of Transportation's approval of access to Bryan Station Road.
7. Correct Commission Certification.
8. Addition of adjacent property information.
9. Addition of building heights.

Note: This plan was certified by the Commission's Secretary on March 8, 2004, meeting all nine conditions. However, under Article 21-4(f) of the Zoning Ordinance, no additional building permits may be issued for this location until the plan is reapproved by the Commission. The applicant now requests reapproval of this development plan.

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The Staff Recommends: **Reapproval**, subject to the conditions previously approved at the December 11, 2003, Planning Commission meeting, revising the following condition:

5. Environmental Planner's Department of Environmental Quality's approval of the treatment of environmentally sensitive areas.

And adding the following conditions:

10. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Addition of a second Planning Commission certification to this plan, referencing today's date and action.

- k. DP 99-127: NDC PROPERTY (LEXINGTON CHRISTIAN ACADEMY) (AMD) (2/3/16)\* - located off East Reynolds Road. (Council District 9) **(Strand Associates)**

The Planning Commission approved this plan at their December 16, 1999, meeting, subject to the following conditions:

1. Urban County Engineer's approval of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and turn lanes, if needed.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of the treatment of existing trees.
5. Greenway Planner's approval the bike path.
6. Reference Board of Adjustment action to include any conditions or restrictions.
7. Addition of existing easements and resolve any building/easement conflicts, as necessary.
8. Parks Department's approval of the access to Shillito Park.

**Note:** This plan was certified by the Commission's Secretary on January 26, 2000, meeting all eight conditions. Since the Commission's original approval, two minor amendments had been certified. On July 12, 2002, a minor plan was approved by the staff to revise the parking and the maintenance building location, the size and associated vehicular circulation. On July 30, 2003, a minor amendment was approved by the staff to revise the parking and the location of the future Jr. High School & future aquatic center, as well as to reduce the future Jr. High School floor area and to revise the site statistics accordingly.

However, under Article 21-4(f) of the Zoning Ordinance, no additional building permits may be issued for this development plan "until the plan is reapproved by the Commission". The applicant now requests reapproval of the development plan, and the staff has identified the last plan for this location (DP 99-127) approved by the Planning Commission.

The Staff Recommends: **Reapproval**, subject to the conditions previously approved at the December 16, 1999, Planning Commission meeting, adding the following conditions:

9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Addition of another Planning Commission certification, referencing today's date and action.

- 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.

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

- A. **REVIEW OF UNIVERSITY VILLAGE TIF DEVELOPMENT AREA APPLICATION FOR SEVERAL PROPERTIES LOCATED BETWEEN SOUTH BROADWAY AND THE NORFOLK AND SOUTHERN RAIL LINE.**

The staff will report at the meeting.

- B. **ADOPTION OF 2016 MEETING & FILING SCHEDULE** - The Chair will announce that the Commission will consider adoption of the "Official Meeting and Filing Schedule for 2016" at this time. The Board of Adjustment adopted their 2016 schedule at their meeting on October 30<sup>th</sup>, and once adopted, the staff will distribute copies of the 2016 schedule for use by the Commission and the general public.

- VII. **STAFF ITEMS** – The Chair will announce that any item a Staff member would like to present will be heard at this time.

- A. **SUBDIVISION REGULATIONS TEXT AMENDMENT INITIATION** – The staff will request Commission initiation of a text amendment to Article 4-4(d)(1) of the Land Subdivision Regulations with regard to the Commission's action on Preliminary Subdivision Plans. The proposed changes to Article 4 were presented and discussed at the Commission's work session on

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October 29, 2015. If initiated, the required public hearing could be held as early as the Commission's December 10, 2015, meeting.

**VIII. AUDIENCE ITEMS** – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

**IX. NEXT MEETING DATES**

|                                                                                                            |                          |
|------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....     | <b>November 19, 2015</b> |
| Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) .....               | November 25, 2015        |
| Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) .....              | December 3, 2015         |
| Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....                    | December 3, 2015         |
| <b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers..... | <b>December 10, 2015</b> |

**X. ADJOURNMENT**

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