

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

May 10, 2018

- 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 April 12, 2018, meeting 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, May 3, 2018, at 8:30 a.m. The meeting was attended by Commission members: Carolyn Plumlee, Frank Penn, Mike Owens Headley Bell and Will Berkley. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Jim Duncan, Traci Wade; Tom Martin; Cheryl Galt; Hal Baillie; Denise Bullock; Captain Greg Lengal & Captain Joshua Thiel, Division of Fire & Emergency Services; Andrea Brown and Tracy Jones, Department of Law and Roger Daman, General Services. 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. FINAL SUBDIVISION PLAN

- a. PLN-MJSUB-18-00016: GOODPASTOR & GOODWIN PROPERTY (SUNSET ACRES) (JAMES K. & SUSAN D. THORNBERRY PROPERTY) (AMD) (7/1/18)* - located at 3459, 3501, 3513 HALEY ROAD, LEXINGTON, KY
Council District 12
Project Contact: Thoroughbred Engineers

Note: This development plan requires the posting of a sign, and an affidavit of such. The purpose of this amendment is to subdivide three lots (211.26 total acreages) into five lots (Tract 1B-49.97 acres; Tract 2B-40.04 acres; Tract 3B-40.54 acres; Tract 4B-40.00 acres and Tract 5B-40.71 acres) in an A-R zone.

The Subdivision Committee Recommended: Postponement. There were some questions regarding the plan format, missing information and waivers that are needed.

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

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

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

2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s) and required street tree information.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Combine the two plan sheets into one plan sheet (24"X36" maximum size).
8. Addition of access easement note per the Land Subdivision Regulations.
9. Addition of easement maintenance note per Article 5-4(g) of the Land Subdivision Regulations.
10. Denote all non-buildable areas.
11. Denote adjacent property with dashed lines.
12. Correct owner's certification.
13. Correct Engineer/Surveyor certification.
14. Correct Planning Commission certification.
15. Denote Health Department approval for septic tank required at the time of building permit.
16. Denote KYDOT's approval of proposed access to Lot 5B (Haley Road).
17. Correct plan title and label as amended.
18. Remove old property line information from plan.
19. Remove consolidation symbol from plan.
20. Remove side yard setback from plan.
21. Discuss waiver to required frontage for Lots 1B and 4B per Article 6-4(c) of the Land Subdivision Regulations.
22. Discuss waiver of Article 6-4(j)(2) of the Land Subdivision Regulations pertaining to street construction.

2. **PRELIMINARY SUBDIVISION PLAN**

- a. PLN-MJSUB-18-00013: HILLENMEYER PROPERTY EAST (AMD) (7/1/18)* - located at 745 & 803 GREENDALE ROAD AND 2566 SANDERSVILLE ROAD, LEXINGTON, KY
Council District 2
Project Contact: EA Partner

Note: The purpose of this amendment is to reflect the RML-Citation (PLN-MJDP-16-00007) zone change and revise the lot layout.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Resolve proposed trail location within greenway.
10. Resolve timing of construction of Sandersville Road relative to the adjoining property.

3. **DEVELOPMENT PLANS**

- a. PLN-MJDP-18-00017: PAPPERT PROPERTY (AMD) (6/3/18)* - located at 2811 SPURR ROAD, LEXINGTON, KY
Council District 12
Project Contact: EA Partners

Note: The Planning Commission postponed this item at their April 12, 2018, meeting. The purpose of this amendment is to revise the layout and add townhomes.

The Subdivision Committee Recommended: **Postponement**. The proposed plan does not meet the conditional zoning restrictions.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.

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9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 12. Discuss spacing of local street from Spurr Road and the need for a waiver.
 13. Discuss access to the pump station.
 14. Discuss irregular shape of Lot 5.
 15. Discuss compliance with approved conditional zoning restrictions (MAR 2005-40).
- b. PLN-MJDP-18-00018: EAST SEVENTH STREET ADDITION (6/3/18)* - located at 661 MAGNOLIA AVENUE, LEXINGTON, KY
Council District 1
Project Contact: Element Design

Note: The Planning Commission postponed this item at their April 12, 2018, meeting.

The Subdivision Committee Recommended: **Postponement**. There are some questions regarding the proposed use(s), required parking and lack of required information.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and 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. Remove extraneous architectural information from plan.
 11. Denote FAR per Article 21 of the Zoning Ordinance.
 12. Correct Note #6.
 13. Addition of entire property to development plan.
 14. Correct plan title.
 15. Denote height of proposed building in feet.
 16. Denote adjoining property zoning classification.
 17. Addition of topographic information and source.
 18. Addition of Planning Commission certification.
 19. Addition of Owner's certification.
 20. Denote owner/developer information.
 21. Addition of street cross-section.
 22. Denote dumpster location.
 23. Discuss proposed use(s) and required parking generator.
 24. Discuss proposed use for remainder of property and access.
- c. PLN-MJDP-18-00028: TURFLAND MALL (CHICK-FIL-A) (AMD) (7/1/18)* - located at 2025 HARRODSBURG ROAD, LEXINGTON, KY
Council District 11
Project Contact: Interplan, LLC

Note: The purpose of this amendment is to increase the square footage for the kitchen and revise the parking and circulation on the property.

The Subdivision Committee Recommended: **Postponement**, due to the number of conditions.

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

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

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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. Correct spelling in plan title.
 11. Remove "proposed" from adjacent lot.
 12. Addition of insert for area of amendment.
 13. Addition of insert that depicts details of proposed site improvements.
 14. Addition of topography on insert.
 15. Addition of existing and proposed driveways on insert.
 16. Addition of walkways, parking spaces and drive lanes on insert.
 17. Addition of access points for construction vehicles on insert.
 18. Clarify street cross-sections and denote location on plan where the property fronts on Harrodsburg Road.
 19. Dimension all buildings and locations.
 20. Denote existing and proposed easements on plan on insert.
 21. Combine all site statistics per handout due to revisions in the B-6P.
 22. Addition of tree protection note and tree canopy statistics.
- d. PLN-MJDP-18-00029: PENINSULA (A PORTION OF) AND SQUIRES APARTMENTS (7/1/18)* - located at 440 AND 480 SQUIRES ROAD (A PORTION OF), LEXINGTON, KY
Council District 7
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the building type, the parking and clubhouse layout.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace Planner's approval of the treatment of greenways and greenspace.
 9. 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 the Capacity Assurance Program requirements, prior to plan certification.
 12. Dimension pools on plan.
 13. Dimension mail kiosk (building) on plan.
 14. Dimension garage buildings on plan.
 15. Resolve parking lot location on east side of Squires Circle.
 16. Resolve on-site lighting.
- e. PLN-MJDP-18-00030: ETHINGTON & ETHINGTON PROPERTY, TRACT 1 (AMD) (7/1/18)* - located at 4145 AND 4235 HARRODSBURG ROAD, LEXINGTON, KY
Council District 10
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict the development of Lots 2 & 3.

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 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 (sinkholes).
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: A Geotechnical Report for identified sinkhole areas shall be submitted to the Division(s) of Environmental Quality and Planning prior to plan certification.
12. Board of Adjustment's approval of the requested B-1 variance prior to certification of the plan.

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13. Denote architectural details for commercial buildings façade on Harrodsburg Road frontage shall comply with exhibit on file with the Division of Planning and Building Inspection.
14. Resolve note #11 and scope of proposed landscaping.

- f. PLN-MJDP-18-00031: INDIAN HILLS SUBDIVISION, UNIT 1, BLOCK "A," LOTS 8, 9 & 10 (AMD) (7/1/18)* - located at 3090, 3094 AND 3098 HARRODSBURG ROAD, LEXINGTON, KY
Council District 10
Project Contact: CDP Engineers

Note: The purpose of this amendment is to establish the final layout to Unit 1, Block A, Lots 9 and 10 and to depict proposed improvements per the P-1 zone, establish a landscape screening detail and continue a 10' landscape easement established on Lot 8 (DP 2004-25).

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 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, 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. Addition of owner's/developers name and address.
12. Remove existing building line on Lots 9 and 10 and denote that the amended final record plat must be recorded prior to certification of the development plan.
13. Addition of all dimensions to structure on Lot 10.
14. Denote record plan designation for Lots 9 and 10.
15. Correct site statistics to reflect proposed parking on Lots 9 and 10 as depicted.
16. Resolve stormwater management for all lots.

- g. PLN-MJDP-18-00032: MEADOWTHORPE COMMUNITY BUSINESS CENTER (7/1/18)* - located at 1447 ANTIQUE DRIVE, LEXINGTON, KY
Council District 2
Project Contact: Vision 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 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, 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. Remove incorrect zone notation on plan face.
12. Resolve Antique Drive improvements.

- h. PLN-MJDP-18-00035: SULLIVAN PARK & DEVEREUX SUBDIVISION (7/1/18)* - located at 135, 137 & 139 AMERICAN AVENUE AND 112, 114, 116 & 118 BURLEY AVENUE, LEXINGTON, KY
Council District 3
Project Contact: Barrett 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. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.

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7. Greenspace Planner's approval of the treatment of greenways and greenspace.
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 compliance with Article 15-7 and denote graphically on plan as appropriate.
12. Document compliance with open space requirements.
13. Resolve increased screening for dumpster relative to adjoining Single Family Residential (R-1C zone) property.

- i. PLN-MJDP-18-00037 (AKA DP 2007-22): LITTLE PROPERTY, UNIT 1-A, LOT 14 (7/24/18)* - located at MACKINWOOD DRIVE AND ALLENRIDGE POINT, LEXINGTON, KY.
Council District 12
Project Contact: Midwest Engineers

Note: The Planning Commission originally approved this plan on March 8, 2007, 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 e911 staff.
8. Addition of bearings and distances.
9. Addition of conditional zoning restrictions.
10. Correct note number 4.
11. Verify the uses of the property for parking calculations.
12. Identify access to property across the street.

Note: The applicant now requests a reapproval of this plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the conditions previously approved, replacing conditions #3 & #4 and adding the following new condition:

3. ~~Building Inspection's~~ Landscape Examiner's approval of landscaping and landscape buffers.
7. ~~Addressing Office's~~ Approval of street names as per e911 staff and addresses.
13. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

- 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. **PFR 2018-1: LEXINGTON FIRE STATION NO. 19** - a Public Facility Review to add a cellular antenna site, located at 3360 Huffman Mill Pike.

The staff will report at the meeting.

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

- 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**

Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	May 17, 2018
Zoning Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	May 26, 2018
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	May 30, 2018
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	May 31, 2018
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 7, 2018
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	June 7, 2018
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	June 14, 2018

X. **ADJOURNMENT**

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