

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

June 14, 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 May 10, 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, June 7, 2018, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee and Frank Penn. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Tom Martin; Cheryl Gallt; Hal Baillie; Denise Bullock; Captain Greg Lengal & Captain Joshua Thiel, Division of Fire & Emergency Services 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. DEVELOPMENT PLANS

- a. **PLN-MJDP-18-00017: PAPPERT PROPERTY (AMD) (6/14/18)*** - located at 2811 SPURR ROAD, LEXINGTON, KY
Council District 12
Project Contact: EA Partners

Note: The Subdivision Committee recommended postponement at their April 5, 2018, May 3, 2018, and June 7, 2018, meetings. The purpose of this amendment is to revise the layout.

The Technical Committee and Staff Recommends: 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.

* - 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. 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. 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-18-00036: LANSLOWNE SUBDIVISION, UNIT 18-D, SEC 1 (REDCOACH TRAIL) (AMD) (8/5/18)* - located at 409 LAREDO COURT, LEXINGTON, KY
Council District 4
Project Contact: G. B. Stacy Land Surveying

Note: The purpose of this amendment is to add an existing garage to the total building square footage on the property.

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. Addressing Office's approval of street names and addresses.
 4. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 5. Denote sidewalk and dimension width on Laredo Court.
 6. Addition of access easement/private street maintenance note as per Article 5-4(h)(1) of the Land Subdivision Regulations.
 7. Correct note #5 and make reference to "Chapter 16 of the Code of Ordinance" as per Article 21-6(a)(14) of the Zoning Ordinance.
 8. Document compliance with Article 21-7(b)(3) of the Zoning Ordinance (Lynn Imaging account).
- c. PLN-MJDP-18-00038: BLUEGRASS BUSINESS PARK, LOT 4 (PEMBERTON FARM) (BURKE, HOCKENSMITH & MAGGARD) (WHAYNE SUPPLY) (AMD) (8/5/18)* - located at 1900 JAGGIE FOX WAY, LEXINGTON, KY
Council District 2
Project Contact: Arnold Consulting Engineering Services

Note: The purpose of this amendment is to add additional equipment storage area (gravel area) on the south side of the existing equipment storage area.

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. Denote: Review by Royal Springs Aquifer Protection Committee prior to certification.
11. Update Purpose of Amendment note to include the previous modifications to the site, including internal circulation, drive aisles, outdoor storage areas and location of fuel tank.
12. Modify contour elevation lines to (2) two foot intervals.
13. Addition of building square footage for 1890 & 1900 Jaggie Fox Way.
14. Remove interior building detail for 1890 & 1900 Jaggie Fox Way.
15. Correct plan title and remove DP 2016-14 from plan title.
16. Denote internal walkway dimension on plan.
17. Resolve graveled outdoor storage area along eastern portion of property.

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- d. PLN-MJDP-18-00039: BLUEGRASS EXECUTIVE PARK, UNIT 1-C, BLK E, SEC 1 & 2 (AMD) (8/5/18)* - located at 2205 THUNDERSTICK DRIVE, LEXINGTON, KY
Council District 6
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the parking and circulation and to add an entrance to Thunderstick Drive, as shown heron.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Division of Waste Management's approval of refuse collection locations.
8. Depict location of opposing entrance across Thunderstick Drive from the proposed entrance (see certified development plan PLN-MJDP-17-00079).
9. Correct contour labels on plan.

- e. PLN-MJDP-18-00040: INTERSTATE SERVICE CENTER (MCDONALD'S) (AMD) (8/5/18)* - located at 1950 STANTON WAY, LEXINGTON, KY
Council District 2
Project Contact: McIlvried, DiDiano, & Mox, LLC

Note: The purpose of this amendment is to redevelop Lots 1 & 1A for the restaurant use.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Division of Waste Management's approval of refuse collection locations.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote: The development plan was reviewed by the Royal Springs Aquifer Protection Committee on June 5, 2018.
10. Document compliance with Article 21-7(b)(3) of the Zoning Ordinance (Lynn Imaging account).
11. Combine all site information into one area on plan.
12. Zoom in on the area of amendment on the vicinity map.
13. Dimension walkways.
14. Addition of street cross-sections for Newtown Pike and interstate ramp.
15. Remove "Required Information" from site statistics.
16. Addition of maintenance note for the private access easement/street maintenance.
17. Recordation of consolidation plat prior to issuance of a Zoning Compliance permit.
18. Label setback as "20' Building Line" along Stanton Way.
19. Discuss vehicular and pedestrian access to Stanton Way.

- f. PLN-MJDP-18-00041: HILLENMEYER PROPERTY - WEST (AMD) (8/5/18)* - located at 2701 SANDERSVILLE ROAD, LEXINGTON, KY
Council District 12
Project Contact: Hall-Harmon Engineers, Inc.

Note: The purpose of this amendment is to revise Lot 160.

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.

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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 parking spaces.
 13. Denote no access to Sandersville Road from Lot 161.
 14. Denote Citation Boulevard cross-section on plan.
 15. Discuss proposed subdivision of townhouses.
 16. Discuss access to Sandersville Road and waiver.
 17. Discuss internal pedestrian system.
 18. Discuss proposed building envelope.
- g. PLN-MJDP-18-00043: NEWMARKET PROPERTY, UNIT 6 (8/5/18)* - located at 1263 ANGUS TRAIL, LEXINGTON, KY
Council District 12
Project Contact: EA Partners

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the development standards.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 7. Denote address of off-site detention location.
 8. Provided the Planning Commission makes a finding that the plan complies with the Expansion Area Master Plan.
- h. PLN-MJDP-18-00047: CAVE HILL PLACE TOWNHOMES (AMD) (8/5/18)* - located at 2236 CAVE HILL LANE, LEXINGTON, KY
Council District 10
Project Contact: Vision Engineering

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

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

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 5. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Division of Waste Management's approval of refuse collection locations.
 8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 9. Clarify parking requirement.
 10. Discuss proposed shift in access point.
 11. Discuss solid waste service.
- i. PLN-MJDP-18-00049: SOUTH FARM MARKETPLACE, OUTLOT 4 (AMD) (8/5/18)* - located at 124 MARKETPLACE DRIVE, LEXINGTON, KY
Council District 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to add building square footage to Lot 4, Outparcel 4.

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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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
6. Division of Waste Management's approval of refuse collection locations.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Improve plan legibility for area of amendment.
9. Addition of written scale and improve graphic scale.
10. Correct plan title to include "Lot 4, Outparcel 4."
11. Addition of name and address of developer.
12. Identify boundary of amendment as a solid line.
13. Addition of record plat designation.
14. Increase the size of the vicinity map to clarify area of amendment.
15. Label topography lines on area of amendment.
16. Dimension driveways, walkways and parking in area of amendment.
17. Label access points for construction vehicles in area of amendment.
18. Addition of cross-section for Marketplace Drive.
19. Clarify dimensions on building.
20. Addition of height of building in feet on plan.
21. Clarify easements in area of amendment.
22. Correct note #1 to reference "Chapter 16 of the Code of Ordinance."
23. Correct numbering of general notes and improve legibility of all notes.
24. Clarify bearings and distance on area of amendment.
25. Improve legibility of note "There shall be reciprocal cross access between all lots".
26. Correct Commission's certification to indicate a major plan.
27. Clarify site statistics for area of amendment.
28. Denote: Development plan does not reflect reconfiguration of entrance to Nicholasville Road.

- 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. **NOMINATING COMMITTEE FOR COMMISSION OFFICERS** – the Commission's By-Laws state that at the first regular and official meeting in June, the Commission will elect three members to a nominating committee. This committee will present a slate of officers for consideration by the Planning Commission. The slate will be forwarded to the full membership of the Commission and presented at the Commission work session in June. Election of Officers will be held at the July 12th Planning Commission meeting.
- B. **PLANNING COMMISSION WORK SESSION** – At the conclusion of today's meeting, the staff will be presenting the policies for Theme D, as well as engaging in discussion with Brandi Peacher regarding Town Branch Commons and Scott Thompson from Transportation on Connectivity-related policies.

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	June 21, 2018
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 27, 2018
Zoning Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	June 28, 2018
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building).....	July 5, 2018
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	July 5, 2018
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	July 12, 2018

X. **ADJOURNMENT**

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