

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

January 10, 2019

- 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** – There are no minutes to be considered at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, January 3, 2019, at 8:30 a.m. The meeting was attended by Commission members: Carolyn Plumlee, Frank Penn, Mike Owens, Will Berkley and Headley Bell. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Cheryl Gallt; Valerie Friedman; Captain Greg Lengal and Captain Josh Theil, 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 Subdivision Committee 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-18-00075: WILLOW OAK SHOPPING CENTER (MILLPOND CENTER) (AMD) (1/10/19)* - located at 3650 BOSTON ROAD, LEXINGTON, KY.
Council District 9
Project Contact: EA Partners

Note: The Planning Commission postponed this item at their October 11, 2018, November 8, 2018, and December 13, 2018 meetings. The purpose of this amendment is to revise the development for a car wash.

The Subdivision Committee Recommended: **Postponement** until a revised development layout is submitted for review.

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.

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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. Addition of all building dimensions on the development plan.
 11. Addition of all sidewalk and VUA dimensions or typical.
 12. Revise site statistics to meet new B-6P requirements.
- b. PLN-MJDP-18-00076: BLACKFORD PROPERTY, PHASE 3 (AMD) (1/10/19)* - located at 3221 BAY SPRINGS PARK AND 3385 BLACKFORD PARKWAY, LEXINGTON, KY.
Council District 12
Project Contact: EA Partners

Note: The Planning Commission postponed this item at their October 11, 2018, November 8, 2018, and December 13, 2018 meetings. This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise layout of the remaining portion of Phase 3.

The Subdivision Committee Recommended: **Postponement** to discuss local street pattern.

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.
 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. Addition of record plat designation.
 12. Provided the Planning Commission makes a finding the plan complies with the EAMP.
 13. Discuss connectivity of Wading Creek Trail and Bay Springs Park and removing cul-de-sacs.
- c. PLN-MJDP-18-00081: LEESTOWN INDUSTRIAL PARK, UNIT 3 (1/10/19)* - located at 300 ALEXANDRIA DRIVE, LEXINGTON, KY.
Council District 12
Project Contact: Vision Engineering

Note: The Planning Commission postponed this item at their October 11, 2018, November 9, 2018 and November 29, 2018, and December 13, 2018 meetings.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the access to Alexandria Drive and the removal of the access per the Preliminary Development Plan, and the lack of required TPP.

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. Addition of all information from the Preliminary Development Plan.
11. Denote conditional zoning restrictions for the subject property.
12. Correct the Planning Commission certification (remove approval date).
13. Addition of tree Preservation Plan (TPP) per Article 26 of the Zoning Ordinance.
14. Discuss proposed land use.

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15. Discuss the proposed access to Alexandria Drive.
16. Discuss access from Over Drive per the Preliminary Development Plan.

- d. PLN-MJDP-18-00090: DISTILLERY DISTRICT - WEST, UNIT 1 (ADAPTIVE REUSE PROJECT) (AMD) (1/10/19)* - located at 1158 and 1170 MANCHESTER STREET, LEXINGTON, KY.
Council District 2
Project Contact: Vision Engineering

Note: The Planning Commission postponed this item at their November 8, 2018 and December 13, 2018, meetings. This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the development and parking on 1158 Manchester Street.

The Subdivision Committee Recommends: **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. Denote sidewalk on cross-sections.
13. Addition of building square footage to statistics for structure proposed on 1158 Manchester Street.
14. Correct Planning Commission certification.
15. Dimension proposed residential structure.
16. Denote internal pedestrian improvements.
17. Denote: All parking located on 1158 Manchester Street shall be constructed with this amendment.

- e. PLN-MJDP-18-00094: HAMBURG EAST, LOT 3 (AMD) (2/3/19)* - located at 2800 POLO CLUB BOULEVARD, LEXINGTON, KY.
Council District 12
Project Contact: Geisler Domigan Engineers, PLLC

The Subdivision Committee Recommends: **Postponement**. There are questions concerning the compliance with Article 23A-9(k) of the Zoning Ordinance regarding the parking layout, pedestrian access and Article 23B-4 of the Zoning Ordinance regarding EAMP Compliance Statement.

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. Discuss compliance with Article 23A-9(k)(4) of the Zoning Ordinance in reference to minimizing parking between the buildings and the adjoining street, and required drive-through stacking.
10. Discuss compliance with Community Design Element of the Expansion Area Master Plan compliance.
11. Discuss required Expansion Area Infrastructure Statement, per Article 23B-4(b) of the Zoning Ordinance, and provide documentation of distribution of the Infrastructure Statement.

- f. PLN-MJDP-18-00097: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (AMD) (2/24/19)* - located at 1100 AND 1108 S. BROADWAY, LEXINGTON, KY.
Council District 3
Project Contact: Vision Engineering

Note: The purpose of this amendment is to increase the building square footage.

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. 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. Resolve compliance with Board of Adjustment conditions of approval for S. Broadway front yard setback.
11. Discuss timing of required stormwater study per note #14.

- g. PLN-MJDP-18-00098: ATKINS PROPERTY, LOT 12 (WATTS FARM) (AMD) (2/24/19)* - located at 3609 WALDEN DRIVE, LEXINGTON, KY.
Council District 4
Project Contact: EA Partners

Note: The purpose of this amendment is to add additional building square footage and reconfigure the parking.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the proposed development and the lack of information and zoning restrictions listed from the previous 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. 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 all information from previous development plan (DP 2007-88).
12. Addition of record plat designation (Cabinet L, Slide 715).
13. Denote access point for construction vehicles.
14. Denote height of building in feet on plan.
15. Denote use on property.
16. Addition of "zoning restriction note".
17. Discuss compliance with conditional zoning restrictions.

- h. PLN-MJDP-18-00099: BLUEGRASS STOCKYARDS PROPERTY (2/24/19)* - located at 375 LISLE INDUSTRIAL AVENUE, LEXINGTON, KY.
Council District 2
Project Contact: AGE Engineering Services, Inc.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding compliance with Article 8-22(o)(4) of the Zoning Ordinance and lack of adequate infrastructure to serve the proposed use.

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.
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 all buildings.

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13. Dimension court yards, swimming pool and pool house.
14. Denote Floor Area Ratio (FAR) per Article 21 of the Zoning Ordinance.
15. Remove survey notes and manhole elevations.
16. Denote height of retaining wall in feet.
17. Denote cross-sections for S. Forbes Road and Lisle Industrial Avenue.
18. Denote front building setback line.
19. Remove proposed access to S. Forbes Road.
20. Discuss compliance with Article 8-22(o)(4) of the Zoning Ordinance, specifically (a) locational, (c) building setback and (e) mixed-use requirements.
21. Discuss stormwater management.
22. Discuss the adequacy of the area infrastructure to support a residential use.
23. Discuss timing to resolve sanitary sewer conflict with proposed buildings.

- i. PLN-MJDP-18-00100: BEAUMONT CENTRE, UNIT 3-B, LOT 1 (AMD) (2/24/19)* - located at 3071 LAKECREST CIRCLE (aka 3101 WALL STREET), LEXINGTON, KY.
Council District 10
Project Contact: CMW

Note: The purpose of this amendment is to orient the building and parking layout to Lakecrest Circle.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the spacing between the collector and local street, per Article 6-8(q)(2)(e) of the Land Subdivision Regulations.

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. Denote access point for construction vehicles.
10. Label location of cross-sections on plan face.
11. Denote lot frontage on Wall Street in site statistics.
12. Addition of note from previous plan regarding conditional zoning restrictions "Commercial parking lots and structures (pay-for-parking) is prohibited."
13. Discuss spacing between a collector and proposed access, per Article 6-8(q)(2)(e) of the Land Subdivision Regulations.

- j. PLN-MJDP-18-00101: LOCUST HILL SHOPPING CENTER (CITADEL STORAGE) (2/24/19)* - located at 133 N. LOCUST HILL DRIVE, LEXINGTON, KY.
Council District 7
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.
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. Resolve enhanced landscaping per the Preliminary Development Plan.
11. Resolve compliance with Article 18-3(a)(1) for zone-to-zone screening.
12. Resolve compliance with Article 26-5 for tree canopy standards.

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- k. PLN-MJDP-17-00027: TATTERSALLS SQUARE, LOT 2 (AMD) (3/18/19)* - located at 867 S. BROADWAY, LEXINGTON, KY.
Council District 11
Project Contact: CMW

Note: The purpose of this amendment is to change the use of the building on Lot 2, modify the location of an access point and move a dumpster location. The Planning Commission originally approved this plan on April 13, 2017, 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. 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. Identify boundary of property with a solid line.

Note: This plan has not been certified and Commission approval has since expired. The applicant is now requesting reapproval of the plan.

The Subdivision Committee Recommended: **Reapproval**, subject to the conditions previously approved and changing the following condition:

3. Building Inspection's Landscape Examiner's approval of landscaping and landscape buffers.

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

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

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

1. **MINOR SUBDIVISION PLAN**

- a. PLN-MNDP-18-00046: THE HUB @ LEXINGTON II (LOT 20A) - located at 119, 121, 123 & 131 VIRGINIA AVENUE; 665, 685 & 693 S. LIMESTONE; AND 662 MAXWELTON COURT, LEXINGTON, KY.
Council District 3
Project Contact: Carman

Note: The Zoning Ordinance requires the finding of compliance for an Area Character and Context Study associated with a Form-Based Neighborhood Business Project. This project was previously approved by the Planning Commission on December 14, 2017, based on the rendering and drawings of the Area Character and Context Study.

The staff will report at the meeting.

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

VIII. **NEXT MEETING DATES**

Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	January 17, 2019
Zoning Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	January 24, 2019
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	January 30, 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	February 7, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	February 7, 2019
Subdivision and Zoning Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	February 14, 2019

IX. **ADJOURNMENT**

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