

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

May 9, 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 none.
- 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 2, 2019, at 8:30 a.m. The meeting was attended by Commission members: Carolyn Plumlee, Mike Owens, Frank Penn, Headley Bell, Will Berkley and Karen Mundy. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Chris Woodall, Tom Martin, Chris Taylor, Cheryl Gallt, Lauren Hedge, Denice Bullock, Captain Greg Lengal, Division of Fire & Emergency Services & Tracy Jones and Chad Edwards, 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. FINAL SUBDIVISION PLAN

- a. PLN-FRP-19-00005: CROSSROADS CHRISTIAN CHURCH (AMD) (6/2/19)* - located at 4128 TODDS ROAD, LEXINGTON, KY.
Council District 12
Project Contact: EA Partners

Note: The Planning Commission postponed this item at their April 11, 2019, meeting. This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to subdivide one tract into two lots.

The Subdivision Committee Recommends: **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.
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.

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

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. Discuss sanitary sewer line to A-R lot.
10. Discuss location of proposed access point(s).
11. Discuss right-of-way improvements to Todds Road.

2. PRELIMINARY SUBDIVISION PLAN

- a. PLN-MJSUB-19-00006: TUSCANY, UNIT 15 (6/2/19)* - located at 1970 WINCHESTER ROAD (A PORTION OF), LEXINGTON, KY.
Council District 6
Project Contact: EA Partners

Note: The Planning Commission postponed this item at their April 11, 2019, meeting.

The Subdivision Committee Recommends: Postponement. There were significant concerns regarding the proposed street system and future connections, and compliance with the preliminary development 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.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote proposed and existing easements.
11. Delete note #12.
12. Depict connection of Eastmont Road to Haymaker Parkway.
13. Depict connection of Haymaker Parkway to Fortune Drive via Trade Center Drive.
14. Include remainder of adjacent land within Tuscany development on this preliminary subdivision plan.
15. Discuss connecting cul-de-sacs to provide a loop street.
16. Discuss shifting Haymaker Parkway closer to greenway to provide access to open space.
17. Discuss compliance with approved preliminary development plan.

3. DEVELOPMENT PLANS

- a. PLN-MJDP-19-00016: RAMSEY/SULLIVAN PROPERTY, UNIT 3 (KEARNEY HALL) (AMD) (6/30/19)* - located at 2750 MEADOWSWEET LANE, LEXINGTON, KY.
Council District 12
Project Contact: Integrated Engineering

Note: The purpose of this amendment is to revise the previous development plan from 3 apartment buildings to a single elderly housing unit.

The Subdivision Committee Recommends: Approval, subject to the following 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 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. United States Postal Service Office's approval of kiosk locations.
12. Denote the Royal Springs Aquifer Committee's consideration and/or approval prior to certification.
13. Denote total proposed square footage in site statistics.
14. Correct typos in purpose of amendment note.

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- b. PLN-MJDP-19-00018: INTERSTATE PARK (BOONESBORO MANOR) (LOT 1) (AMD) (6/30/19)* - located at 5350 ATHENS-BOONESBORO ROAD, LEXINGTON, KY.
Council District 12
Project Contact: Geisler Domigan Engineers, PLLC

Note: The purpose of this amendment is to amend the existing development plan (DP 2015-24) in regards to development area "B", Lot 1.

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. 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. Provide floor area ratio and lot coverage per Article 21 of the Zoning Ordinance.
12. Include specific uses of proposed buildings in purpose of amendment statement and in site statistics.
13. Correct typos in site statistics.

- c. PLN-MJDP-19-00020: WEBB PROPERTIES, UNIT 1, BLK A, OUTLOT 2 (REGENCY POINT) (AMD) (6/30/19)* - located at 150 W. LOWERY LANE AND 2350 NORMAN LANE, LEXINGTON, KY.
Council District 10
Project Contact: CMW

Note: The purpose of this amendment is to add a 4,550 sq. ft. building and associated parking on Outlot 2, Block A; add a new access drive on Nicholasville Road; revise interior parking layout on Lots 1 & 2, Block B and to revise the site statistics.

The Subdivision Committee Recommends: **Postponement**. There are concerns with the overall developments compliance with Article 18 VUA, Article 12 Commercial Center of the Zoning Ordinance, and the development of a regional detention basin.

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. Department of Highway's approval of access on Nicholasville Road.
11. Denote use of proposed and existing buildings.
12. Correct vicinity map.
13. Addition of proposed and existing utility easements.
14. Correct zoning category name in site statistics.
15. Delete notes requesting FAR waivers (not necessary).
16. Discuss requested tree canopy waiver per note #24.
17. Discuss compliance with VUA landscaping per Article 18 of the Zoning Ordinance.
18. Discuss compliance with Article 12-8(h) multi-modal accommodations.
19. Discuss access to Nicholasville Road (US 27).
20. Discuss proposed use of underground detention for a 50+ acre watershed for stormwater management.

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- d. PLN-MJDP-19-00021: MANCHESTER DEVELOPMENT (DISTILLERY DISTRICT EAST, UNIT 1) (DISTILLERY HEIGHTS) (AMD) (6/30/19)* - located at 856, 886, 890 AND 896 MANCHESTER STREET, LEXINGTON, KY.
Council District 2
Project Contact: Endris Engineering

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to expand the area of the Adaptive Reuse Project and to depict a 9,300 sq. ft. building and the associated parking.

The Subdivision Committee Recommends: **Approval**, subject to the following 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 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. Provided the Planning Commission makes a finding the development plan complies with Article 8-21(o)(4) of the Zoning Ordinance.
11. Resolve proposed access to Manchester Street.

- e. PLN-MJDP-19-00022: PINNACLE LOT 3 (AMD) (6/30/19)* - located at 1093, 1097 AND 1099 DUVAL STREET, LEXINGTON, KY.
Council District 8
Project Contact: CDP Engineers, Inc.

Note: The purpose of this amendment is to revise the layout of the building sign and free standing sign on Lot 3.

The Subdivision Committee Recommends: **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 Building Inspection's approval of signage in compliance with Article 17 of the Zoning Ordinance.

- f. PLN-MJDP-19-00023: TOWNBRANCH INDUSTRIAL (FRM LAWSON, LLC PARCEL) (6/30/19)* - located at 404 ALEXANDRIA DRIVE, LEXINGTON, KY.
Council District 12
Project Contact: Vision Engineering

The Subdivision Committee Recommends: **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. 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. Addition of building line.
13. Addition of adjacent property information to the north of property.
14. Complete conditional zoning restrictions note from previous development plan (ZDP 2001-42).
15. Denote tree inventory/protection areas from previous plan.
16. Resolve timing of post-development floodplain and current building conflicts.

- 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.

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

- a. PLAN 2005-302F: DENTON FARM, INC. UNIT 3 SECTION A (7/30/19)* - located at 3900-4000 RICHMOND ROAD, LEXINGTON, KY.
Council District 7
Project Contact: Delong Estates Development, LLC

The Planning Commission original approved this item at their November 10, 2005, meeting, 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 street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of street addressing by e911 staff.
6. Urban Forester's approval of tree preservation plan.

The plat was recorded on February 15, 2006. The applicant is now requesting a waiver to Article 6 of the Land Subdivision Regulations for street trees.

The staff will report at the meeting.

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

- a. **Article 4-5(b) IMPROVEMENT PLAN PROGRESS REPORT** - When the project engineer has completed approximately fifty percent (50%) of the infrastructure design for the development, the project engineer shall submit a preliminary report to the Planning Commission informing the Commission of how stormwater, sanitary sewer and environmental conditions imposed by the Commission at the time of the approval of the preliminary subdivision plan will be addressed in the improvement plan. The report shall be distributed to the Commission at the next convenient meeting. The report is for information only, and no action by the Commission shall be taken; however, there shall be no issuance of the Notice To Proceed, as outlined in section 4-5(d), until the Planning Commission meeting is complete.

1. PLN-MJDP-19-00015: HARPER WOODS (FEATHERSTON PROPERTY, LOT 2) (AMD) (6/2/19)* - located at 2311 ARMSTRONG MILL ROAD, LEXINGTON, KY.
Council District 8
Project Contact: EA Partners

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	May 16, 2019
Zoning Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	May 23, 2019
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	May 29, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building	May 30, 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 6, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	June 6, 2019
Subdivision and Zoning Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	June 13, 2019

IX. ADJOURNMENT

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