

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

March 12, 2020

- 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 January 30, 2020 and February 13, 2020, 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, March 5, 2020, at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Carolyn Plumlee and Headley Bell (departed at 9:45 a.m.). Committee members in attendance were: Jeff Neal, Traffic Engineering and Vaughan Adkins, Division of Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Samantha Castro; Valerie Friedmann; Scott Thompson; Parker Sherwood; Captain Greg Lengal, Division of Fire & Emergency Services; 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 PLANS**

- a. PLN-FRP-20-00009: WILLOW OAK SHOPPING CENTER (MILLPOND CENTER, LOT 7) (AMD) (5/3/20)* - located at 3644 AND 3650 BOSTON RD., LEXINGTON, KY.
Council District 9
Project Contact: Endris Engineering

Note: The purpose of this amendment is to subdivide one lot 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. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s).
5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.

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

6. Correct note #4 to read "This property shall be developed in accordance with the approved final development plan."
 7. United States Postal Service Office's approval of kiosk locations or easement.
 8. Addition of name and address of developer.
 9. Show adjacent property for reference to streets/access to property.
 10. Update note #1 to match note #1 on PLN-MJDP-19-00034 in reference to reciprocal parking and access between all properties.
 11. Resolve addition of access easement and access easement maintenance note.
 12. Addition of appropriate street cross-sections.
 13. Provided the Planning Commission grants the waiver to Article 4-7 of the Land Subdivision Regulations.
- b. PLN-FRP-20-00010: WILLOW OAK SHOPPING CENTER (MILLPOND CENTER, LOT 1) (AMD) (5/3/20)* - located at 3650 BOSTON RD., LEXINGTON, KY.
Council District 9
Project Contact: EA Partners

Note: The purpose of this amendment is to subdivide one lot into two lots and dedicate 15' sanitary sewer easement.

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).
 6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 7. United States Postal Service Office's approval of kiosk locations or easement.
 8. Correct plan title to match staff report.
 9. Addition of access easement and access easement maintenance note.
 10. Clarify boundaries of property per plat Cabinet I, Slide 96.
 11. Provided the Planning Commission grants the waiver to Article 4-7 of the Land Subdivision Regulations.
- c. PLN-FRP-20-00011: HIGHLAWN EXTENSION (LOT 28 AND A PORTION OF LOT 27) (AMD) (5/3/20)* - located at 1422 AND 1422½ EDGELAWN AVE., LEXINGTON, KY.
Council District 1
Project Contact: Cam Surveying

Note: The purpose of this amendment is to subdivide one lot into two lots.

The Subdivision Committee Recommends: **Postponement**. There are questions about compliance with Article 4-5(a) of the Zoning Ordinance and availability of adequate infrastructure to serve 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. 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
7. Addition of building line for Lot 2.
8. Discuss status of McCloy Alley and need for improvements.
9. Discuss need for Planning Commission's approval for sole access via an alley to Lot 2.
10. Discuss sanitary sewer service.
11. Discuss documentation with Article 4-5(a) of the Zoning Ordinance.

2. **PRELIMINARY SUBDIVISION PLANS**

- a. PLN-MJSUB-20-00001: DOTSON FARM SUBDIVISION (HALEY PIKE-BRIAR HILL RD) (AMD) (5/3/20)* - located at 5501 HALEY DOWNS DR., LEXINGTON, KY.
Council District 12
Project Contact: Eagle Engineering

Note: The purpose of this amendment is to revise the lotting and remove the floodplain from a portion of the property. This plan requires the posting of a sign and an affidavit of such.

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

The Subdivision Committee Recommends: **Postponement**. There were some questions regarding the proposed Lot 6 and cemetery protection 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. 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
8. Clarify area of Lot 6.
9. Denote Parcel B cannot be transferred except by consolidation to an adjoining tract per Plat Cabinet M, Slide 434.
10. Denote farm crossing from Lot 6, Parcel A to Parcel B.
11. Correct note #8.
12. Discuss compliance with cemetery protection standards per Article 3 of the Zoning Ordinance.
13. Discuss condition of Haley Downs Drive.
14. Discuss status of CSX right-of-way.

3. DEVELOPMENT PLANS

- a. PLN-MJDP-19-00070: HAMBURG EAST (BAPTIST HEALTHCARE CAMPUS) (AMD) (3/9/20)* - located at 2000 POLO CLUB BLVD., LEXINGTON, KY.
Council District 12
Project Contact: CMW

Note: The Planning Commission postponed this item at their December 12, 2019; January 16, and February 13, 2020 meetings. The purpose of this amendment is to revise the development of the property and depict proposed access, buildings and open space.

The Subdivision Committee Recommends: **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. 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. 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. Resolve status of Lots 2, 3, 4 and 6 with a note requiring a final development plan.
 11. Resolve service road alignment along interstate and connection to the south per the approved zoning development plan (ZDP 2006-112) at the time of a final development plan.
 12. Denote intended purpose of buildings #1, #9, #12 and #13 will comply with permitted ED uses per the Zoning Ordinance.
 13. Resolve roadway widths and intersection configurations internal to the site and along Polo Club Boulevard.
 14. Resolve access to and location of proposed fire station.
- b. PLN-MJDP-19-00071: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (AMD) (3/9/20)* - located at 1108 S. BROADWAY, LEXINGTON, KY.
Council District 3
Project Contact: Vision Engineering

Note: The Planning Commission postponed this item at their December 12, 2019; January 16, and February 13, 2020 meetings. The purpose of this amendment is to revise the development on lot, including parking layout, building location, property access and the addition of a drive-through.

The Subdivision Committee Recommends: **Postponement**. There are questions regarding the plan's intrusion into the adjoining property and the status of the drainage study, including impact on the site development.

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.

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

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. United States Postal Service Office's approval of kiosk locations or easement.
 11. Update site statistics to reflect reduced building square footage on 1108 and include the properties added to revised plan.
 12. Addition of zone-to-zone screening.
 13. Review by the Technical Review Committee.
 14. Discuss access points, drive lanes and parking on adjacent properties now included on revised plan.
 15. Discuss parking and access crossing over property line and zoning boundary.
 16. Discuss drive-through and proposed retail use.
 17. Discuss vehicular use area (VUA) landscape screening adjacent to Simpson Avenue.
 18. Discuss proposed modification to stormwater management facilities and their impacts.
 19. Discuss status of hydrology study required by note #14.
- c. PLN-MJDP-19-00073: SCHROYER PROPERTY, LOTS 3 & 4 (RTA FAMILY TRUST) (3/9/20)* - located at 1009 AND 1017 WELLINGTON WAY, LEXINGTON, KY.
Council District 10
Project Contact: Banks Engineering

Note: The Planning Commission postponed this item at their January 16, and February 13, 2020 meetings. The purpose of this amendment is to revise the building layout.

The Subdivision Committee Recommends: Postponement. The proposed location of the structures does not meet the front yard setback, as required in the Neighborhood Business (B-1) zone.

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. United States Postal Service Office's approval of kiosk locations or easement.
 11. Addition of building height in feet on plan.
 12. Addition of floor area ratio (FAR) in site statistics.
 13. Correct language in Owner's certification.
 14. Discuss status of DP 2016-27.
 15. Discuss location and need for cross access to the professional offices to the west, per ZDP 2013-101.
 16. Discuss building conflict with detention basin and storm drainage easement.
 17. Discuss B-1 zone front yard building setback requirements.
- d. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (3/24/20)* - located at 6600 MAN O' WAR BLVD., LEXINGTON, KY.
Council District 12
Project Contact: EA Partners

Note: The Planning Commission postponed this item at their January 16, and February 13, 2020, meeting. This plan requires the posting of a sign and an affidavit of such.

At the request of the applicant, the Subdivision Committee did not review this development plan at their January 9, February 6, and March 5, 2020 meetings.

The Technical Committee and Staff Recommended: Postponement. There are questions about adequate access to develop over 100 dwelling units at this location and the need for density transfer documents to meet Article 23A of the Zoning Ordinance.

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

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. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote conditional zoning requirements for landscape buffer on plan.
13. Provided the Planning Commission makes a finding the plan complies with the EAMP.
14. Denote density calculations for the EAR-2 and EAR-3 zones in the site statistics, including units transferred.
15. Discuss zone-to-zone landscaping/screening per Article 23A-2(r) of the Zoning Ordinance.
16. Discuss trash compactor location.
17. Discuss building #11 pedestrian connection to overall system.
18. Discuss activation of area adjacent to greenway to achieve better integration within the development.
19. Discuss status of Caversham Park Lane extension and connection to the adjoining neighborhood.
20. Discuss need for density transfer to meet Article 23A.
21. Discuss termination of Constantine Avenue.

- e. PLN-MJDP-19-00077: WINBURN ESTATES, UNIT 3 (HUTSON-SIRK PROPERTY) (3/9/20)* - located at 1975 RUSSELL CAVE RD., LEXINGTON, KY.
Council District 1
Project Contact: synTerra Corporation

Note: The Planning Commission postponed this item at their February 13, and February 27, 2020 meetings. This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the development on the property.

The Subdivision Committee Recommends: Postponement. There are questions regarding the access to Russell Cave Road per the Winburn Russell Cave Neighborhoods Small Area 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. 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. United States Postal Service Office's approval of kiosk locations or easement.
13. Discuss timing of sanitary sewer improvements and pump station removal.
14. Discuss connectivity and access to Russell Cave Road per the previous plan (PLN-MJDP-17-00017).
15. Discuss group residential design standards.

- f. PLN-MJDP-20-00004: FAYETTE COMMONS (HILTON GARDEN INN) (AMD) (5/3/20)* - located at 3750 MALL RD., LEXINGTON, KY.
Council District 9
Project Contact: Ingenium Enterprises, Inc.

Note: The purpose of this amendment is to depict a hotel development on site.

The Subdivision Committee Recommends: Postponement. There are questions regarding the parking compliance.

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

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. United States Postal Service Office's approval of kiosk locations or easement.
11. Correct gross buildable area note.
12. Correct parking required to match Article 12-8(e) standards.
13. Denote reciprocal parking and access for 3750 and 3800 Mall Road and 135 Rojay Drive.
14. Delete Article 12-7 reference which is no longer relevant.
15. Denote height and location of canopy on the plan.
16. Discuss compliance with Article 12-8(h) multi-modal accommodations.
17. Discuss proposed dumpster location.

- g. PLN-MJDP-20-00006: SHELBOURNE PLAZA PROPERTIES (THE LEX MIXED USE DEVELOPMENT) (AMD) (5/3/20)*
- located at 501 S. BROADWAY, LEXINGTON, KY.
Council District 3
Project Contact: HDR Engineering

Note: The purpose of this amendment is to convert 9,975 sq. ft. of retail on the first floor of Building A to 10 residential units; update bicycle parking shown on plan.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Document compliance with tree canopy requirements.
9. Correct plan name in title block.
10. Correct note on Building A regarding retail shops on lower level.
11. Clarify square footage of retail and residential areas in Building A.
12. Clarify existing vs. proposed parking layout changes.
13. Correct language in Planning Commission's certification.
14. Resolve compliance with Article 18 for vehicular use area screening requirements.
15. Resolve compliance with Article 28-6(c)(3) for the proposed changes along S. Broadway.

- h. PLN-MJDP-20-00008: GEORGE MANKEL PROPERTY (5/3/20)* - located at 6377 ATHENS-BOONSBORO RD., LEXINGTON, KY.
Council District 12
Project Contact: AIM3D

Note: The purpose of this amendment is to denote the addition of a commercial building on the site.

The Subdivision Committee Recommends: **Postponement**. There were questions regarding compliance with the building setback.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Dimension existing structure per Article 21 of the Zoning Ordinance.
8. Denote height of both structures per Article 21 of the Zoning Ordinance.
9. Denote floor area ratio per Article 21 of the Zoning Ordinance.

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

10. Denote existing residence as non-conforming use in the B-1 zone.
11. Denote topographic line information per Article 21 of the Zoning Ordinance.
12. Document Health Department approval for shared septic system.
13. Discuss modification of proposed building to comply with Article 8-16(h) of the Zoning Ordinance for the build to range in the B-1 zone.

4. **CONTINUED DISCUSSION ITEMS** – There are none.

5. **REAPPROVAL & EXTENSION ITEMS**

- a. PLN-MJSUB-17-00077: THE TOWNHOUSES AT JEFFERSON STREET, PHASE 3 (PRESTON SUBDIVISION) (AMD) (5/18/20)* - located at 516 AND 530 MARYLAND AVENUE., LEXINGTON, KY.
(Council District 2)
Project Contact: Endris Engineering

Note: The purpose of this amendment is to subdivide two lots into 13 lots. The Planning Commission originally approved this plan on February 8, 2018, 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.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Submit the 50% Infrastructure Report prior to plan certification.
8. Provided the Planning Commission makes a finding on the access easement.
9. Provided the Planning Commission grants a waiver on the lot frontage.

As part of the Planning Commission's approval, a waiver to Article 6-4(c) of the Land Subdivision Regulations, pertaining to the required street frontage for the creation of seven townhouse lots was approved for the following reasons:

1. Granting the requested waiver will not adversely affect public health, welfare and safety as the lots are governed by an approved final development plan and function as a unified development.
2. Granting the waiver is consistent with the intent of Article 1-5(c) of the Land Subdivision Regulations that encourages the facilitation of infill and redevelopment projects.

As well as approved findings for appropriateness of access easements as sole access for certain lots for the following reasons:

1. Allowing for the townhouse lots to be accessed only via the access easement is appropriate for the proposed development and consistent with the infill and redevelopment provisions of Article 1-5(c) the Land Subdivision Regulations.
2. The property is subject to an approved final development plan, and the use of the access easement for these seven lots will not negatively impact public health and safety. This is consistent with the intent of the Land Subdivision Regulations.

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

The Subdivision Committee Recommends: **Reapproval**, subject to the previously approved conditions and waiver/finding.

- b. PLN-MJDP-20-00009 (AKA DP 98-1): DEMOLITION DISPOSAL SERVICES, INC., (AMD) (5/18/20) – located off HALEY ROAD., LEXINGTON, KY.
(Council District 12)
Project Contact: Ransdell, Roach & Royse, PLLC

Note: The purpose of this amendment is to revise the maximum permitted elevation from 1040' to 1070'. The Planning Commission approved this item at their January 22, 1998, meeting, subject to the following requirements:

1. Urban County Engineer's approval of storm drainage.
2. Building Inspection approval of landscaping.
3. Urban County Engineer's and Division of Planning approval of amended final operational plan.
4. Clarify purpose of amendment note.
5. This development plan shall not be certified until the Kentucky Division of Waste Management issues the appropriate final permit.

Note: The Planning Commission certification has expired. The applicant has requested a reapproval of this item.

The Subdivision Committee Recommends: **Reapproval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm 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 County Engineer's and Division of Planning's approval of current amended Final Operational Plan.

6. **MINOR SUBDIVISION PLANS** – There are none.

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.

- 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.

There are none.

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.....	March 19, 2020
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	March 25, 2020
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	March 26, 2020
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	April 2, 2020
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	April 2, 2020
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	April 9, 2020

IX. **ADJOURNMENT**