

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION ITEMS**

**August 13, 2020**

**I. CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. via video teleconference.

Due to the COVID-19 pandemic, state of emergency and Governor Beshear's Executive Orders regarding social distancing, this meeting is being held via teleconference pursuant to Senate Bill 150 (as signed by the Governor on March 30, 2020) and Attorney General Opinion 20-05, and in accordance with KRS 61.826, because it is not feasible to offer a primary physical location for the meeting.

Please utilize the following information to participate in this public meeting:

<https://zoom.us/join>

Webinar ID: 923 3124 2438

Password: 775643

Call in Number

+1 (929) 436-2866

If participants have items to submit for consideration by the Planning Commission (photos, videos, documents, etc.), please email them to [planningmailbox@lexingtonky.gov](mailto:planningmailbox@lexingtonky.gov) before 10:00 a.m. on the day of the meeting. Information may also be mailed to the Division of Planning, 101 E. Vine Street, Suite 700, Lexington, KY 40507. Members of the public will have the opportunity to speak during the meeting, but will not have the opportunity to share their screens during the video teleconference. If members of the public wish to speak during the meeting, but are unable to connect or have other technical difficulties, please contact the Division of Planning via email at [planningmailbox@lexingtonky.gov](mailto:planningmailbox@lexingtonky.gov), or (859) 258-3160.

If you do not feel comfortable participating in a video teleconference meeting, written comments may be sent to the Division of Planning at the above listed email address, and will be distributed to the Planning Commission members.

The media and public may view the public hearing on LexTV Spectrum channel 185, MetroNet channel 3, Windstream channels 3 and 20, or via live stream at the following link: [http://lfucg.granicus.com/MediaPlayer.php?publish\\_id=12](http://lfucg.granicus.com/MediaPlayer.php?publish_id=12)

**II. APPROVAL OF MINUTES** – 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, August 6, 2020, at 8:30 a.m. The meeting was attended by Commission members: Headley Bell, Anthony de Movellan, Jan Meyer, Frank Penn, and Carolyn Plumlee. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Deepika Eyunni, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; Lauren Hedge; Allison Morris; Stephanie Cunningham; Captain Greg Lengal, 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)

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- 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-20-00011: HIGHLAWN EXTENSION (LOT 28 AND A PORTION OF LOT 27) (AMD) (8/13/20)\* - 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 applicant has submitted appropriate documentation to satisfy Article 4-5(a) of the Zoning Ordinance. The applicant has also submitted a waiver request to address access to Lot 2.

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. 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 10' building line for Lot 2.
8. Resolve status of McCloy Alley and need for improvements.
9. Provided the Planning Commission approves the requested waiver and makes a finding regarding the proposed access easement to Lot 2.
10. Denote shared sanitary sewer lateral to be maintained by the owners of both Lots 1 & 2.
11. Provided the Planning Commission makes a finding that the plat complies with Article 4-5(a) of the Zoning Ordinance.
12. Denote: There shall be no vehicular access to McCloy Alley.

- b. PLN-FRP-20-00033: LOCHMERE, TRACT 4B, LOT 3 (ANDOVER GOLF COURSE) (AMD) (10/4/20)\* - located at 617 FOREST HILL DR., LEXINGTON, KY.  
Council District 7  
Project Contact: EA Partners, PLC

Note: The purpose of this amendment is to create lots 6 & 7 and add a 10' access easement on lot 7.

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.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. United States Postal Office's approval of kiosk locations or easement.
9. Correct and revise note #4.
10. Resolve width of access easement on lot 7.
11. Provided the Planning Commission approves a waiver for Article 4-7 of the Land Subdivision Regulations governing timing of sanitary sewer construction.

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- c. PLN-FRP-20-00035: WILSON SUBDIVISION (AMD) (10/4/20)\* - located at 1601 VERSAILLES RD., LEXINGTON, KY.  
Council District 11  
Project Contact: CAM Surveying

Note: The purpose of this amendment is to subdivide Lot 2 into two lots.

The Subdivision Committee Recommended: **Postponement**. The proposed lot does not meet the minimum size or frontage for the R-1C 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.
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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. United States Postal Service Office's approval of kiosk locations or easement.
10. Dimension street cross-section for location indicated.
11. Addition of all required street tree information.
12. Discuss revision of Lot 2 to meet R-1C zone minimum standards.
13. Discuss street improvements to Woodford Drive.
14. Discuss Land Surveyor's Certification.
15. Discuss Urban County Engineer's Certification.

- d. PLN-FRP-20-00038: WYNNDALE DEVELOPMENT, LLC PROPERTY (AMD) (10/4/20)\* - located at 1850 OLD HIGBEE MILL RD., LEXINGTON, KY.  
Council District 9  
Project Contact: EA Partners, PLC

Note: The purpose of this amendment is to subdivide Lot 2 into two lots.

The Subdivision Committee Recommended: **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.
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. 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
10. Denote: This property shall be developed in accordance with the approved final development plan.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Addition of all required street tree note information.
13. Correct Planning Commission certification.
14. Addition of maintenance note per Article 5-4(g).
15. Addition of monument information per Article 6.
16. Resolve status of retaining wall and its location relative to the proposed lot line.
17. Resolve Board of Adjustment approval of parking on Lot 5 or modification of the Final Development Plan.
18. Provided the Planning Commission approves a waiver for Article 4-7 of the Land Subdivision Regulations governing timing of sanitary sewer construction.

## 2. PRELIMINARY SUBDIVISION PLAN

- a. PLN-MJSUB-20-00004: MEADOWCREST (AMD) (9/29/20)\* - located at 2550 WINCHESTER RD., LEXINGTON, KY.  
Council District 12  
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the lotting and proposed street layout.

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The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the proposed access to Winchester Road and the significant revisions from the certified 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. Addition of purpose of amendment note.
10. Delete proposed full access to Winchester Road.
11. Delete proposed Hume Road access or realign it to Polo Club Boulevard intersection per the EAMP.
12. Discuss significant changes from the approved Preliminary Subdivision Plan/Preliminary Development Plan.
13. Discuss compliance with the EAMP, specifically access management, stormwater management and community design element.
14. Discuss alignment of road "A" with proposed roadway on adjacent property (Hamburg East - Baptist Healthcare).
15. Discuss timing of construction of proposed street system and stormwater management.
16. Discuss alignment of tunnel under I-75 and coordination with adjacent property owner.
17. Discuss intent to preserve historic home.

### 3. DEVELOPMENT PLANS

- a. PLN-MJDP-19-00071: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (AMD) (7/9/20)\* - located at 1108 S. BROADWAY, LEXINGTON, KY.  
Council District 3  
Project Contact: Vision Engineering

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

The applicant submitted a revised plan on June 9<sup>th</sup> that did not address the reasons that the Subdivision Committee recommended postponement. The required hydraulic study was submitted to the Divisions of Water Quality and Engineering in April, and the results were reviewed by both divisions within the past month. The proposed stormwater management facilities on the subject site would result in the existing open channel being closed and a release mechanism utilized for peak events. During peak events, the stormwater would flood the proposed parking lot on 1108 S. Broadway where development is proposed, and potentially flow to the adjacent properties with shared parking lots at 351 Burley Avenue and 250 Simpson Avenue.

The staff cannot find that the engineering solution proposed as a result of the hydraulic study meets the intent and purpose of the Zoning Ordinance (and Land Subdivision Regulations) to promote the public health, safety and welfare of the community. Specifically, the plan does not "prevent the loss of life, health or property from fire, flood, or other dangers" (Article 1-3 of the Zoning Ordinance) or to mitigate flood hazards (Article 1-1 of the Land Subdivision Regulations) and environmentally sensitive areas.

The staff recommends that the development plan be **postponed** until the applicant can demonstrate that the health and safety of future users of the site will not be negatively impacted by the proposed redevelopment of the properties.

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. Consolidate site statistics for all lots on the plan.
12. Addition of zone-to-zone screening along High Rise Apartment (R-4) zoned property to the south of the site.
13. Denote that 1112 and 1110 South Broadway are not a part of this amendment.

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14. Resolve access points, drive lanes and parking on adjacent properties now included on revised plan to the approval of the Division of Traffic Engineering.
  15. Denote required parking for professional office building at 351 Burley Avenue is being partially satisfied on 1112 South Broadway.
  16. Resolve drive-through circulation to eliminate circulation and stacking into the B-4 zone.
  17. Denote the need for a minor amended subdivision plat to address easements for stormwater and drainage and to note the potential flood impacts on the site.
  18. Denote that all additional information relative to the stormwater facility design shall be submitted as required to the Division of Engineering and Water Quality and accepted and a report shall be prepared and presented to the Planning Commission prior to certification of the amended Final Development Plan.
  19. Denote that this amended development plan shall comply with Article 19 of the Zoning Ordinance as applicable.
  20. Provide a landscape plan exhibit demonstrating compliance with Article 16-5 of the Zoning Ordinance for the 20% tree canopy requirement.
- b. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (8/6/20)\* - located at 6600 MAN O' WAR BLVD., LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners

Note: 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, 2020, February 6, 2020, March 5, 2020, June 4, 2020, July 2, 2020, and August 6, 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.

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.
- c. PLN-MJDP-20-00022: DISTILLERY DISTRICT – WEST, UNIT 1 (8/6/20)\* - located at 1158 and 1170 MANCHESTER ST., LEXINGTON, KY.  
Council District 2  
Project Contact: Earthcycle Design

At the request of the applicant, the Subdivision Committee did not review this development plan at their June 4, 2020, July 2, 2020, and August 6, 2020, meetings.

Note: The purpose of this amendment is to add a new residential building and revise the uses in an existing building. This plan requires the posting of a sign and an affidavit of such.

The Technical Committee and Staff Recommended: **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.

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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. United States Postal Service Office's approval of kiosk locations or easement.
  12. Denote height of building of new residential building in feet.
  13. Denote required sidewalk along Manchester Street shall be completed prior to issuance of a Zoning Compliance Permit.
  14. Clarify parking requirements for hotel and restaurant.
  15. Correct FEMA floodplain information.
  16. Discuss pedestrian safety improvements for crossing Manchester Street.
- d. PLN-MJDP-20-00029: LEXINGTON MALL PROPERTY, LOT 6-A (LFUCG) (AMD) (8/30/20)\* - located at 2401 RICHMOND RD., LEXINGTON, KY.  
Council District 5  
Project Contact: EA Partners

Note The purpose of this amendment is to add a 10,000 square foot structure with drive-through lanes and parking.

At the request of the applicant, the Subdivision Committee did not review this development plan at their July 2, 2020, or August 6, 2020, meetings.

The Technical Committee and Staff Recommended: **Postponement**. There are questions regarding the pedestrian connectivity and compliance with Article 12 of the Zoning Ordinance.

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. Inclusion of entire Planned Shopping Center (B-6P) area (Lexington Mall Property) on plan.
  11. Addition of driveway entrance widths.
  12. Addition of proposed building height in feet on plan.
  13. Addition of numerical labels on contour intervals.
  14. Correct language for Owner's certification.
  15. Addition of sidewalk along access easement for Lot 6-A.
  16. Floodplain LOMR boundary to the approval of the Division of Engineering.
  17. Discuss required stacking for drive-through lanes.
  18. Discuss compliance with Article 12-8(e) for maximum required parking of 4 spaces per 1,000 square feet of space.
  19. Discuss compliance with Articles 12-8(h) and 12-8(i) for multi-modal accommodations and transit facilities.
- e. PLN-MJDP-20-00033: HAMBURG PLACE MALL, UNIT 1, PARCEL 2A, OUTLOT 4 (AMD) (10/4/20)\* - located at 1832 ALYSHEBA WAY, LEXINGTON, KY.  
Council District 6  
Project Contact: The Roberts Group

Note: The purpose of this amendment is to add a drive-through canopy with two order points on Parcel 2A, Outlot 4; and reduce parking from 61 to 42 spaces.

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.

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4. Urban Forester's approval of tree preservation plan.
  5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
  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. Update site statistics to reflect changes to parking requirements in the B-6P zone.
  9. Resolve drive-through facility configuration.
- f. PLN-MJDP-20-00034: COLDSTREAM RESEARCH CAMPUS, UNIT 2B, LOT 10A (AMD) (10/4/20)\* - located at 1551 ARISTEDES BLVD., LEXINGTON, KY.  
Council District 2  
Project Contact: Strand Associates

Note: The purpose of this amendment is to depict the layout for three multi-family residential structures and associated parking.

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. Greenspace Planner's approval of the treatment of greenways and greenspace.
  8. Division of Fire, Water Control Office's approval of the location of fire hydrants, fire department connections and fire service features.
  9. Division of Waste Management's approval of refuse collection locations.
  10. United States Postal Service Office's approval of kiosk locations or easement.
  11. Addition of access points on the other side of Pisacano Drive.
  12. Correct note #8 to reference Article 17-7(m) on signage.
  13. Review by the Royal Springs Aquifer Committee prior to certification.
  14. Document compliance with Article 8-24(o)(13) for supportive uses.
  15. Correct site statistics for floor area ratio (FAR).
- g. PLN-MJDP-20-00035: MASTERSON STATION CENTER (CITATION VILLAGE)(CITATION FLATS)(AMD) (10/4/20)\* - located at 2679 LEESTOWN RD. (A PORTION OF) & ABIGAIL WAY, LEXINGTON, KY.  
Council District 2  
Project Contact: Tarr Group

Note: The purpose of this amendment is to revise the plan for multi-family development on a portion of the property.

Note: The applicant submitted a revised plan on August 4, 2020. Based on that submittal, the staff offers the following revised conditions.

The Staff 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. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote approved landscape variance on the plan.
14. Denote: The proposed buildings will substantially comply with the renderings on file with the Division of Planning.
15. Certification of the final development plan shall be accomplished only if the Urban County Council rezones the property to the R-3 zone.

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- h. PLN-MJDP-20-00036: BERRY CREST SUBDIVISION, LOTS 8 & 9 (AMD) (10/4/20)\* - located at 241 PASADENA DR., LEXINGTON, KY.  
Council District 10  
Project Contact: EA Partners

Note: The purpose of this amendment is to revise building shape and parking layout.

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
  8. Division of Waste Management's approval of refuse collection locations.
  9. United States Postal Service Office's approval of kiosk locations or easement.
  10. Show access points on other side of Pasadena Drive.
  11. Dimension ingress and egress points.
  12. Show location of street cross-sections.
  13. Addition of zoning on adjacent property.
  14. Addition of zone-to-zone screening.
  15. Addition of height of building in feet.
  16. Resolve note #11 on certified Final Development Plan governing access.
- i. PLN-MJDP-20-00037: DENTON FARMS (ELLERSLIE AT DELONG) (AMD) (11/3/20)\* - located at 3785 BRANHAM PARK, LEXINGTON, KY.  
Council District 7  
Project Contact: Thoroughbred Engineering

Note: The purpose of this amendment is to increase the number of single-family lots and reduce number of condominiums.

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. United States Postal Service Office's approval of kiosk locations or easement.
  11. Clarify bearings and distances that are hard to read on boundaries along Richmond Road.
  12. Clarify areas of amendment on vicinity map.
  13. Increase size and darken C-C street cross-section label.
  14. Addition of all street names.
  15. Clarify numbers for single family (335) and townhomes on Livingston Lane.
  16. Clarify boundaries of lots per Cabinet R, Slide 989.
  17. Denote: Exactions for apartments (condominiums) at the time of the Final Development Plan to the approval of the Division of Planning.
  18. Provided the Planning Commission makes a finding the plan complies with the Expansion Area Master Plan.
  19. Remove copyright note.
4. **REAPPROVAL, CONTINUED DISCUSSIONS & EXTENSION ITEMS**
- a. PLN-MJDP-18-00030: ETHINGTON & ETHINGTON PROPERTY, TRACT 1 (AMD) (9/13/20)\* - located at 4145 AND 4235 HARRODSBURG ROAD, LEXINGTON, KY  
Council District 10  
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict the development of Lots 2 & 3. The Planning Commission approved this item at their May 10, 2018, meeting; reapproved it at their July 11, 2019, and reapproved it again at their February 27, 2020, meeting, subject to the following conditions:

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas (sinkholes).
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Resolve note #11 and scope of proposed landscaping.

Note: The applicant is requesting a continued discussion to revise Lot 1 and the proposed street right-of-way.

The Subdivision Committee Recommended: **Referral to the full Commission.**

**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.

**A. PLN-CELL-20-00001: THUNDERSTICK DRIVE WIRELESS COMMUNICATIONS FACILITY (AT&T MOBILITY)** - an application for a 105-foot cellular tower with a 4-foot lightning arrestor (109 feet total height) located at 2196 Thunderstick Drive.

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.

**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., via teleconference .....                            | August 20, 2020           |
| Technical Committee, Wednesday, 8:30 a.m., via teleconference .....                    | August 26, 2020           |
| <b>Zoning Items Public Meeting, Thursday, 1:30 p.m., via teleconference .....</b>      | <b>August 27, 2020</b>    |
| Subdivision Committee, Thursday, 8:30 a.m., via teleconference .....                   | September 3, 2020         |
| Zoning Committee, Thursday, 1:30 p.m., via teleconference .....                        | September 3, 2020         |
| <b>Subdivision Items Public Meeting, Thursday, 1:30 p.m., via teleconference .....</b> | <b>September 10, 2020</b> |

**IX. ADJOURNMENT**

**ADDENDUM  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION ITEMS**

**August 13, 2020**

**V. COMMISSION ITEMS (cont.)**

- B. APPOINTMENT OF FLOODPLAIN APPEALS COMMITTEE MEMBERSHIP** - The staff will request the Commission take action to formally appoint a Planning Commission member to the Floodplain Appeals Committee. The Floodplain Appeals Committee is established by Article 19: Floodplain Conservation and Protection of the Zoning Ordinance.