

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

November 12, 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: 929 0927 2627

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 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, 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

II. APPROVAL OF MINUTES – The minutes of the September 10, 2020, Planning Commission 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, November 5, 2020, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Headley Bell, 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; Cheryl Gallt, Samantha Castro, Jimmy Emmons, Donna Lewis, and Stephanie Cunningham; Captain Greg Lengal, Division of Fire & Emergency Services; Kristan Curry, Division of Environmental Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following notes automatically apply to all plans listed on this docket (unless a waiver of any section is granted by the Planning Commission).

1. All preliminary and final subdivision plans are required to conform to the requirements of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform to the requirements 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-20-00053: DAN W. SCOTT II PROPERTY (AMD) (1/4/21)* - located at 2470 RUSSELL CAVE RD., LEXINGTON, KY.
Council District 12
Project Contact: EA Partners, PLC

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

Note: A sign shall be posted on the property and an affidavit of such presented at the Planning Commission meeting.

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).
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 8. Denote building setback along frontages.
 9. Denote plat title per agenda.
 10. Denote Health Department approval of septic tank(s) prior to issuance of a building permit on Lot 3B.
 11. Denote non-buildable areas on Lot 3B.
 12. Denote: This property is located within the Royal Springs Aquifer.
 13. Resolve dedication of right-of-way on Russell Cave Road.
 14. Resolve improvements to Faulkner Avenue.
- b. PLN-FRP-20-00054: SAND LAKE & ESTES PROPERTIES SECTION 2 (AMD) (1/4/21)* - located at 109 SAND LAKE DR., LEXINGTON, KY.
Council District 7
Project Contact: EA Partners, PLC

Note: The purpose of this amendment is to subdivide Lot 2 (creating Lots 2 and 6), and to add a 24' access easement to Lot 6 to serve 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 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).
6. Bike and 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. Correction of title and language in Parking and Access Easement Responsibilities of Owners.
10. Correction of language in Commission's certification.
11. Reverse lot numbers on plat to match approved development plan.
12. Provided the Planning Commission grants the proposed waiver to Sections 4-7(c) and 4-8 for sanitary sewers.
13. Resolve extension of pedestrian access easement to Lot 6.

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2. DEVELOPMENT PLANS

- a. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (11/12/20)* - 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.

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. 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. Provided the Planning Commission makes a finding the plan complies with the EAMP.
 13. Denote density calculations for the EAR-2 and EAR-3 zones in the site statistics, including units transferred.
 14. Resolve zone-to-zone landscaping/screening per Article 23A-2(r) of the Zoning Ordinance.
 15. Denote approximate location of conditional zoning landscape buffer.
 16. Resolve activation of area adjacent to greenway to achieve better integration within the development.
 17. Resolve configuration of Caversham Park Lane extension and connection to the adjoining neighborhood.
 18. Resolve timing of termination of Constantine Avenue.
 19. Resolve extent of Man O' War Boulevard improvements relative to the CC zone frontage.
- b. PLN-MJDP-20-00029: LEXINGTON MALL PROPERTY, LOT 6-A (LFUCG) (AMD) (11/12/20)* - 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.

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.

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- c. PLN-MJDP-20-00050: LEXINGTON MALL PROPERTY (PLANET FITNESS LEXINGTON RICHMOND ROAD) (AMD) (11/24/20)* - located at 2397 RICHMOND RD., LEXINGTON KY.
Council District 5
Project Contact: Reyling Design and Consulting

Note: The purpose of this amendment is to add building square footage and revise parking on Parcel A.

The Subdivision Committee Recommended: Postponement. There are questions regarding the ability to meet the requirements for the B-6P zone for cross-access movement, pedestrian circulation, multi-modal accommodations and access to sanitary sewer facilities.

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. Department of Environmental Quality's approval of environmentally sensitive areas.
 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
 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. Increase text size and clarify for all labels on the site.
 13. Correct plan title "Lexington Mall Property (AMD)".
 14. Addition of name and address of developer.
 15. Document compliance with Article 21-7(7)(b)(3) of Zoning Ordinance (account with Lynn Imaging).
 16. Addition of topography intervals on Parcel A.
 17. Denote location of street cross-sections on plan face.
 18. Addition of dimensions of existing building.
 19. Addition of multi-modal accommodations per Article 12-8(h).
 20. Adjust scale of development plan for legibility (suggest 1"=60').
 21. Discuss layout of building and parking circulation.
 22. Discuss timing of easement release, prior to plan certification.
 23. Discuss retaining wall height and location.
- d. PLN-MJDP-20-00054: HEADLEY, NIVEN & VANCE PROPERTY, LOTS 1, 2 & 3 (CHICK-FIL-A) (AMD) (11/29/20)* - located at 295 WEST NEW CIRCLE RD. and 1500 RUSSELL CAVE RD., LEXINGTON, KY.
Council District 1
Project Contact: GBC Design, Inc.

Note: The purpose of this amendment is to revise the proposed building and parking on the plan.

The Subdivision Committee Recommended: Postponement. There are questions regarding closure of the access point on 313 West New Circle Road per approved plan and lack of required Tree Protection Plan.

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 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. KYTC approval of access to Russell Cave Road (KY 353).
10. Delete Notes #9 and #10.
11. Addition of required Tree Protection Plan.
12. Denote FAR in site statistics.
13. Correct plan title.
14. Delete "width varies" from New Circle Road and Russell Cave Road.
15. Delete copy right information note.
16. Denote approval from Royal Springs Aquifer Water Supply Protection Committee.
17. Discuss landscape buffer adjacent to R-1C zone property.
18. Discuss bypass lane for drive-thru.

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19. Discuss access point #2 closure on 313 West New Circle per DP 2013-29.
20. Discuss proposed 15' setback along R-1C zone property line (north).
21. Discuss proposed amount of parking, and need for a parking study to document need.

e. PLN-MJDP-20-00057: GRIFFIN GATE OFFICE PARK (AMD) (11/29/20)* - located at 1390 OLIVIA LN., LEXINGTON, KY.

Council District 2

Project Contact: Earthcycle Design

Note: The purpose of this amendment is to add access to Citation Boulevard and add storage buildings.

The Subdivision Committee Recommended: Postponement. There are questions regarding the meeting the required parking in the zone and the proposed "storage building" in the professional office 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. United States Postal Service Office's approval of kiosk locations or easement.
 10. Rotate plan so the North is to the top of the page.
 11. Addition of name and address of developer.
 12. The boundaries of property shall be in solid dark lines.
 13. Correct plan address to 1390 Olivia Lane.
 14. Addition of adjacent property information.
 15. Clarify site location on vicinity map.
 16. Addition of topography lines per Article 21.
 17. Dimension driveways and walkways.
 18. Dimension ingress and egress points.
 19. Addition of zoning on adjacent property.
 20. Addition of landscape buffer.
 21. Denote function of storage building.
 22. Denote 20' building setback along Citation Boulevard and shift proposed building accordingly.
 23. Denote 25' side/rear yard setback adjacent to A-U zone.
 24. Remove duplicate information from site statistics.
 25. Denote approval from Royal Springs Aquifer Water Supply Protection Committee.
 26. Addition of building coverage and floor area ratio in site statistics per Article 21.
 27. Discuss parking reductions applicable per Article 16-10 (2) of the Zoning Ordinance.
 28. Discuss access to Citation Boulevard and the Conditional Zoning Restriction on Newtown Springs Development.
- f. PLN-MJDP-20-00063: ROY KEITH PROPERTY & LEXINGTON URBAN R C D A (AMD) (1/4/21)* - located at 858 and 862 WEST MAIN ST., LEXINGTON, KY.
- Council District 2
- Project Contact: Integrated Engineering

Note: The purpose of this amendment is to depict a proposed building, parking layout, and access on the property.

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. 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 and 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. Clarify 6.5' wide area depicted at rear of building and denote location of overhead doors.
12. Denote pedestrian access to proposed building and internal to the site.
13. Correct language in Owner's Certification.
14. Provided the Board of Adjustment grants the variance to reduce front setback from 20' to 10'.

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- g. PLN-MJDP-20-00064: BEAUMONT FARM, UNIT 1, SECTION 5, LOTS 9 AND 10 (1/4/21)* - located at 960 & 980 MIDNIGHT PASS, LEXINGTON, KY.
Council District 10
Project Contact: Vision Engineering

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 and 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. Update utility contact information and remove public (LFUCG) services.
14. Resolve location of parking spaces adjacent to northeast entrance to property and width of access.
15. Resolve quantity of compact parking spaces, per Article 16-2 of the Zoning Ordinance.

- h. PLN-MJDP-20-00065: BRIGHTON PLACE SHOPPES, LOT 2 (AMD) (1/4/21)* - located at 3090 HELMSDALE PLACE, LEXINGTON, KY.
Council District 6
Project Contact: Barrett Partners, Inc.

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. Bike and 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. Dimension access points, drive aisles, and sidewalks.
8. Denote construction access point
9. Denote height of building and canopies in feet.
10. Resolve the use for the drive-through and stacking of vehicles.

- i. PLN-MJDP-20-00067: SPRING LAKE (1/4/21)* - located at 2300 SANDERSVILLE RD., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners, PLC

Note: The purpose of this plan is to depict the development of the property.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. 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 and 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. Dimension accessory buildings and pools.
14. Remove dumpster from buffer area on Lot 323 (Townhomes).
15. Document substantial compliance with Multi-Family Design Standards.
16. Discuss plan status regarding townhome areas.
17. Discuss enhanced landscaping along Lots 95 – 100.

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

18. Discuss roadway classification status of single-loaded street.
19. Discuss driveway access to single-loaded street.
20. Discuss location of street trees on single-loaded street.
21. Discuss timing of construction of street infrastructure.
22. Discuss multi-family development access to Sandersville Road and possible waiver.
23. Discuss ½ section improvement to Greendale Road and Sandersville Road.
24. Discuss future use of sales office.

- j. PLN-MJDP-20-00069: BAPTIST CHURCH OF ANDOVER PROPERTY (1/4/21)* - located at 3330 TODDS RD. (A PORTION OF), LEXINGTON, KY.
Council District 7
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict the development of the property.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. 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 and 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 Waste Management's approval of refuse collection locations.
10. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Document substantial compliance with the Multi-Family Design Standards.
13. United States Postal Service Office's approval of kiosk locations or easement.
14. Provided the Board of Adjustment grants the requested variance.
15. Denote construction access to be from Todds Road
16. Resolve timing of Andover Woods Lane ½ section improvements.
17. Resolve access to Rueben Lane.

3. REAPPROVAL, CONTINUED DISCUSSIONS & EXTENSION ITEMS

- A. PLN-FRP-20-00020: HOOVER AND PHILPOT EVANGELISTIC ASSOCIATION PROPERTY, PARCEL C (AMD) – located at 3801, 3901 & 3955 HARRODSBURG RD., LEXINGTON, KY.
Council District 10
Project Contact: Vision Engineering

Note: The applicant has filed a waiver request for the subject property.

Note: The purpose of this amendment is to create 9 new lots.

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. 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. Delete non-build note for Lot 1.
11. Revise purpose of amendment note.
12. Delete 50x60 access easement and reference to it in purpose of amendment.
13. Discuss 10' utility easement on Lots 1, 8 and 10.
14. Discuss cross-section and proposed multiuse trail along Harrodsburg Road and Man o' War Boulevard.

The staff will report at the meeting.

- 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**

- A. **BOAR 2020-2: GREG AND MARY KAREN STUMBO** – an appeal to the Planning Commission of the denial of a permit by the Board of Architectural Review, for property at 221 Barberry Lane.

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**

Subdivision Items Public Meeting , Thursday, 1:30 p.m., Video Teleconference	November 12, 2020
Zoning Items Public Hearing , Thursday, 1:30 p.m., Video Teleconference	November 19, 2020
Technical Committee, Wednesday, 8:30 a.m., Video Teleconference	November 25, 2020
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference	December 3, 2020
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference	December 3, 2020
Subdivision Items Public Meeting , Thursday, 1:30 p.m., Video Teleconference	December 10, 2020
Zoning Items Public Hearing , Thursday, 1:30 p.m., Video Teleconference	December 17, 2020

IX. **ADJOURNMENT**

11/11/2020

G:\Planning Services\Subdivision & Dev Plan Items\Agendas_Subdivision\Subdivision PC\2020\Original Agenda\November 12, 2020_Agenda.doc
LH/CG/TM/TW