

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

March 11, 2021

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: 955 4497 4886

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 – None 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 4, 2021, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Headley Bell, Anthony de Movellan, Jan Meyer, Frank Penn, and Carolyn Plumlee. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Jim Duncan, Traci Wade; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Scott Thompson; Jimmy Emmons; Samantha Castro; Kenna Johnson; and Stephanie Cunningham; Captain Greg Lengal, Kristan Curry, Department of Environmental Quality and Public Works; 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 RECORD PLAT

- a. PLN-FRP-20-00048: LEXINGTON MALL PROPERTY (PLANET FITNESS LEXINGTON RICHMOND ROAD) (AMD)
– located at 2397 RICHMOND RD., LEXINGTON, KY.
Council District 5
Project Contact: Endris Engineering

Note: This item was approved on September 23, 2020, 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. Correct Note #2 to include Article 18 of the Zoning Ordinance.
10. Discuss Note #1 regarding reciprocal parking and access in relation to the submitted Final Development Plan.
11. Discuss pedestrian improvements along Life Lane (access easement to E. New Circle Road).

Note: The applicant is now requesting a continued discussion for a waiver for substantial completion to Article 4-8 of the Land Subdivision Regulations.

The Staff will report at the meeting.

2. DEVELOPMENT PLANS

- a. PLN-MJDP-20-00057: GRIFFIN GATE OFFICE PARK (AMD) (2/11/21)* - located at 1390 OLIVIA LN., LEXINGTON, KY.
Council District 2
Project Contact: Earthcycle Design

Note: The Planning Commission postponed this item at their October 8, 2020, November 12, 2020, December 10, 2020, January 14, 2021, and February 25, 2021, meetings. The purpose of this amendment is to add access to Citation Boulevard and add storage buildings.

The Subdivision Committee Recommended: Postponement. There were questions regarding meeting the required parking in the zone and the proposed "storage building" in the professional office zone. The applicant submitted a revised plan on January 21, 2021, that addressed the staff's concerns about the accessory storage building; however, concerns remain about the ability to meet the required parking on the site. The applicant submitted another revision on February 1, 2021, but there are concerns about access to Citation Boulevard.

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. Addition of landscape buffer.
11. Denote date of review by the Royal Springs Aquifer Water Supply Protection Committee.
12. Discuss access to Citation Blvd.

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

- b. PLN-MJDP-20-00064: BEAUMONT FARM, UNIT 1, SECTION 5, LOTS 9 & 10 – located at 960 & 980 MIDNIGHT PASS, LEXINGTON, KY
Council District 1
Project Contact: Vision Engineering

Note: The Planning Commission approved this plan at their November 12, 2020, meeting, 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.

Note: The applicant is now requesting a continued discussion to add building square footage and revise the 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. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike and 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. Resolve location of parking spaces adjacent to northeast entrance to property and width of access.
13. Clarify breakdown of parking spaces in site statistics.
14. Document open space provided with square footage breakdown exhibit.

- c. PLN-MJDP-20-00067: SPRING LAKE (3/11/21)* - located at 2300 SANDERSVILLE RD., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners, PLC

Note: The Planning Commission postponed this item at their October 8, 2020, November 12, 2020, December 10, 2020, and January 14, 2021, meetings.

Note: The applicant submitted a revised plan on March 1, 2021. The revised final development plan addressed the impact of a private cemetery that was discovered on the property after the initial filing in October, 2020. The revised plan addressed several of the staff's original concerns, but also diminished access and visibility to the planned greenway.

The Subdivision Committee Recommended: **Postponement**. There were concerns about access and visibility of the greenway.

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 and Pedestrian Planner's approval of bike trails and pedestrian facilities.

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

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 within the multi-family apartment area.
 14. Denote timing of construction of street infrastructure.
 15. Provided the Planning Commission grants the requested waivers.
 16. Denote 6' sidewalks along Greendale Road in cross-section A-A.
 17. Denote location of street trees in cross-section F-F.
 18. Extend cross-section D-D along primary roadway/single-loaded street adjacent to the cemetery.
 19. Denote proposed access easement to cemetery.
 20. Discuss driveway access to primary roadway/single-loaded street.
 21. Discuss documentation (exhibit) for compliance with Multi-Family Design Standards.
 22. Discuss proximity to Sandersville Road entrance intersection for Lots 319 & 320.
 23. Discuss a physical delineation between the greenway and the adjacent single-family lots.
 24. Discuss pedestrian access to greenway between Lots 304 & 305 and 317 & 318.
 25. Discuss width of entrance road in cross-section F-F.
 26. Discuss traffic calming along primary roadway/single-loaded street.
 27. Discuss significant changes from the preliminary development plan.
- d. PLN-MJDP-20-00073: LIBERTY ROAD SERVICE CENTER – located at 1833, 1837 & 1865 LIBERTY RD., LEXINGTON, KY.
Council District 5
Project Contact: Vision Engineering

Note: The Planning Commission approved this plan at their December 10, 2020, meeting, 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. 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. Addition of property boundaries in solid dark lines.
13. Resolve location of pedestrian doors and overhead doors to verify compliance with Article 8-21(o) of the Zoning Ordinance.
14. Resolve stormwater management plan and delete note #7.

Note: The applicant is now requesting a continued discussion to add building square footage and revise parking layout and circulation.

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

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. 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. Correct title to "Office/Warehouse Mixed-Use Project."
13. Remove "maximum lot coverage" from site statistics.
14. Resolve stormwater management plan and delete note #7.

15. Resolve parking and dumpster near access at Liberty Road.

- e. PLN-MJDP-20-00078: GESS PROPERTY, UNIT 8, PHASE 3 (AMD) (3/11/21)* - located at 4105 SPERLING DR., LEXINGTON, KY.
Council District 7
Project Contact: EA Partners, PLC

Note: The Planning Commission postponed this item at their January 14, 2021 meeting.

Note: The purpose of this amendment is to depict development of Phase 3; revise the site statistics; omit Notes #13, #14, and #16, and revise Note #20.

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

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. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike and Pedestrian Planner's approval of treatment of greenways and greenspaces.
 8. Greenspace Planner's approval of bike trails and pedestrian facilities.
 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. Provided the Planning Commission makes a finding the plan complies with the Expansion Area Master Plan (EAMP).
 12. United States Postal Service Office's approval of kiosk locations or easement.
 13. Addition of legend denoting different line types (floodplain, Special Design Area, etc.) to improve legibility.
 14. Exactions to the approval of the Division of Planning.
 15. Resolve 60% open space requirement in Special Design Area.
- f. PLN-MJDP-20-00080: HAYNES BROTHERS PROPERTIES, LLC (3/11/21)* - located at 840 ANGLIANA AVE., LEXINGTON, KY.
Council District 3
Project Contact: Vision Engineering

Note: The Planning Commission postponed this item at their January 14, 2021, meeting.

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

The Subdivision Committee Recommended: **Postponement**. There are questions regarding significant changes from the preliminary development plan and compliance with Article 15-7 of the Zoning Ordinance and the Multi-Family Design Guidelines.

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 and 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. 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 width of proposed easements.
13. Denote compliance with requirements of Article 15-7 regarding infill and redevelopment multi-family construction.
14. Discuss documentation (exhibit) for compliance with Multi-Family Design Standards.
 - Discuss buffering in rear of townhouses, per design criteria A-DS7-2.
 - Discuss removal of underground detention/bio-swales, per design criteria B-SU11-1.
 - Discuss proximity of townhouse end units to dumpsters.
15. Discuss detention and water quality compliance.
16. Discuss internal pedestrian circulation.
17. Discuss significant changes from the preliminary development plan.

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

- g. PLN-MJDP-20-00084: ETHINGTON & ETHINGTON PROPERTY, TRACT 1, LOTS 2 - 4 (AMD) (4/4/21)* - located at 4235 HARRODSBURG RD., LEXINGTON, KY.
Council District 10
Project Contact: Vision Engineering

Note: The Planning Commission postponed this item at their meeting on February 25, 2021.

Note: The purpose of this amendment is to revise lot layout with revised building square footage and vehicular circulation on Lots 2 – 4.

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

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. Addition of lot numbers associated with amendment in the title block.
 12. Update adjacent Lot 1 information to reflect certified Final Development Plan (PLN-MJDP-18-00030).
- h. PLN-MJDP-21-00001: MAN O WAR DEVELOPMENT, UNIT 2-A, LOT A-19 (AMD) (5/2/21)* - located at 1920 & 1936 BRYANT RD. & 1925 JUSTICE DR., LEXINGTON, KY.
Council District 6
Project Contact: Barrett Partners, Inc.

Note: The purpose of this amendment is to add 800 building square footage and revise parking.

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

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. Urban Forester's approval of tree preservation plan.
 5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
 6. United States Postal Service Office's approval of kiosk locations or easement.
 7. Addition of name and address of developer.
 8. Addition of metes and bounds of property.
 9. Dimension access point with Lot A-21.
 10. Darken text on street cross-sections.
 11. Denote location of street cross-sections on plan face.
 12. Correct note #8 referencing "Chapter 16 of the Code of Ordinances."
 13. Denote breakdown for seating on Lot A-19 indoor/outdoor.
 14. Denote site statistics with new layout.
- i. PLN-MJDP-21-00002: MANCHESTER DEVELOPMENT, LLC (DISTILLERY DISTRICT EAST, UNIT 1) (AMD) (5/2/21)* - located at 941 MANCHESTER ST., LEXINGTON, KY.
Council District 2
Project Contact: Barrett Partners, Inc.

Note: This plan requires the posting of a sign and an affidavit of such.

Note: The purpose of this amendment is to add five rooms to the hotel.

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

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. Division of Waste Management's approval of refuse collection locations.
5. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
6. United States Postal Service Office's approval of kiosk locations or easement.
7. Denote that the Board of Adjustment granted a variance to the height requirement for 941 Manchester Street on 3/9/2020 (PLN-BOA-20-00013).

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

- j. PLN-MJDP-21-00003: NDC PROPERTY, UNIT 1-A, LOT 21 (JIFFY LUBE OIL CHANGE) (AMD) (5/2/21)* - located at 351 MEIJER WAY., LEXINGTON, KY.
Council District 9
Project Contact: Prism Engineering and Design Group, LLC

Note: The purpose of this amendment is to depict proposed building and parking on Lot 21G.

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

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 services 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. Correction of plan title in title block.
 12. Clearly denote both owner and developer in title block.
 13. Addition of topographical elevations, per Article 21 of the Zoning Ordinance.
 14. Addition of entrance width dimensions.
 15. Labeling of walkways for proposed building.
 16. Addition of street cross-sections for Meijer Way and Ruccio Way.
 17. Clarify use of southwest corner of property.
 18. Addition of language regarding Chapter 16 of the Code of Ordinances to General Site Note 6.
 19. Correction of language in Owner's Certification.
 20. Addition of existing plan for overall B-6P development.
 21. Addition of Purpose of Amendment note.
 22. Discuss multi-modal requirements per Article 12-8(h) of the Zoning Ordinance.
- k. PLN-MJDP-21-00004: ATKINS PROPERTY, LOT 1A & 1B (AMD) (5/2/21)* - located at 3621 WALDEN DR., LEXINGTON, KY.
Council District 4
Project Contact: CMW

Note: The purpose of this amendment is to show the proposed lotting and layouts for buildings on Lot 1, proposed easements, and relocation of tree protection area.

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

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 services 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. Correct Commission certification.
13. Denote location of tree planting mitigation.
14. Document compliance with Multi-Family Design Standards.
15. Denote Planning Commission approval of height variance for Lot 1B only. Correct building heights in conformance with variance approval.
16. Resolve traffic calming features.
17. Provide documentation of tree planting mitigation prior to certification.

- 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

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

- A. **BOAR 2021-1: RACHEL SAWYER AND BRENDA SAWYER** – an appeal to the Planning Commission of a decision made by the Board of Architectural Review (BOAR) regarding the replacement of wood windows with vinyl clad windows.

The staff will report at the meeting.

- VI. **STAFF ITEMS** – **PLN-MNDP-21-00003: SOUTH ELKHORN VILLAGE** – located at 4379 HARRODSBURG RD., LEXINGTON, KY.

The Staff will report at the meeting.

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

VIII. **NEXT MEETING DATES**

Work Session, Thursday, 1:30 p.m., Video Teleconference.....	March 18, 2021
Technical Committee, Wednesday, 8:30 a.m., Video Teleconference	March 24, 2021
Zoning Items Public Hearing and Work Session, Thursday, 1:30 p.m., Video Teleconference	March 25, 2021
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference	April 1, 2021
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference	April 1, 2021
Subdivision Items Public Meeting, Thursday, 1:30 p.m., Video Teleconference	April 8, 2021

IX. **ADJOURNMENT**

3/10/2021

G:\Planning Services\Subdivision & Dev Plan Items\Agendas_Subdivision\Subdivision PC\2021\Original agenda\March 11, 2021_agenda.doc
LH/CG/TM/TW