

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

April 8, 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: 957 0250 1421

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 February 25, 2021, and March 11, 2021, meetings will be considered by the Planning Commission at this time.

III. POSTPONEMENTS OR WITHDRAWALS – Requests for postponement and withdrawal will be considered at this time.

IV. LAND SUBDIVISION ITEMS – The Subdivision Committee met on Thursday, April 1, 2021, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Headley Bell, Frank Penn, and Carolyn Plumlee. Committee members in attendance were: Hillard Newman, Division of Engineering; and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Scott Thompson; Stuart Kearns; Parker Sherwood; and Stephanie Cunningham; Captain Greg Lengal, Division of Fire and Emergency 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 RECORD PLAT

- a. PLN-FRP-21-00006: GERALD C. JOHNSON & BARBARA JOHNSON PROPERTY (5/30/21)* - located at 3534 & 3540 DELONG RD., LEXINGTON, KY.
Council District 12
Project Contact: Endris Engineering

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

Note: The purpose of this plat is to record subdivision deed per KRS 100.292, dedicate right-of-way on Delong Road, and create an access and utility easement.

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. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Provided the Planning Commission grants the waiver request for minimum lot frontage per Article 8-1(g) of the Zoning Ordinance.

2. DEVELOPMENT PLANS

- a. DP 2012-89: NEWMARKET PROPERTY, PHASE 1, UNIT 10 – located at 1501 DEER HAVEN LN. (A PORTION OF), LEXINGTON, KY.
Council District 12
Project Contact: EA Partners, PLC

Note: This property requires the posting of a sign and an affidavit of such. The Planning Commission approved this plan at their February 14, 2013 and reapproved this plan at their April 14, 2016, 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. Building Inspection'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. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Provided the Planning Commission makes a finding that the plan complies with the provisions of the EAMP.
9. Denote the area of storm water management improvements proposed for the adjacent Unit 6 property.
10. Addition of 10' tree protection areas on rear of Lots 30, 31, 33 and 34.
11. Delete duplicated note #15.
12. Revise lot numbering to relocate proposed Lots 147 and 148 (not between Lots 23 & 24).

This plan was certified on March 26, 2013 and April 22, 2016; however, that has been more than five years since the Commission's approval, thus the plan has expired. The applicant has requested an extension of the Planning Commission's previous approval of this plan.

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

1. Addition of a third Planning Commission certification (referencing Planning Commission's reapproval date).
2. United States Postal Service's approval of kiosk locations or easement.

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

- b. PLN-MJDP-19-00027: JFG ENTERPRISES, INC. (IVCP ATHENS LLC) – located at 5301 ATHENS-BOONESBORO RD., LEXINGTON, KY.
Council District 7
Project Contact: Denham-Blythe Company, Inc.

Note: The Planning Commission approved this plan at their July 11, 2019, 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 & 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. Resolve sanitary sewer easement to adjoining property.
11. Denote floor area ratio per Article 21 of the Zoning Ordinance.
12. Resolve timing of force main relocation.
13. Resolve timing of water line relocation.
14. Denote required Agricultural Rural (A-R) zone setback around pump station lot.

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

The Subdivision Committee Recommended: **Reapproval**, subject to the original conditions.

- c. PLN-MJDP-20-00051: QUEEN ESTATE (UNIVERSITY OF KENTUCKY FEDERAL CREDIT UNION) – located at 603, 607, 615, 617 AND 619 BROADWAY AND 405 & 411 CHAIR AVE., LEXINGTON, KY.
Council District 3
Project Contact: Carman

Note: The Planning Commission approved this plan at their October 8, 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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the location 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. Remove extraneous information from plan.
11. Denote compliance with the adopted Newtown Pike Corridor Design and Access Standards.
12. Resolve improvements to Chair Avenue per preliminary development plan.
13. Resolve proposed building façade articulation on S. Broadway.

Note: The applicant has requested a continued discussion of the final development plan to address the applicable Newtown Pike Extension Commercial Design and Property Access Standards, and request relief from Item C.1 related to off-street parking lot design standards.

The Staff Recommended: **Approval of the elimination of the off-street parking lot locational standard C-1(e), for the following reasons:**

1. The 250-foot requirement established in design standard C-1(e) would render the entire block virtually undevelopable because no accessory parking lot could be located on-site to meet the needs of the proposed development or any other development.

The Staff Recommended: **Disapproval of the elimination of the parking lot screening standard C-1(c), for the following reasons:**

1. In 2009, two years after the completion of the design study, the Urban County Council took into consideration the adoption of the design guidelines and standards for the entire Oliver Lewis Way corridor. At that time, the Council found that the NPE Project combines neighborhood planning with roadway engineering to develop the new road

as an amenity for the area and to support its high-quality redevelopment setting a combination of standards and guidelines governing public and private building construction.

2. The urban design objectives of the Standards support high-quality development throughout the entire corridor to ensure “an overall visual continuity of the corridor from opening day”.
3. The design standards allow for the applicant’s concerns to be addressed while maintaining the intent of the standards to guide appropriately designed and functional sites.
4. This site is important to establish the desired tone and pattern for future development as envisioned for the NPE Project along Oliver Lewis Way by the Urban County Council.

The Subdivision Committee Recommended: **Approval of the elimination of the off-street parking lot locational standard C-1(e), and Disapproval of the elimination of the parking lot screening standard C-1(c),** for the reasons provided by staff.

- d. PLN-MJDP-20-00057: GRIFFIN GATE OFFICE PARK (AMD) (4/8/21)* - 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, February 25, 2021, and March 11, 2021, meetings. The purpose of this amendment is to add access to Citation Boulevard.

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.

- e. PLN-MJDP-20-00067: SPRING LAKE (4/8/21)* - 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, January 14, 2021, and March 11, 2021, meetings.

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

The applicant submitted plan revisions on March 1st that addressed the impact of a private cemetery that was discovered on the property, after the initial filing in October, 2020. The revised plan addresses several of the staff’s original concerns, but also diminished access and visibility to the planned greenway. After review of the revised plan, staff remained concerned regarding the proposed modifications to the primary roadway, relocation of single-family residential lots and documentation related to the Multi-Family Design Standards.

The applicant agreed to postpone the Planning Commission’s review of the proposed final development plan in order to further address staff concerns. The staff met with the applicant’s representatives on March 30th to discuss their proposed changes which now depicts traffic calming elements along the primary roadway, removes single-family residential lots from the north side of the roadway (returning the single-loaded street condition), adjusted the location of several local streets around the private cemetery and clarified the location of proposed sidewalks within the Sandersville Roadway corridor. Based upon the revised plan, the staff offers the following conditions for consideration.

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.

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

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 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 cemetery fence requirements, and maintenance and permanent ownership per Article 3-7 of the Zoning Ordinance.
 17. Resolve driveway access to primary roadway/single-loaded street on final record plats.
 18. Resolve proximity to Greendale Road entrance intersection for Lots 1 & 2 on final record plats.
 19. Resolve traffic calming along primary roadway/single-loaded street to the approval of the Division of Traffic Engineering and the Bike and Pedestrian Planner.
 20. Discuss documentation (exhibit) for compliance with Multi-Family Design Standards.
 21. Discuss changes from the preliminary development plan.
- f. PLN-MJDP-21-00006: WIGGINS & COMPANY (CHICK-FIL-A) (AMD) (5/30/21)* – located at 2514 & 2520 NICHOLASVILLE RD., LEXINGTON, KY.
Council District 4
Project Contact: Interplan LLC

Note: The purpose of this amendment is to revise the drive-through and parking on Lot A-2.

The Subdivision Committee Recommended: Postponement. There are questions regarding the impact of the drive-through configuration on surrounding 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 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. Provide plan to scale.
 10. Correction of plan number in title block.
 11. Denote legible boundary dimensions for subject property.
 12. Denote width dimension of sidewalks.
 13. Denote existing building height.
 14. Update total building square footage with previous addition.
 15. Correction of language in Owner's Certification.
 16. Discuss operation of double drive-through.
 17. Discuss impact of proposed parking and drive-through layout on surrounding properties.
- g. PLN-MJDP-21-00007: HAMBURG PLACE FARM, SIR BARTON WAY OFFICE PARK, PHASE 2, LOT 9 (AMD) (5/30/21)* – located at 2350 WINCHESTER RD., LEXINGTON, KY.
Council District 6
Project Contact: Midwest Engineering

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: Postponement. There were questions regarding parking and protection of significant trees.

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.

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

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. 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. Improve legibility of site statistics and notes, and add Note#14 from previous plan.
 14. Correct plan title to match staff report.
 15. Addition of record plan name of owners on adjoining properties.
 16. Dimension buildings and sidewalks.
 17. Denote access for construction vehicles.
 18. Depict floodplain 25' building setback line, and vegetative buffer.
 19. Discuss Note #27 regarding access easement design considerations.
 20. Discuss cross access to Lot 11.
 21. Discuss parking overage (surplus of 73 spaces).
 22. Discuss access to greenway.
- h. PLN-MJDP-21-00008: LEXINGTON CLINIC (AMD) (5/30/21)* – located at 1203, 1207, 1221 S BROADWAY, 406 & 410 GIBSON AVE., LEXINGTON, KY.
Council District 11
Project Contact: Carman

Note: The purpose of this amendment is to add an additional building and 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. 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. Denote B-1 zoning in the site statistics.
 14. Resolve construction of right-turn lane to Parkway Drive and changes to Note #22 per certified final development plan (PLN-MJDP-18-00078).
 15. Resolve parking in the vegetative buffer.
 16. Resolve timing of left-turn closure.
- i. PLN-MJDP-21-00009: KINGSTON HALL, UNIT 1 & 2 (AMD) (6/29/21)* – located at 1068 & 1098 ASPIRATION DR., 1150 PROVIDENCE PLACE PKWY., 2175 & 2301 RUSSELL CAVE RD., LEXINGTON, KY.
Council District 12
Project Contact: EA Partners, PLC

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

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the required cemetery study per Article 3 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.

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

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. Addition of Article 21 required information for Lots 8 & 26.
9. Denote 100' building setback per Article 23A(2)(e) of the Zoning Ordinance.
10. Discuss Rural Service Area agricultural use buffer yard setback per Article 23-A(2)(f).
11. Discuss required cemetery study per Article 3 of the Zoning Ordinance.
12. Discuss proposed access to Russell Cave Road.
13. Discuss compliance with Article 23A-10(j)(12)(b) of the Zoning Ordinance.
14. Discuss timing of Providence Place Parkway construction to Russell Cave Road.
15. Discuss plan status.

- j. PLN-MJDP-21-00012: KINGSTON HALL, UNIT 1, LOT 8 (AMD) (6/29/21)* – located at 1150 PROVIDENCE PLACE PKWY., 2175 & 2301 RUSSELL CAVE RD. (A PORTION OF), LEXINGTON, KY.
Council District 12
Project Contact: Barrett Partners

Note: The purpose of this amendment is to denote proposed development for a section of the property (proposed Lots 8 and 26).

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 services 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 Note #16 to reflect current property owners.
14. Denote exactions to the approval of the Division of Planning.
15. Provided the Planning Commission finds that the plan is in compliance with Expansion Area Master Plan (EAMP).
16. Denote compliance with Article 23A-2(o) of the Zoning Ordinance on Agricultural Fencing and provide recorded covenant prior to certification.
17. Denote specific compliance with Article 23A-2(f) of the Zoning Ordinance and document as necessary.
18. Denote review of Royal Spring Aquifer committee prior to certification.
19. Revise Providence Parkway cross-section to denote transaction to shared-use trail facility.

- 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**

A. **LAND SUBDIVISION REGULATION AMENDMENT**

1. SRA 2021-1: AMENDMENT TO ARTICLES 1 AND 6 TO REVISE STANDARDS FOR STREET PATTERNS & CONTINUITY – to update Articles 1 and 6 of the LFUCG Land Subdivision Regulations to revise standards for street patterns and continuity.

INITIATED BY: Urban County Planning Commission with Adoption of the 2018 Comprehensive Plan and Division of Traffic Engineering

PROPOSED TEXT: Amendments to Articles 1 and 6 are shown in red with additions underlined and deletions ~~strikethrough~~. Text available at <https://www.lexingtonky.gov/current-text-amendment-applications>.

The Staff Recommended: **Approval**, for the following reasons:

1. The proposed amendment to Article 1 of the Land Subdivision Regulations clarifies the current definition of "block" making it more relatable as the basic unit of urban fabric.
2. The proposed amendments to Article 6 of the Land Subdivision Regulations to update the requirements for street patterns and continuity will improve the transportation network connectivity, which provides benefits for mobility, transportation choice, emergency response, and safety.

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

3. The proposed amendments to Article 6 to update the requirements for compatible land uses will serve to increase the accessibility of the community's planned public facilities for Lexington's current and future residents.

The Subdivision Committee Recommended: **Approval**, for the reasons provided by staff.

VI. STAFF ITEMS

1. **INITIATION OF A ZONING ORDINANCE TEXT AMENDMENT FOR TRAFFIC IMPACT STUDIES** – The staff will request that the Planning Commission initiate an amendment to update Articles 6-1 and 21-4 to modernize and simplify Traffic Impact Studies.
2. **INITIATION OF A SUBDIVISION REGULATION AMENDMENT FOR STREET TREES LOCATED NEAR INTERSECTIONS** – The staff will request that the Planning Commission initiate an amendment to Article 6-10 of the Land Subdivision Regulations. The Divisions of Environmental Services and Traffic Engineering are requesting that the minimum distance for the location of a street tree from an intersection be increased from fifty (50) feet to seventy-five (75) feet in order to reduce intersection obstructions along residential streets.

- 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.....	April 15, 2021
Zoning Items Public Hearing , Thursday, 1:30 p.m., Video Teleconference	April 22, 2021
Technical Committee, Wednesday, 8:30 a.m., Video Teleconference	April 28, 2021
Work Session, Thursday, 1:30 p.m., Video Teleconference.....	April 29, 2021
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference	May 6, 2021
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference	May 6, 2021
Subdivision Items Public Meeting , Thursday, 1:30 p.m., Video Teleconference	May 13, 2021

IX. ADJOURNMENT

4/6/2021

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LH/CG/TM/TW