

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION AND ZONING ITEMS**

May 13, 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: 956 8960 7925

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 April 8, 2021, meeting 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, May 6, 2021, 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 Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; Cheryl Galt; Lauren Hedge; Jimmy Emmons; Samantha Castro; and Stephanie Cunningham; Captain Greg Lengal, Division of Fire and Emergency Services; Doug Burton and Andrew Grunwald, Division of Engineering; 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-20-00057: DOTSON FARM SUBDIVISION, UNIT 2 – located at 5501 HALEY DOWNS DR., LEXINGTON, KY.
Council District 12
Project Contact: Eagle Engineering

Note: This item was approved on December 10, 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) and required street tree information.
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.

Note: The applicant is now requesting a continued discussion in order to change the status of Haley Downs Drive from a public street to an access easement. A waiver request of Section 6-4 (j)(2)(a) has been submitted to the staff.

The Staff Recommends: 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) and required street tree information.
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. Provided the Planning Commission makes a finding on the access easement and approves the waiver request.

- b. PLN-FRP-21-00008: HG EARLY-SNYDER FAMILY FARM, LLC (7/4/21)* - located at 8380 OLD RICHMOND RD., LEXINGTON, KY.
Council District 12
Project Contact: Astec Engineering

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

Note: The purpose of this plat is to create an existing lot by plat.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Addition of private utility providers per Article 5-4(e) of the Zoning Ordinance.
9. Addition of maintenance note per Article 5-4(g) of the Zoning Ordinance.
10. Correct Owners' Certification (no sewer dedication).
11. Denote Health Department approval of septic tank.
12. Correct Planning Commission certification.
13. Denote non-buildable sinkhole area.

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

14. Resolve proposed 80' building setback from US 25 and compliance with Article 8-1(h) of the Zoning Ordinance.
15. Resolve dedication of additional right-of-way on US 25.

2. **PRELIMINARY SUBDIVISION PLAN**

- a. **PLN-MJSUB-21-00001: BELMONT FARM, UNIT 7 (COVENTRY) (AMD) (7/4/21)*** - located at 2418 HUNTLY PLACE, LEXINGTON, KY.
Council District 2
Project Contact: Banks Engineering

Note: The purpose of this amendment is to convert townhomes to detached single-family homes.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding potential driveway conflicts near the 3-way intersection of Huntly Place and Minister Place.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Change lot numbers to match previously certified Preliminary Subdivision Plan.
11. Clarify area of amendment on vicinity map.
12. Remove "proposed" from street name where lots have been recorded.
13. Denote location of construction access.
14. Addition of listing of private utilities.
15. Addition of driveway location for school.
16. Discuss alternative access for proposed detached single family lots facing Huntly Place.

3. **DEVELOPMENT PLANS**

- a. **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.

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

- b. 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.
 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.
- c. 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.
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.

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

- d. PLN-MJDP-21-00015: ZANDALE SHOPPING CENTER & GREENLEAF MOTOR LODGE PROPERTIES (AMD) (7/4/21)* – located at 2270 NICHOLASVILLE RD., LEXINGTON, KY.
Council District 4
Project Contact: EA Partners, PLC

Note: The purpose of this amendment is to revise the development on Lot 1, Restaurant “B.”

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 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. Addition of order point location.
11. Addition of sidewalk widths.
12. Addition of driveway entrance widths.
13. Addition of proposed building height.
14. Revise vicinity sketch to match direction of overall plan.
15. Addition of all information from certified Final Development Plan (PLN-MJDP-19-00059).

- e. PLN-MJDP-21-00017: BALL HOMES PROPERTY & LILLIAN HUNT (SPEEDWAY) (7/4/21)* – located at 1318 & 1320 VERSAILLES RD., LEXINGTON, KY.
Council District 11
Project Contact: CESO

Note: The purpose of this amendment is to propose an automobile service center and convenience/retail store, with associated off-street parking.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike 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. Denote floor area ratio and lot coverage in site statistics per Article 21 of the Zoning Ordinance.
11. Denote height of building in feet.
12. Remove all extraneous information from plan.
13. Denote metes & bounds of the property.
14. Discuss pedestrian access into site.
15. Discuss enhanced landscaping adjacent to Versailles Road.

- f. PLN-MJDP-21-00018: RAMSEY/SULLIVAN PROPERTY, LOT 4 (GARDENS OF KEARNEY RIDGE) (AMD) (7/4/21)* – located at 2559 KEARNEY RIDGE BLVD., LEXINGTON, KY.
Council District 12
Project Contact: AU Associates, Inc.

Note: The purpose of this amendment is to reduce the off-street parking and revise footprints for buildings.

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.

* - 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 services features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Reduce dumpster access to 50'.
- g. PLN-MJDP-21-00019: LEXINGTON LOFTS, LLC PROPERTY (CITADEL WAREHOUSES SERVICES) (AMD)
(7/4/21)* – located at 251 PRICE RD., LEXINGTON, KY.
Council District 2
Project Contact: Barrett Partners, Inc.

Note: The purpose of this amendment is to add 251 Price Road to the plan and add a building.

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. Add dimensions to existing buildings.
14. Denote height of buildings in feet.
15. Clarify paved and unpaved areas on plan.
16. Addition of parking information from certified final development plan DP (2008-132).

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. **ZONING ITEMS** – The Zoning Committee met on Thursday, May 6, 2021, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Zach Davis, Larry Forester, Bruce Nicol, and Graham Pohl. Staff members in attendance were: Traci Wade, Tom Martin, Hal Baillie, Debbie Woods, Samantha Castro, Jimmy Emmons and Joey David, as well as Keith Horn, Department of Law, and Andrew Grunwald, Division of Engineering. The Committee members reviewed applications and made recommendations as noted.

A. **ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS**

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

B. **FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS** - Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff 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) (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)
- Hearing closed and Commission votes on zone change petition and related plan(s).

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

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

1. WYNNDALE DEVELOPMENT, LLC ZONING MAP AMENDMENT & LFUCG, MILLCREEK SUBDIVISION, UNIT 3 & JONESTOWN ZONING DEVELOPMENT PLAN

- a. PLN-MAR-21-00003: WYNNDALE DEVELOPMENT, LLC (5/30/21)*- a petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 5.04 net and gross acres, from a Single Family Residential (R-1D) zone to a Planned Neighborhood Residential (R-3), for 0.18 net (0.38 gross) acre, and from a Townhouse Residential (R-1T) zone to a Planned Neighborhood Residential (R-3) for 0.64 net and gross acre, for property located at 1100 Armstrong Mill Road (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The applicant is seeking a zone change from the Single Family Residential (R-1C and R-1D) zones and the Townhouse Residential (R-1T) zone to the Planned Neighborhood Residential (R-3) zone for a portion of the property located at 1100 Armstrong Mill Road. The zone change application is seeking to construct four, three-story multi-family residential structures (a total of 96 dwelling units) and an accessory clubhouse.

The Zoning Committee Recommended: **Postponement** for the reasons provided by staff.

The Staff Recommends: **Postponement**, for the following reasons:

1. The applicant should provide greater information as to how they are meeting the following Goals and Objectives:
 - a. Theme A, Goal #3.b: Strive for positive & safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians & various modes of transportation.
 - b. Theme A, Goal #3.c: Minimize disruption of natural features when building new communities.
2. The applicant should provide greater information as to how they are meeting the Armstrong Mill West Small Area Plan. They should provide greater information as to how they are meeting the following Goals:
 - a. SAP Goal #2: Connectivity and mobility
 - b. SAP Goal #3: Housing
3. The zone change application does not completely address the development criteria for a zone change within the Enhanced Neighborhood Place Type, and the Medium-Density Residential Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS3-1 Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 - b. A-DS5-3 Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - c. B-PR9-1 Minimize disturbances to environmentally sensitive areas by utilizing the existing topography to the greatest extent possible.
 - d. B-SU11-1 Green infrastructure should be implemented in new development.
 - e. D-PL7-1 Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.
 - f. A-DS1-1 Mass transit infrastructure such as seating and shelters should be provided/enhanced along transit routes.
 - g. A-DS5-1 Adequate multi-modal infrastructure should be provided to ensure vehicular separation from other modes of transport.
 - h. D-CO2-1 Safe facilities for all users and modes of transportation should be provided.
 - i. A-DS4-3 Development should work with the existing landscape to the greatest extent possible, preserving key natural features.
 - j. B-PR2-3 Floodplains should be incorporated into accessible greenspace, and additional protection should be provided to areas around them.
 - k. B-PR7-2 Trees should be incorporated into development plans; prioritize grouping of trees to increase survivability.
 - l. B-PR7-3 Developments should improve the tree canopy.
- b. PLN-MJDP-21-00011: LFUCG, MILLCREEK SUBDIVISION, UNIT 3 & JONESTOWN (5/30/21)* - located at 1100 ARMSTRONG MILL RD., LEXINGTON, KY.
Project Contact: EA Partners (Council District 8)

Note: The purpose of this amendment is to rezone the property to R-3.

The Subdivision Committee Recommended: **Postponement**. There are concerns about conflicts with the FEMA floodplain, and floodplain setback.

1. Provided the Urban County Council rezones the property to the R-3 zone; otherwise, any Commission action of approval is null and void.

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

2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Correct plan title.
9. Denote record plan information for property.
10. Denote 20' perimeter setback per Article 9 of the Zoning Ordinance.
11. Delineate area of existing tree canopy.
12. Clarify 25' setback notation and floodplain notation.
13. Discuss timing of sanitary sewer building conflict resolution.
14. Discuss resolution and timing of clubhouse floodplain conflict.
15. Discuss resolution and timing of 25' setback and building conflict.
16. Discuss improvements to Armstrong Mill Road.
17. Discuss potential trail location along creek/greenway.
18. Discuss Placebuilder criteria.
 - a. A-DS3-1 Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 - b. A-DS5-3 Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - c. B-PR9-1 Minimize disturbances to environmentally sensitive areas by utilizing the existing topography to the greatest extent possible.
 - d. B-SU11-1 Green infrastructure should be implemented in new development.
 - e. D-PL7-1 Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.
 - f. A-DS1-1 Mass transit infrastructure such as seating and shelters should be provided/enhanced along transit routes.
 - g. A-DS5-1 Adequate multi-modal infrastructure should be provided to ensure vehicular separation from other modes of transport.
 - h. D-CO2-1 Safe facilities for all users and modes of transportation should be provided.
 - i. A-DS4-3 Development should work with the existing landscape to the greatest extent possible, preserving key natural features.
 - j. B-PR2-3 Floodplains should be incorporated into accessible greenspace, and additional protection should be provided to areas around them.
 - k. B-PR7-2 Trees should be incorporated into development plans; prioritize grouping of trees to increase survivability.
 - l. B-PR7-3 Developments should improve the tree canopy.

VI. COMMISSION ITEMS

- A. AMENDMENT TO ADOPTED MEETING & FILING SCHEDULE** – Staff will request that the Planning Commission consider adding a work session at the end of their regularly scheduled May 27, 2021, public hearing for Zoning Items.

VII. STAFF ITEMS

- A. ARTICLE 4-5(b) IMPROVEMENT PLAN PROGRESS REPORT** - When the project engineer has completed approximately fifty percent (50%) of the infrastructure design for the development, the project engineer shall submit a preliminary report to the Planning Commission informing the Commission of how stormwater, sanitary sewer and environmental conditions imposed by the Commission at the time of the approval of the preliminary subdivision plan will be addressed in the improvement plan. The report shall be distributed to the Commission at the next convenient meeting. The report is for information only, and no action by the Commission shall be taken; however, there shall be no issuance of the Notice To Proceed, as outlined in section 4-5(d), until the Planning Commission meeting is complete.

1. PLN-FRP-19-00046: DENTON FARM, INC., UNIT 4-E – located at 3752 BRANHAM PARK, LEXINGTON, KY.
Council District 7
Project Contact: John Hill
2. PLN-FRP-21-00010: BLACKFORD PROPERTY, PHASE 3, UNIT 1-Q & UNIT 1-P, SECTION 3 (LOTS 46 & 47) (7/4/21)*
- located at 3385 BLACKFORD PARKWAY (A PORTION OF) AND 3221 BAY SPRINGS PARK (A PORTION OF), LEXINGTON, KY.
Council District 12
Project Contact: EA Partners, PLC
3. PLN-FRP-21-00011: BLACKFORD PROPERTY, PHASE 3, UNIT 1-R (7/4/21)* - located at 3385 BLACKFORD PARKWAY (A PORTION OF) & 3221 BAY SPRINGS PARK (A PORTION OF), LEXINGTON, KY.
Council District 12
Project Contact: EA Partners, PLC

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

4. PLN-FRP-21-00018: COOPER PROPERTY (COPE, MITCHELL & COOPER PROPERTY) "WALDORF WAY" (8/1/21)* -
located at 1370 DEER HAVEN LN., LEXINGTON, KY.
Council District 12
Project Contact: EA Partners, PLC

VIII. 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.

IX. NEXT MEETING DATES

Imagine Nicholasville Road Corridor Plan Public Hearing, Thursday, 1:30 p.m., Video Teleconference	May 20, 2021
Technical Committee, Wednesday, 8:30 a.m., Video Teleconference	May 26, 2021
Zoning Items Public Hearing , Thursday, 1:30 p.m., Video Teleconference	May 27, 2021
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference	June 3, 2021
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference	June 3, 2021
Subdivision Items Public Meeting , Thursday, 1:30 p.m., Video Teleconference	June 10, 2021

X. ADJOURNMENT

5/10/2021

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