

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

June 10, 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/j/92060929662?pwd=OVR3Zlk3K2U1eUdUSW5SNFB2NGx1QT09>

<https://zoom.us/join>

Webinar ID: 920 6092 9662

Password: 775643

Call in Number

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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 May 13, 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, June 3, 2021, at 8:30 a.m. The meeting was attended by Commission members Headley Bell, Anthony de Movellan, Jan Meyer, Frank Penn, and Carolyn Plumlee. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Jim Duncan; Traci Wade; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Jimmy Emmons; Samantha Castro; Scott Thompson; Donna Lewis; and Stephanie Cunningham; Captain Greg Lengal and Firefighter Embry Beatty, Division of Fire and Emergency Services; Jeff Neal, Division of Traffic Engineering; Tim Queary, Urban Forester; 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 PLAN

- a. PLN-FRP-21-00003: NDC PROPERTY, UNIT 1-A, LOT 21 (WELLINGTON) (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 create lots 21G and 21H from the larger parent tract.

The Technical Committee originally approved this plan on February 24, 2021, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Correction of scale of plat or property boundary dimensions.
10. Revise plan title (NDC Property, Unit 1-A, Lot 21 (Wellington)).
11. Revise plan type (Amended Final Record Plat).
12. Clearly denote the property owner and developer.
13. Addition of street address in title block.
14. Addition of street cross-sections for Meijer Way and Ruccio Way.
15. Addition of listing of private utilities per Article 5-4(e) of the Land Subdivision Regulations.
16. Addition of note regarding maintenance and other easement areas per Article 5-4(g) of the Land Subdivision Regulations.
17. Addition of Owner's Certification per Article 5-4(h)(1) of the Land Subdivision Regulations.
18. Addition of Surveyor's Certification per Article 5-4(h)(2) of the Land Subdivision Regulations.
19. Addition of Urban County Engineer's Certification per Article 5-4(h)(3) of the Land Subdivision Regulations.
20. Addition of Commission's Certification per Article 5-4(h)(4) of the Land Subdivision Regulations.
21. Addition of Purpose of Amendment note.

Note: The applicant has now requested a waiver of Articles 4-8 and 6-6 (d) of the Land Subdivision Regulations with regard to sanitary sewer public improvements.

The Staff will report at the meeting.

- b. PLN-FRP-21-00024: MSR REAL ESTATE, LLC PROPERTY (8/1/21)* - located at 8660 TATES CREEK RD., LEXINGTON, KY.
Council District: 12
Project Contact: EA Partners, PLC

Note: The purpose of this plat is to divide one tract into two lots.

Note: The posting of a sign and an affidavit of such is required.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.

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

7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Denote non-buildable areas (sinkhole and spring).
9. Denote Health Department approval of septic tanks prior to issuance of a building permit.
10. Resolve additional right-of-way dedication.

2. PRELIMINARY SUBDIVISION PLANS

- a. PLAN 2003-209P: MASTERSON HILLS & MASTERSON STATION, UNIT 10 – located at 2900-2918 and 3000 SPURR RD., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners, PLC

Note: The Planning Commission originally approved this plan on October 9, 2003 and it was certified on January 16, 2004. The Commission's approval expired and the applicant requested, and was granted, a reapproval on August 9, 2012, 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 protection plan and required street tree information.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Denote source of contours.
8. Addition of proposed utilities and utility provider information.
9. Addition of average lot size in site statistics.
10. Denote 50' "No Disturbance" area around the cemetery (per Article 3-7(b)(1)).
11. Submittal of cemetery map per Article 3-7(b)(4) of the Zoning Ordinance prior to plan certification, and revise lotting, as necessary.
12. Denote Article 3-7(b)(2), Article 3-7(b)(5) and Article 3-7(b)(6) requirements (for screening, landscaping, fencing and maintenance) on plan.
13. Denote that excessively deep lotting proposed will be reviewed with any Final Record Plat.
14. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

This plan was certified on September 28, 2012, and June 27, 2016, and the Commission's approval has since expired once again. The applicant has now requested another reapproval of this plan.

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

- b. PLAN 2007-197P: MASTERSON HILLS, UNIT 1 (AMD #3) - located at 3000 SPURR RD., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners, PLC

Note: The purpose of this plan is to revise the street and lotting layout. The Planning Commission approved this plan at their October 11, 2007 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 and required street tree information.
4. Approval of street names by e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Environmental Planner's approval of environmentally sensitive areas.
9. Division of Fire's approval of emergency access and fire hydrant locations.

The plan was certified on December 27, 2007. The Commission reapproved this plan at their October 13, 2011, and January 15, 2015, meetings, subject to the original conditions, revising two of the following:

3. Building Inspection's approval of landscaping ~~and required street tree information.~~
5. Urban Forester's approval of tree preservation plan and required street tree information.

The plan was again certified on October 21, 2011, with the added requirements. The ability of the developer to submit Improvement Plans to the Division of Engineering (under Article 4-4(d)(1) of the Land Subdivision Regulations) expired last October. Thus, the developer has requested another reapproval of this plan.

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

- c. 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 Planning Commission postponed this item at their May 13, 2021, meeting. 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.
- d. PLN-MJSUB-21-00002: HILLENMEYER & SFH PROPERTIES (AMD) (8/1/21)* - located at 2373 & 2405 SANDERSVILLE RD., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners, PLC

Note: The purpose of this amendment is to revise the street alignment, lots and notes.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree 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. Update average lot size in site statistics.
11. Discuss removal of subdivision entrance along Greendale Road.

3. DEVELOPMENT PLANS

- a. ZDP 2015-52: CLARK PROPERTY, UNIT 4 – located at 1551 DEER HAVEN LN., LEXINGTON, KY.
Council District 12
Project Contact: EA Partners, PLC

Note: This plan requires the posting of a sign and an affidavit of such. The Planning Commission originally approved this plan on July 23, 2015, subject to the following conditions:

1. Provided the Urban County Council rezones the property EAR-2; otherwise, any Commission action of approval is null and void.
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. Correct note #4 to reference Chapter 16 of the Code of Ordinances.
7. Increase street frontage to the existing LFUCG park (at Lot 257).
8. Denote acreage in open space on plan, per Art. 23A-6(k)(2).

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

9. Provided the Planning Commission makes a finding that the plan complies with the EAMP.
10. Delete "proposed entry feature" from right-of-way of Blackford Parkway at eastern end of property, adjacent to existing development.
11. Provide a median break for vehicular access to LFUCG park.
12. Taper tree protection area(s) on Lot 156, along LFUCG Rails-to-Trails area.

Note: The Planning Commission reapproved this plan on June 11, 2020, and the plan was signed on June 17, 2020; plan approval will expire on June 11, 2021, and the applicant now requests an extension of the Planning Commission's previous approval.

The Subdivision Committee Recommended: **Approval**, subject to the conditions as listed.

- b. PLN-MJDP-19-00068: THE PENINSULA & SQUIRES APARTMENTS (AMD) - located at 440 SQUIRES RD., LEXINGTON, KY.
Council District 7
Project Contact: EA Partners

Note: The Planning Commission originally approved this plan on December 12, 2019, 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 and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. 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. Addition of building height of clubhouse in feet.
11. Update Purpose of Amendment note to include additional access point.
12. Dimension pools and pool deck area.

Note: The applicant now requests an extension of the Planning Commission's previous approval.

The Subdivision Committee Recommended: **Approval**, subject to the conditions as listed.

- c. PLN-MJDP-20-00016: PERRY STREET TOWNHOMES – located at 213, 215, 217, 219, 221, 223, 225 AND 229 PERRY ST., LEXINGTON, KY.
Council District 2
Project Contact: Endris Engineering

Note: The Planning Commission originally approved this plan on June 11, 2020, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
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. Correct Planning Commission certification to reflect meeting date.
12. Provided the Planning Commission grants the waiver to Article 6-8(a) of the Land Subdivision Regulations.

Note: The applicant now requests an extension of the Planning Commission's previous approval.

The Subdivision Committee Recommended: **Approval**, subject to the conditions as listed.

- d. PLN-MJDP-20-00079: STONEWALL SHOPPING CENTER (AMD) – located at 3101 CLAYS MILL RD., LEXINGTON, KY.
Council District 9
Project Contact: CMW

Note: This item was approved on January 14, 2021, 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. Greenspace Planner's approval of open space and treatment of greenways and greenspaces.
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. Provide open space exhibit to the Division of Planning.

The applicant now requests a continued discussion in order to discuss shared access and parking lot layout.

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

- e. PLN-MJDP-21-00006: WIGGINS & COMPANY (CHICK-FIL-A) (AMD) (6/10/21)* – located at 2514 & 2520 NICHOLASVILLE RD., LEXINGTON, KY.
Council District 4
Project Contact: Interplan LLC

Note: The Planning Commission postponed this item at their April 8, 2021, and May 13, 2021, meetings. The purpose of this amendment is to revise the drive-through and parking on Lot A-2.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. 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. Update total building square footage with previous addition.
 10. Resolve operation of double drive-through.
 11. Resolve impact of proposed parking and drive-through layout on surrounding properties.
- f. 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 Planning Commission postponed this item at their April 8, 2021, and May 13, 2021, meetings. 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.

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

15. Discuss plan status.

- g. PLN-MJDP-21-00022: BELMONT FARM, UNIT 7 (COVENTRY) (8/1/21)* – located at 2329 REMINGTON WAY, LEXINGTON, KY.
Council District 2
Project Contact: Banks Engineering

Note: The purpose of this plan is to develop an apartment complex with 245 dwelling units and a clubhouse.

The Subdivision Committee Recommended: **Postponement**. The staff would like to discuss the Multi-family Design Standards and the proposed density of the project.

Should this plan be approved, the following conditions 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. 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. Addition of height of building in feet for clubhouse.
 13. Denote height of building in feet.
 14. Addition of all utility easements (existing and proposed).
 15. Provide rendering of proposed residential buildings.
 16. Denote Royal Spring Aquifer review date and committee recommendations.
 17. Discuss Multi-family Design Standards (Comprehensive Plan, Appendix 1)
 18. Discuss location of dumpsters.
 19. Discuss the proposed density.
- h. PLN-MJDP-21-00023: SCHROYER PROPERTY (RTA TRUST), LOTS 3 & 4 (8/1/21)* – located at 1009 & 1017 WELLINGTON WAY., LEXINGTON, KY.
Council District 10
Project Contact: Banks Engineering

Note: The purpose of this plan is to construct a multi-family residential building with 87 dwelling units.

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

1. Provided the Urban County Council rezones the property to the R-4 zone; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
9. Greenspace Planner's approval of the treatment of greenways and greenspace.
10. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire services features.
11. Division of Waste Management's approval of refuse collection locations.
12. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
13. United States Postal Service Office's approval of kiosk locations or easement.
14. Remove conditional zoning restrictions related to B-1 zoning.
15. Relocate trees planned for area over underground parking.
16. Document substantial compliance with Multi-Family Design Standards.
17. Denote: The proposed building will substantially comply with the renderings on file with the Division of Planning.
18. Denote timing of transit stop construction and pedestrian improvements.

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

- i. PLN-MJDP-21-00024: BLACKFORD PROPERTY APARTMENTS (AMD) & SIKURA-JUSTICE (GLENEAGLES), UNIT 1-E (8/1/21)* – located at 6600 & 6660 MAN O' WAR BLVD. & 2975 POLO CLUB BLVD., LEXINGTON, KY.
Council District 12
Project Contact: EA Partners, PLC

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

Note: The purpose of this plan is to add four multi-family buildings and associated parking, and five single family residential lots.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping 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. Denote Exactions to the approval of the Division of Planning.
13. Denote development standards for single family residential lots, and front yard standards.
14. Provided the Planning Commission makes a finding the plan complies with the Expansion Area Master Plan.
15. Denote landscaping buffer between single family and multi-family land use per Article 23A-2(r).
16. Resolve proposed density and compliance with Article 23.

- j. PLN-MJDP-21-00025: NEWMARKET PROPERTY, PHASE 1, UNIT 11 (8/1/21)* – located at 1501 DEER HAVEN LN., LEXINGTON, KY.
Council District 12
Project Contact: EA Partners, PLC

Note: The purpose of this amendment is to create 108 lots.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping 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. Provided the Planning Commission makes a finding that the plan complies with the Expansion Area Master Plan.
13. Resolve proposed 15' easement along LFUCG Park and HOA Area adjacent to Deer Haven Lane.
14. Discuss pedestrian access to the LFUCG Park and HOA Area adjacent to Deer Haven Lane.

- k. PLN-MJDP-21-00028: WILLIAM SHELY SUBDIVISION, UNITS 1 & 2, LOTS 31-34 & 40 (8/1/21)* - located at 505 & 519 W. NEW CIRCLE RD., LEXINGTON, KY.
Council District 1
Project Contact: Vision Engineering

Note: The purpose of this plan is to change the use of Lot 40 from accessory storage to a banquet facility.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the proposed land use, missing information required by Article 21 of the Zoning Ordinance, and conflicts with the FEMA floodplain.

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.

* - 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 & 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. Depict contour elevations.
14. Dimension driveways, walkways and parking area.
15. Depict points of ingress/egress.
16. Depict access point for construction vehicles.
17. Dimension all buildings.
18. Denote height of building in feet.
19. Addition of all easements (utility or access).
20. Remove "max lot coverage" from site statistics.
21. Addition of floor area.
22. Depict location of dumpster.
23. Denote Royal Springs Aquifer review date and committee recommendations.
24. Discuss improvements along service road.
25. Discuss landscape buffer at rear of property.
26. Discuss proposed use for banquet facility not permitted.
27. Discuss required parking.
28. Discuss maintenance of service road.
29. Discuss substantial improvement per Article 19 of the Zoning Ordinance.

- 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 2021-2: AMENDMENT TO ARTICLE 6 FOR STREET TREE LOCATIONS NEAR INTERSECTIONS** – to update Article 6 of the Land Subdivision Regulations to revise standards for street tree locations near intersections.

INITIATED BY: Urban County Planning Commission

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 Recommends: **Approval**, for the following reasons:

1. The proposed amendment to Article 6 of the Land Subdivision will improve public health and safety by reducing accidents at our intersections.
2. The proposed amendment to Article 6 of the Land Subdivision Regulations will enhance the safe provision of public services.

VII. **STAFF ITEMS**

- 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**

Technical Committee, Wednesday, 8:30 a.m., Video Teleconference June 23, 2021
Zoning Items Public Hearing, Thursday, 1:30 p.m., Video Teleconference **June 24, 2021**

Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference	July 1, 2021
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference	July 1, 2021
Subdivision Items Public Meeting, Thursday, 1:30 p.m., Video Teleconference	July 8, 2021

X. ADJOURNMENT

6/8/2021

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