

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

August 12, 2021

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – None at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, August 5, 2021, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Headley Bell, Anthony de Movellan, Jan Meyer, and Frank Penn. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Jim Duncan; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Samantha Castro; 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 PLATS

- a. PLN-FRP-21-00030: JAMES E. & NAN G. MUTH (9/28/21)* - located at 4980 ATHENS-BOONESBORO RD., LEXINGTON, KY.
Council District 12
Project Contact: CDP Engineers

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

Note: The purpose of this plat is to consolidate a parcel conveyed by deed.

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.

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

5. Urban Forester's approval of tree protection area(s).
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Revise purpose of plat note to delete consolidation verbiage.
9. Delete consolidation information.
10. Correct Planning Commission certification.
11. Revise building line to meet Article 8-1(h)(1) of the Zoning Ordinance.

2. PRELIMINARY SUBDIVISION PLANS

- a. PLN-MJSUB-21-00001: BELMONT FARM, UNIT 7 (COVENTRY) (AMD) (8/12/21)* - 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. Discuss alternative access for proposed detached single family lots facing Huntly Place.

3. DEVELOPMENT PLANS

- a. PLN-MJDP-21-00030: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES) (AMD) (8/30/21)* - located at 2731 & 2751 LEESTOWN RD., LEXINGTON, KY.
Council District 2
Project Contact: Barrett Partners, Inc.

Note: The purpose of this amendment is to revise the development plan to include the apartments and commercial development.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding proposed access locations.

Should the 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 & 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 Board of Adjustment approval of Building H accessory parking in the R-3 zone.
14. Discuss proposed access spacing on Ruby River Drive.
15. Discuss proposed frontage and access for Townhouses 4, 5, 6, 7, 8, and 9.
16. Discuss proposed structure and access drive aisle on north side of Building D.
17. Discuss relocation of traffic circle and proposed access on Lucille Drive.
18. Discuss timing of CLOMR and proposed trail location.

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

- b. PLN-MJDP-21-00031: EAST HIGH MULTI-USE PROJECT (9/28/21)* - located at 227 EAST HIGH ST., LEXINGTON, KY.
Council District 3
Project Contact: Peter Tate

Note: The purpose of this plan is to add one single-family dwelling unit to an existing commercial property.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Department of Environmental Quality's approval of environmentally sensitive areas.
 8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 9. Division of Waste Management's approval of refuse collection locations.
 10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 11. United States Postal Service Office's approval of kiosk locations or easement.
 12. Correct boundary measurements on plan for 1" = 15' scale.
 13. Denote sidewalk width.
 14. Addition of deleted information on right side of plan face.
 15. Clarify floor area ratio in site statistics per Article 21 of the Zoning Ordinance.
 16. Resolve parking layout functionality.
 17. Resolve compliance with Article 8-17(o)(2) setback requirements and possible variance.
 18. Resolve compliance with Downtown Streetscape Master Plan.
- c. PLN-MJDP-21-00034: SOUTH PARK SHOPPING CENTER (9/28/21)* - located at 240 CANARY RD., LEXINGTON, KY.
Council District 4
Project Contact: CMW, Inc.

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. 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 Zoning Compliance Permit to Notes #17 and 18.
- d. PLN-MJDP-21-00036: ENTERPRISE BUSINESS CENTER (9/28/21)* - located at 817 WINCHESTER RD., LEXINGTON, KY.
Council District 1
Project Contact: Vision Engineering

Note: The purpose of this amendment is to relocate building one, removing buildings 2 and 3 and proposed building addition.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding parking lot access and functionality.

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.

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

7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 8. Division of Waste Management's approval of refuse collection locations.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. United States Postal Service Office's approval of kiosk locations or easement.
 11. Depict construction access.
 12. Addition of large perimeter tree location from previous plan (only show 8 new trees).
 13. Discuss location of 2 interior trees at back of property and need to be moved to continue along street frontage of new building.
- e. PLN-MJDP-21-00037: MANCHESTER DEVELOPMENT LLC (DISTILLERY DISTRICT EAST, UNIT 1) (AMD) (9/28/21)* - located at 941 MANCHESTER ST., LEXINGTON, KY.
Council District 2
Project Contact: Barrett Partners, Inc.

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

Note: The purpose of this amendment is to increase building area, increase seats in restaurant and rooftop bar, revise parking layout, revise Manchester Street cross-section and revise Note 10.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of the treatment of bike trails and pedestrian facilities.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Correct language in Owner's Certification.

C. PERFORMANCE BONDS AND LETTERS OF CREDIT – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

V. COMMISSION ITEMS

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

Work Session, Thursday, 1:30 p.m., Phoenix Building, 3rd Floor Conference Room August 19, 2021
Technical Committee, Wednesday, 8:30 a.m., Video Teleconference August 25, 2021
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers **August 26, 2021**
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference September 2, 2021
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference September 2, 2021
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers **September 9, 2021**

X. ADJOURNMENT