

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

February 10, 2022

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. **via video teleconference**.

Due to the COVID-19 State of Emergency, this meeting is being held via live video teleconference pursuant to 2021 Senate Bill 25, and in accordance with KRS 61.826.

Please utilize the following information to participate in this public meeting:

<https://us06web.zoom.us/j/85116525961?pwd=TDdFQXArVjJjeWFGSWJhV1h0bThHQQT09>

<https://zoom.us/join>

1. **FINAL RECORD PLATS**

- a. PLN-FRP-21-00056: DON JACOBS PROPERTY, BLK A, LOTS 6 & 7 (AMD) (04/03/22)* - located at 2691 NICHOLASVILLE RD., LEXINGTON, KY.
Council District: 10
Project Contact: CAM Surveying

Note: The purpose of this plat is to depict Lots 6 and 7 and create an access easement.

The Technical Committee and Staff 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).
6. Addition of utility and street light eas

- b. PLN-MJDP-21-00050: RAMSEY/SULLIVAN PROPERTY, LOT 4 (AMD) (02/10/22)* - located at 2671 KEARNEY RIDGE BLVD., LEXINGTON, KY.
Council District 12
Project Contact: EA Partners, PLC

Note: The purpose of this amendment is to depict revised buildings and parking layout. The Planning Commission postponed this application at their October 14, 2021, November 11, 2021, December 9, 2021, and January 13, 2022, meetings.

The Subdivision Committee Recommended: **Postponement**. There were questions regarding the missing tree information per Article 26 of the Zoning Ordinance, lack of public street access to the proposed development, and fire safety requirements per the National Fire Code.

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

1. Urban County Engineer's acceptance of drainage,

7. Bike & Pedestrian Planner's approval of the treatment of bike trails and pedestrian facilities.
 8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 9. Division of Waste Management's approval of refuse collection locations.
 10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 11. United States Postal Service Office's approval of kiosk locations or easement.
 12. Denote Royal Springs Aquifer committee recommendation.
 13. Denote revised layout in overall Newtown Springs development plan.
 14. Discuss compliance with conditional zoning restriction 3C.
 15. Discuss the quantity of proposed parking.
 16. Discuss proposed access locations.
 17. Discuss ice machine potential conflict with easement.
 18. Discuss compliance with B-1 setback.
- d. PLN-MJDP-20-00073: LIBERTY ROAD SERVICE CENTER (1/31/21)* - located at 1833, 1837 & 1865 LIBERTY RD., LEXINGTON, KY.
Council District 5
Project Contact: Vision Engineering

Note: The Planning Commission originally approved this plan at their December 10, 2020, meeting, subject to the following conditions:</

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 the treatment 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. Correct plan title to match staff report.
14. Denote: Exactions to the approval of the Division of Planning.
15. Delete preliminary drainage information.
16. Revise contour information to 2' intervals.
17. Delete Note #12.
18. Denote review by the Royal Springs Aquifer Committee and any recommendation.
19. Provided the Planning Commission finds the plan complies with the Expansion Area Master Plan.
20. Clarify proposed use and parking generator.
21. Discuss 1" to 120

Note: The purpose of this amendment is to depict development of the site for nine townhouses.

The Subdivision Committee made no recommendation.

The Technical Committee Recommended: Postponement. There were questions about open space, pedestrian circulation on the site, and compliance with Article 15 of the Zoning Ordinance.

The Staff 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 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.
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property at 340 Legion Drive (a portion of). A conditional use permit has also been requested to allow a stand alone parking lot in a B-1 zone.

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 to rezone a portion of the subject property from a Neighborhood Business (B-1) zone to the High Rise Apartment (R-5) zone in an effort to construct a five-story multi-family residential structure.

The Zoning Committee Recommended: **Postponement**.

The Staff Recomm

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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Dimension access point at northeast corner of site.
10. Dimension the proposed building.
11. Depict construction access point.
12. Depict street cross-section on plan face.
13. Addition of tree inventory map (TIP) per Article 26.
14. Discuss stormwater detention.
15. Discuss compliance with Multi-Family Design Standards.
16. Discuss building orientation to right-of-way.
17. Discuss need for a conditional use permit for parking lot in a Neighborhood Business (B-1) zone.
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. A-DS5-4: Development should provide a pedestrian-oriented and activated

Zoning Items Public Hearing , Thursday, 1:30 p.m., Video Teleconference	February 24, 2021
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference	March 3, 2021
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference	March 3, 2021
Subdivision Items Public Hearing , Thursday, 1:30 p.m., Video Teleconference	March 10, 2021

X. ADJOURNMENT

TLW/TM/CG/sc

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.