

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

June 9, 2022

- 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** – The minutes of the April 28, 2022 meeting will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, June 2, 2022, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Janice Meyer, Frank Penn, and Judy Worth. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Tom Martin, Hal Baillie, Cheryl Gallt, and Paula Schumacher; Captain Greg Lengal, Division of Fire and Emergency Services; and Doug Burton, Director, Division of Engineering. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions 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.

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1. **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

This plan requires the posting of a sign and an affidavit of such. The Planning Commission originally approved this plan on July 23, 2015. The Planning Commission granted an extension of the preliminary subdivision/ Final Development Plan on June 11, 2020 and June 10, 2021, subject to the following conditions:

The Subdivision Committee recommended: **Approval**, 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).
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 property.
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.

The Planning Commission's approval will expire on June 10, 2022. The applicant requests another one year extension of the Planning Commission's previous approval.

The Staff will report at the meeting.

- b. PLN-MJDP-22-00024: TRINITY FLATS (RACE AND MIDLAND) (07/03/22)* - 143, 155 MIDLAND AVE., 133-164 RACE ST., 495, 501 E Short St., LEXINGTON, KY
Council District 1
Project Contact: CMW

Note: The purpose of this plan is to depict a multi-family residential building and parking layout for 245 dwelling units.

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 & Pedestrian Planner's approval of the treatment of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and green space.
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. Resolve closure of Race St. right-of-way.
14. Resolve detention and water quality requirements.

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15. Resolve connection to the Northeastern Park.

- c. PLN-MJDP-22-00027: WEBB PROPERTIES OFFICE PARK, UNIT 2, BLK A, LOT 1-B (AMD) (07/31/22)*
- located at 2350 REGENCY ROAD, LEXINGTON, KY
Council District 10
Project Contact: Banks Engineering

Note: The purpose of this amendment is to add building square footage to Lot 1-B and to move the access point along Regency Road.

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 the treatment 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 bearings and distance for entire development.
- d. PLN-MJDP-22-00030: JAMES R. MASSENGILL PROPERTY (AMD) (07/31/22)* - located at 705 EAST LOUDON AVENUE, LEXINGTON, KY
Council District 1
Project Contact: Barrett Partners

Note: The purpose of this amendment is to add 1,610 square foot building and one gas pump.

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 & 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. United States Postal Service Office's approval of kiosk locations or easement.
11. Document review by the Royal Springs Aquifer Committee.
12. Denote canopy height in feet.

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 – The Chair will announce that any item a Commission member would like to present will be heard at this time.

A. NOMINATING COMMITTEE FOR COMMISSION OFFICERS – the Commission's By-Laws state that at the first regular and official meeting in June, the Commission will elect three members to a nominating committee. This

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committee will present a slate of officers for consideration by the Planning Commission. The slate will be forwarded to the full membership of the Commission and presented at the Commission work session in June. Election of Officers will be held at the July 7th Planning Commission meeting.

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 storm water, 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.

- 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. MEETING DATES FOR JUNE AND JULY

Work Session, Thursday, 1:30 p.m., 3rd Floor Phoenix Building June 16, 2022
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center **June 23, 2022**
Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Phoenix Building June 29, 2022
Work Session, Thursday, 1:30 p.m., 3rd Floor Phoenix Building June 30, 2022
Subdivision Committee, Thursday, 8:30 a.m., 3rd Floor Phoenix Building July 7, 2022
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Phoenix Building July 7, 2022
Subdivision Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center .. **July 14, 2022**

X. ADJOURNMENT

PS/CG/TM/AG/TW

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