

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

September 8, 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 August 11, 2022 minutes 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, September 1, 2022, at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Judy Worth, Anthony de Movellen, and Headley Bell. Staff members in attendance were: Traci Wade, Tom Martin, Hal Baillie, Cheryl Gallt, Autumn Goderwis, Paula Schumacher, Vaughan Adkins, Division of Engineering; Stephen Parker, Division of Traffic Engineering; 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 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.

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

1. **Final Subdivision Plans**

- a. PLN-FRP-22-00029: LAKEVIEW ESTATES, UNIT 2-B, BLOCK K, LOT3 (AMD) (10/30/2022)* - located at 503 LAKETOWER DRIVE, LEXINGTON, KY
Council District: 5
Project Contact: Eagle Engineering

Note: The purpose of this amendment is to subdivide one lot into six lots and dedicate easements.

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. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection areas.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Provided the Planning Commission makes a finding regarding the proposed access easement.

- b. PLN-FRP-22-00030: WOOD FARMS (10/30/2022)* - located at 2470 BRYAN STATION ROAD, LEXINGTON, KY
Council District: 126
Project Contact: Endris Engineering

Note: The purpose of this plat is to create 3 agricultural lots from 2 lots.

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

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 areas.
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. Denote Department of Health approval for septic systems.

- c. PLN-FRP-22-00031: SEBASTIAN PROPERTY, UNIT 3-F (10/30/2022)* - located at 2826 LEESTOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: EA Partners

Note: The purpose of this plat is to subdivide 1 lot into 14 buildable lots and 1 HOA lot.

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

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1. Urban County Engineer's acceptance of drainage, 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 areas.
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 utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. United States Postal Service Office's approval of kiosk locations or easement.
10. Remove incorrect Commission's Certification.
11. Provided Planning Commission grants a waiver to Art. 4-5(b) of the Land Subdivision Regulations.

2. Development Plans

- a. PLN-MJDP-20-00013: COLDSTREAM RESEARCH CAMPUS, UNIT 2-B, SECTION 1, LOT 26 (PIRAMAL PHARMA SOLUTION EXPANSION PROJECT) (AMD) (11/22/22)* - LOCATED AT 1575 MCGRANTHIANA PARKWAY, LEXINGTON, KY
Council District 2
Project Contact: Strand Associates

The applicant received re-approval of the plan subject to the original conditions on May 12, 2022. They requested continued discussion on August 15, 2022 to request the increase the building footprint and square footage, which would require modifications to the phase line.

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 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. Addition of access points for construction vehicles.
 13. Clarify the height on existing and proposed buildings.
 14. Addition of building line setback per recorded plat Cab. L, Sl. 349.
 15. Dimension ingress and egress on McGrathiana Parkway.
 16. Clarify open space requirement per Article 8-24(k) of the Zoning Ordinance and note #16.
 17. Denote floor area ratio in site statistics per Article 8-24(i) of the Zoning Ordinance.
 18. Contour intervals shall be at 2 feet per Article 21-6(b) of the Zoning Ordinance.
 19. Document compliance with required Design Guidelines and Committee approval per Article 8-24(o)(7) of the Zoning Ordinance.
 20. Review by the Royal Spring Aquifer Committee prior to certification.
- b. PLN-MJDP-21-00029: HIGHWOOD CENTER, LOT 2-A (WALMART) (AMD) (11/22/22)* - located at 500 W. NEW CIRCLE ROAD, LEXINGTON KY
Council District 1

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Project Contact: Carlson Consulting Engineers

Note: The Planning Commission approved this plan on July 7, 2021 subject to the following conditions, and the applicant has requested re-approval.

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. 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 services 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. Addition of topography elevations.
13. Addition of dimensions for walkways and parking spaces.
14. Addition of dimensions for all buildings on the development plan.
15. Addition of site statistics box from previous plans.
16. Clarify building square footage for Lot 2-A.
17. Addition of tree protection plan per Article 26 of the Zoning Ordinance.
18. Document compliance with Article 12-8(h) of the Zoning Ordinance for Multi-Modal Accommodations for entire property.
19. Addition of street address on all buildings/lots including adjacent property.

- c. PLN-MJDP-21-00055: SHRINERS HOSPITAL / MASONIC TEMPLE ASSOCIATION OF LEXINGTON KENTUCKY (9/08/22)* - located at 4085 HARRODSBURG ROAD, LEXINGTON, KY
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict a commercial development and parking layout on 7.4 acres and a single family development for attached and detached dwelling units on 3.4 acres.

The original plan submittal was in conjunction with a zoning map amendment for the subject property. The plan and the zone change were both recommended for disapproval by staff. The Planning Commission followed that recommendation on the zone change and the plan was indefinitely postponed. Subsequently, the Urban County Council recommended approval of the zone change but did not act on the plan per their statutory role in the development process.

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

1. Urban County Engineer's acceptance of drainage, 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.

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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. Dimension all proposed commercial buildings.
 14. Correct the total square footage in the site statistics.
 15. Correct the total required parking in the site statistics.
 16. Clarify the identified significant trees status per the requirements of Article 26 of Zoning Ordinance.
 17. Provide a typical townhouse unit insert on plan.
 18. Denote that a finding on the proposed access easement for the townhouses shall be required at time of a final development plan/preliminary subdivision plan.
 19. Provided the Planning Commission approves the requested waiver to 6-8(q)(2)(b) of the Land Subdivision Regulations.
- d. PLN-MJDP-22-00040: HYMSON PROPERTIES, LOTS 7-15 (AMD) (10/3/22)* - located at 2895 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the development for two 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 landscaping 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. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 10. United States Postal Service Office's approval of kiosk locations or easement.
 11. Revise title on plan to match staff report.
 12. Resolve access easement configuration.
- e. PLN-MJDP-22-00041: FEATHERIDGE PARK, UNIT 5-A and 5-B, (SUMMERHILL) (AMD) (10/3/22)* - located at 3550 KENESAW DRIVE, LEXINGTON, KY
Council District: 8
Project Contact: EA Partners

Note: The purpose of this amendment is add two apartment building to the existing development.

The Subdivision Committee Recommended **Postponement**. There are questions regarding conflicts with existing easements, 25' floodplain setback, development in the floodplain, and improvements to Armstrong Mill Road.

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 landscaping buffers.

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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 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 Capacity Assurance Program requirements, prior to plan certification.
 12. United States Postal Service Office's approval of kiosk locations or easement.
 13. Denote 25' floodplain setback.
 14. Addition of site statistics for Lot 1.
 15. Discuss resolution of easement conflicts.
 16. Discuss proposed development in the 100 year floodplain.
 17. Discuss access to Armstrong Mill Road.
 18. Discuss pedestrian access public to the right-of-way.
 19. Discuss improvements to Armstrong Mill Road per approved development plan.
- f. PLN-MJDP-22-00046: TOWN BRANCH PARK (10/30/2022)* - located at 150 TUCKER STREET (795 MANCHESTER STREET), LEXINGTON, KY
Council District: 11
Project Contact: Strand Associates, Inc.

Note: The purpose of this plan is to depict the development of a private park.

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 landscaping 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 Capacity Assurance Program requirements, prior to plan certification.
 12. Dimension proposed building(s) and stage area.
 13. Identify purpose of the rectangles north of the stage area.
 14. Dimension the patio and plaza areas.
 15. Identify defined areas adjacent to dog park.
 16. Clarify greenspace/hardscape areas adjacent to the plaza.
 17. Clarify greenspace/hardscape areas adjacent to play yard.
 18. Discuss parking and parking management.
 19. Discuss access to W. High Street.
 20. Discuss pedestrian access to Oliver Lewis Way.
- g. PLN-MJDP-22-00049: HAYNES BROTHERS PROPERTIES, LLC (AMD) (10/30/2022)* - located at 840 ANGLIANA AVENUE, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

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Note: The purpose of this amendment is to reduce the number of dwelling units and reconfigure buildings and off-street 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 landscaping 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. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote location of stormwater management area, if required.
13. Depict bicycle racks.

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

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

A. Amendment to Adopted Meeting & Filing Schedule – Staff will request that the Planning Commission consider cancelling their September 29, 2022 work session.

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.

1. PLN-FRP-22-00031:SEBASTIAN PRPOERTY, UNIT 3-F– located at 2826 LEESTOWN ROAD, LEXINGTON, KY

B. ZONING ORDINANCE TEXT AMENDMENT INITIATION – The staff will request the Planning Commission initiate a Zoning Ordinance text amendment to authorize changes in enforcement functions, transferring a number of responsibilities from the Division of Planning to the Division of Building Inspection.

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

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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., 3 rd Floor Conference Room, Phoenix Building	September 15, 2022
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	September 28, 2022
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center	September 22, 2022
Subdivision Committee, Thursday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	October 6, 2022
Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	October 6, 2022
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	October 13, 2022

X. ADJOURNMENT

TM/CG/TW/PS

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