

AGENDA
SUBDIVISION COMMITTEE MEETING
November 2, 2023
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, October 25, 2023, at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Eve Miller, Eric Sutherland, and Ben Cornett, Division of Environmental Services; Greg Lengal, Division of Fire; David Filiatreau, Division of Traffic Engineering; Rob Volpenhein, Division of Addressing; John Cornett, Division of Waste Management; Boyd Sewe, Division of Planning; Chris Dent and Craig Prater, Division of Water Quality; other staff members in attendance were Traci Wade, Tom Martin, Cheryl Gallt, Autumn Goderwis, Daniel Crum, James Mills, Paula Schumacher, 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. MAJOR SUBDIVISION ITEMS AND DEVELOPMENT PLANS

- 1. DEVELOPMENT PLANS** – Tentatively scheduled for the November 9, 2023, Planning Commission meeting.

- a. PLN-MNDP-23-00006: NDC PROPERTY, UNIT 1-A, LOT 21C (AMD) (12/31/2023)* - located at 360 MEIJER WAY, LEXINGTON, KY
Council District: 9
Project Contact: Morley

Note: The purpose of this amendment is to depict site improvements, create a second drive through lane, reconfigure parking layout, and remove usable open space.

The Technical 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. Improve legibility of Lot 21G.
11. Clarify all the changes in the purpose of amendment note.
12. Change plan type to "major" amendment.
13. Addition of name and address of the developer.
14. Clarify area of amendment for vicinity map.
15. Addition of topography information for area of amendment.
16. Addition of dimensions on ingress/egress to property.
17. Depict location for construction vehicles.
18. Addition of building height in feet.
19. Addition of proposed and existing utilities.
20. Addition of tree inventory protection per Article 26 of the Zoning Ordinance.
21. Correct commission certification for a major amendment.
22. Document compliance with Article 21-7(7)(b)(3) of the Zoning Ordinance with Lynn Imaging at 859-255-1021.

23. Remove miscellaneous border on left (numbers) and bottom (letters) of plan.
24. Depict order point and 5 car stacking per Article 16-9 of the Zoning Ordinance.
25. Discuss meeting Articles 16, 18, & 20 of the Zoning Ordinance.

- b. PLN-MJDP-23-00065: GIVENS PRPOERTY, LOT 2 (LEXINGTON DENTAL OFFICE) (AMD) (12/31/2023)* - located at 2317 REMINGTON ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Tarr Group, LLC

Note: The purpose of this amendment is to depict development of Lot 2.

The Technical 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. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote building height in feet.
14. Addition of Lot 1 statistics and tree canopy coverage.
15. Denote Royal Springs Aquifer Committee review for Lot 2.
16. Dimension proposed building.
17. Addition of written scale.

- c. PLN-MJDP-23-00066: WEBB PROPERTIES, UNIT 1, BLOCK A, OUTLOT 3 (AMD) (12/31/2023)* - located at 2380 NORMAN LANE, LEXINGTON, KY
Council District: 10
Project Contact: CMW

Note: The purpose of this amendment is to show the addition of a one way drive aisle and pick-up window for Block A, Outlot 3, and revising site statistics.

The Technical Committee Recommended: **Postponement**. There are questions regarding Article 16-9 requirements for 5 car stacking for a pick-up window.

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. Complete plan title, referencing lot for amendment.
12. Darken bearings and distances for legibility.
13. Addition of record plat information.
14. Clarify area of amendment on vicinity map.
15. Addition of dimensions on ingress and egress.
16. Depict access point for construction vehicles.
17. Addition of street cross-section for Nicholasville Road for amendment property.
18. Label access easement on Outlot 2-A.
19. Clarify use of building.
20. Addition of all easements from plat M-419.
21. Addition of tree preservation for Outlot 3, Block A.
22. Property lines to be solid, adjacent property lines to be dashed.
23. Addition of missing information from MJDP-20-00082.
24. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
25. Discuss order point location and 5 car stacking per Article 16-9 of the Zoning Ordinance.

- d. PLN-MJDP-23-00068: HAMBURG PLACE, B-5P & B-6P HIGHWAY COMMERCIAL, OUTLOT 14 (CHIPOTLE RESTAURANT) (AMD) (12/31/2023)* - located at 2200 WAR ADMIRAL WAY, LEXINGTON, KY
Council District: 6
Project Contact: Vision Engineering

Note: The purpose of this amendment is to develop a new outlot with a restaurant, accessory drive-through, and parking.

The Technical Committee Recommended: Postponement. There are questions regarding exceeding the maximum gross building square per the Conditional Zoning Restriction.

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. United States Postal Service Office's approval of kiosk locations or easement.
13. Addition of building line setback.
14. Addition of bearing for new lot and record plat information.
15. Clarify area of amendment on vicinity map.
16. Depict access for construction vehicles.
17. Depict location for street cross-sections on plan face.
18. Addition of street cross-section D-D.
19. Denote height of building in feet.
20. Clarify lotting between development plan and plat.
21. Document useable and vegetated open space.
22. Depict order point and 5 car stacking.
23. Addition of Conditional Zoning Restrictions.
24. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.

25. Discuss Conditional Zoning Restrictions that limits the maximum gross building square footage to 532,000.

- e. PLN-MJDP-23-00069: COVE LAKE, UNIT 2 (COLLINS, ORRELL, & WIGGINS PROPERTY (DF AUTOMALL) (AMD) (12/31/2023)* - located at 3360 & 3380 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: EA Partners

Note: The purpose of this amendment is to depict development of a vehicle sales establishment on Lot 2.

The Technical 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. United States Postal Service Office's approval of kiosk locations or easement.
13. Add Lot 2 to purpose of amendment.
14. Remove yellow shading.
15. Addition of all site information on certified development plan for Phase I (PLN-MJDP-22-00054).
16. Addition of Notes 18 & 19 from PLN-MJDP-22-00054.

2. **ZONING DEVELOPMENT PLANS** - Tentatively scheduled for the November 16, 2023, Planning Commission meeting.

- a. PLN-MJDP-23-00054: JONES/COTTRELL PROPERTY & JOYLAND CROSSING, LLC PROPERTY (JOYLAND CROSSING APARTMENTS) (12/31/2023)* - located at 2324 PARIS PIKE & 2200 OLD PARIS ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict a multi-family development with 165 dwelling units, in support of the requested zone change from a Highway Service Business (B-3) zone and a Single Family Residential (R-1B) zone to a Medium Density Residential (R-4) zone.

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

1. Provided the Urban County Council approves the zone change to R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if 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. Remove underlying aerial photography information to improve clarity/legibility.
10. Submit exhibit demonstrating compliance with Article 20 open space requirements.
11. Clarify entrance to building 4 and dumpster access.
12. Clarify lot coverage and Floor Area Ratio (FAR) in site statistics.
13. Discuss sanitary sewer service to the property.
14. Discuss proposed access.
15. Discuss emergency access and need for gate.
16. Discuss additional pedestrian access to public right-of-way.
17. Discuss Placebuilder criteria.

- b. PLN-MJDP-23-00066: PLEASANT RIDGE SUBDIVISION, LOT 127 (CAREFREE VILLAGE) (12/31/2023)* - located at 766 PARADISE LANE, LEXINGTON, KY
Council District: 7
Project Contact: EA Partners

Note: The purpose of this plan is to depict the construction of 25 townhouses and extending Paradise Lane, in support of the requested zone change from a Single Family Residential (R-1B) zone to a Townhouse Residential (R-1T) zone.

The Technical Committee Recommended: **Postponement**. There are questions regarding proposed housing types, the proposed street not meeting public streets standards, and improvements to Paradise Lane.

1. Provided the Urban County Council approves the zone change to R-1T; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Addition of any existing and proposed utilities.
9. Addition of building coverage and floor area ratio in site statistics.
10. Remove extra parking per Article 16-5 (a)(3) of the Zoning Ordinance.
11. Addition of access easement note.
12. Discuss Units 10-15 not meeting the housing type for the requested zone (R-1T).
13. Discuss Paradise Lane extension and improvements.
14. Discuss stormwater detention.
15. Discuss Placebuilder criteria.

- c. PLN-MJDP-23-00070: GALBRAITH SUBDIVISION, LOTS 19 & 20 (12/31/2023)* - located at 760 & 762 FLORENCE AVENUE, LEXINGTON, KY
Council District: 2
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict the use of the site for a grocery store, in support of the requested zone change from a Two Family Residential (R-2) zone to a Neighborhood Business (B-1) zone.

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

1. Provided the Urban County Council approves the zone change to B-1; 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 landscaping buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
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 Capacity Assurance Program requirements, prior to plan certification.
10. Provided the Planning Commission approves the requested variance.
11. Discuss proposed access to adjacent community garden.
12. Discuss proposed seasonal activities.
13. Discuss Placebuilder criteria.

B. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS – None at this time.

C. COMMISSION ITEMS – None at this time.

D. POSTPONED AND CONTINUED ITEMS - Tentatively scheduled for the November 9, 2023 Planning Commission meeting.

1. PLN-FRP-23-00019: COLEMAN PROPERTY (CLARION CONVENTION CENTER) (AMD) (11/9/23)* – located at 1950 NEWTOWN PIKE, LEXINGTON, KY
Council District: 2
Project Contact: Thoroughbred Engineering
2. PLN-MJDP-23-00030: KINGSTON HALL, UNIT 1, LOT 8 (AMD) (11/9/2023)* - located at 1061 PROVIDENCE PLACE PARKWAY, LEXINGTON, KY
Council District: 12
Project Contact: Barrett Partners Inc.
3. PLN-MJDP-23-00050: WOLF RUN INDUSTRIAL PARK, BLOCK A, LOT 1 (FRANKFORT COURT STORAGE FACILITY) (AMD) (11/9/23)* - located at 2262 FRANKFORT COURT, LEXINGTON, KY
Council District: 11
Project Contact: RMJE
4. PLN-MJDP-23-00058: KINGSTON HALL, UNIT 2, LOT 4 (12/4/2023)* - located at 1171 PROVIDENCE PLACE PARKWAY, LEXINGTON, KY
Council District: 12
Project Contact: Barrett Partners Inc.
5. PLN-MJDP-23-00059: COLEMAN PROPERTY (NEWTOWN PIKE HAMPTON INN & SUITES) (AMD) (12/4/2023)* - located at 1880 NEWTOWN PIKE and 1480 COLEMAN COURT, LEXINGTON, KY
Council District: 2
Project Contact: Thoroughbred Engineering
6. PLN-MJDP-23-00064: BELMONT FARM (CITATION CENTRE) (AMD) (12/4/2023)* - located at 2450 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Vision Engineering

E. STAFF ITEMS – If any.

F. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....	November 2, 2023
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	November 9, 2023
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	November 16, 2023
Technical Committee, Wednesday, 8:30 a.m., 7th Floor Conference Room, Phoenix Building.....	November 29, 2023
Comprehensive Plan Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	November 30, 2023
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....	December 7, 2023