

AGENDA
SUBDIVISION COMMITTEE MEETING
January 4, 2024
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, December 20, 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 Poage, Division of Addressing; Scott Burton, Division of Waste Management; Boyd Sewe and Scott Thompson, Division of Planning; Chris Dent and Craig Prater, Division of Water Quality; and Will Hayes, Kentucky Utilities. Other staff members in attendance were Traci Wade, Tom Martin, Cheryl Gallt, Autumn Goderwis, Paula Schumacher, Shaun Denney, Doug Burton, Division of Engineering; 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. **PRELIMINARY SUBDIVISION PLAN** - None at this time.

2. **DEVELOPMENT PLANS** – Tentatively scheduled for the January 11, 2024, Planning Commission meeting.

- a. PLN-MJDP-23-00071: GIVENS PROPERTY, LOT 9 (CITATION POINT) (FIFTH THIRD BANK) (AMD) (2/25/24)* - located at 2365 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: BDHP Architecture

Note: The purpose of this amendment is to depict development of a bank on Lot 9.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Article 20 of the Zoning Ordinance, access to the dumpster, and timing of required infrastructure.

Should this plan be approved, the following conditions 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 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: 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.
14. Delete heavy dashed line along Stockton Way frontage.
15. Addition of building line and easement along Georgetown Road frontage.

16. Delete Article 18 notes 2-5.
17. Denote Royal Springs Aquifer Committee Recommendations on Lot 9 use.
18. Delete Note #23, and document account with Lynn Imaging.
19. Discuss landscaping and easement conflicts on Georgetown Road frontage.
20. Discuss compliance with Article 20 for useable open space.
21. Discuss timing of Georgetown Landscape Ordinance requirements.
22. Discuss location of dumpster.

- b. PLN-MJDP-23-00079: LAIL PROPERTY (2/25/24)* - located at 1551 GREENDALE ROAD, LEXINGTON, KY
Council District: 2
Project Contact: EA Partners

Note: The purpose of this amendment is to depict structure and lot layout.

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. Kentucky Transportation Cabinet's approval of access to Greendale and Spurr Roads.
14. 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.
15. Addition of purpose of plan.
16. Addition of dimensions for driveway off Spurr Road.
17. Denote height of building in feet and proposed use of building.
18. Denote Royal Springs Aquifer review date and recommendations.
19. Addition of species and size of trees per Article 26 of the Zoning Ordinance.
20. Addition of Floor Area Ratio and lot coverage in site statistics.
21. Depict proposed and existing easements.
22. Denote pedestrian connection to rights-of-way.
23. Discuss improvements to Greendale and Spurr Road and connection to sanitary sewers from preliminary development plan.
24. Discuss compliance with Article 20 for useable open space.

- c. PLN-MJDP-23-00080: NEWTOWN SPRINGS, UNIT 1, LOT 10 (2/25/24)* - located at 760 NEWTOWN SPRINGS, LEXINGTON, KY
Council District: 1
Project Contact: The Roberts Group

Note: The purpose of this amendment is to depict development on Lots 10 & 11.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Article 16 requirements.

Should this plan be approved, the following conditions 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 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: 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.
14. Correct floor area and floor area ratio in site statistics.
15. Dimension the proposed Kroger building and Wine & Spirits building.
16. Dimension/provide square footage for open space areas.
17. Denote height in feet for proposed building on Lot 11.
18. Denote Final Record Plat creating Lot 11 shall be recorded prior to certification of final development plan.
19. Provided the Planning Commission makes a finding that the development plan complies with Big Box design standards.
20. Denote Royal Spring Aquifer Committee review and recommendation.
21. Discuss purpose of Lot #12.
22. Discuss compliance with Article 16 requirements.
23. Discuss compliance with Article 12-8(c)(3) adjacent to R-1C Zone.
24. Discuss compliance with Article 12-8(h) multi-modal requirements.
25. Discuss access to Silver Springs Drive.
26. Discuss pedestrian access between Lots 10 & 11.
27. Discuss required parking landscape with pedestrian access as shown.
28. Discuss pedestrian access through parking lot per Big Box requirements.
29. Discuss proposed stormwater management and detention easement conflict.

3. ZONING DEVELOPMENT PLANS – None at this time.

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 January 11, 2024, Planning Commission meeting.

1. PLN-MJDP-23-00050: WOLF RUN INDUSTRIAL PARK, BLOCK A, LOT 1 (FRANKFORT COURT STORAGE FACILITY) (AMD) (1/11/24)* - located at 2262 FRANKFORT COURT, LEXINGTON, KY
Council District: 11
Project Contact: RMJE

2. PLN-MJDP-23-00076: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON (AMD) (2/4/24)* - located at 4085 HARRODSBURG ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

- Tentatively scheduled for the January 25, 2024, Planning Commission meeting.
3. PLN- MJDP-23-00066: PLEASANT RIDGE SUBDIVISION, LOT 127 (CAREFREE VILLAGE) (1/25/2024)* - located at 766 PARADISE LANE, LEXINGTON, KY
Council District: 7
Project Contact: EA Partners

- Tentatively scheduled for the February 8, 2024, Planning Commission meeting.
4. PLN-MJDP-23-00064: BELMONT FARM (CITATION CENTRE) (AMD) (2/8/2024)* - 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.....January 4, 2024
Subdivision Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**January 11, 2024**
Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....January 18, 2024
Technical Committee, Wednesday, 8:30 a.m., 7th Floor Conference Room, Phoenix Building.....January 24, 2024
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**January 25, 2024**
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....February 1, 2024