

AGENDA
SUBDIVISION COMMITTEE MEETING
February 1, 2024
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, January 24, 2024 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Eric Sutherland, and Ben Cornett, Division of Environmental Services; Greg Lengal and Embry Beaty Division of Fire; David Filiatreau, Division of Traffic Engineering; Rob Poage, Division of Addressing; Scott Burton, Division of Waste Management; Scott Thompson, Division of Planning; 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, Daniel Crum, James Mills, Paula Schumacher, Shaun Denney, 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. **FINAL SUBDIVISION PLANS** - Tentatively scheduled for the February 8, 2024 Planning Commission meeting.

- a. PLN-FRP-24-00001: GRAVES FAMILY PROPERTY (4/1/24)* – located at 5081 WINCHESTER ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Wes Witt

Note: The purpose of this plat is to subdivide one agricultural tract into 2 tracts.

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

The Technical 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. Department of Environmental Quality's approval of environmentally sensitive areas.
5. Addition of utility easements as required by the utility companies.
6. Denote Heath Department approval for septic tanks required at time of building permit for Lot 2.
7. Denote floodplain and 25' setback.
8. Denote owners mailing address.

2. **PRELIMINARY SUBDIVISION PLAN** - Tentatively scheduled for the February 8, 2024 Planning Commission meeting.

- a. PLN-MJSUB-24-00001: QUINTANA ESTATES (4/1/24)* – located at 2400 & 2450 PARIS PIKE, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this plan is to subdivide the property into 55 single-family lots.

The Technical Committee Recommended: **Postponement**. There are questions regarding submittal of required tree protection plan, cross-access street connections, and street adjacent to the public park. Additionally, the recommendation of the Paris Pike Corridor Commission should be discussed.

Should this plan be considered, the following conditions should be considered:

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 area(s) and required street tree information.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote lineal feet of streets.
11. Denote private utility providers.
12. Delete Note #2.
13. Submit required tree protection plan.
14. Discuss stormwater management.
15. Discuss sanitary sewer service.
16. Discuss buffering adjacent to Paris Pike right-of-way.
17. Discuss timing of cabin relocation.
18. Discuss recommendation of the Paris Pike Corridor Commission.
19. Discuss cross-access connections to adjoining parcels and for access to public park per Article 6-8 of the Land Subdivision Regulations.

3. **DEVELOPMENT PLANS** – Tentatively scheduled for the February 8, 2024 Planning Commission meeting.

- a. PLN-MJDP-23-00083: JERRICO INC. PROFESSIONAL OFFICE PROJECT, LOT 2 (AMD) (4/1/24)* - located at 3475 BLAZER PARKWAY, LEXINGTON, KY
Council District: 7
Project Contact: Bank Engineering

Note: The purpose of this amendment is to add 22 parking spaces and revise open space in site statistics.

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. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Greenspace planner's approval of the treatment of greenways and greenspace.
7. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
8. 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.
9. Denote location for construction vehicle access.
10. Discuss compliance with Article 18 requirements for new parking lot.

- b. PLN-MJDP-23-00084: BELMONT FARM, UNIT 7 (COVENTRY) (AMD) (4/1/24)* - located at 2329 REMINGTON WAY, LEXINGTON, KY

Council District: 2
Project Contact: Banks Engineering

Note: The purpose of this amendment is to depict revised apartment layout and associated site improvements.

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: 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. Addition of all zone lines for R-3, R-4, I-1, P-1, & B-6P.
15. Complete Huntley Place on vicinity map.
16. Label Gatton Way across Remington Way.
17. Dimension drive lanes on entrance from Remington Way.
18. Dimension pool, pool house, and garages, including height of buildings.
19. Addition of building coverage in site statistics.
20. Correct spelling in Note #14.
21. Denote number of bedrooms in site statistics.
22. Denote review and recommendation by Royal Springs Aquifer Committee.
23. Discuss location of bicycle parking and storage per Article 16-12 of the Zoning Ordinance.
24. Discuss compliance with Articles 16 and 18 requirements for parking location.

- c. PLN-MJDP-24-00001: RAMSEY SULLIVAN PROPERTY, UNIT 3, LOT 1 (AMD) (4/1/24)* - located at 2530 KEARNEY RIDGE BOULEVARD, LEXINGTON, KY

Council District: 2
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict building layout, accessory drive-through, gas pumps, EV charging stations, and parking circulation.

The Technical Committee Recommends: **Postponement**. There are questions regarding meeting Article 8, 16, & 26 requirements.

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. Remove access to Georgetown Road.
 15. Denote location for construction vehicle access.
 16. Addition of street cross-section location on plan face.
 17. Addition of zone-to-zone screening buffer.
 18. Remove driveway easement out of detention behind structure.
 19. Addition of proposed and existing easements, including 25' floodplain setback.
 20. Addition of tree protection plan per Article 26 of the Zoning Ordinance.
 21. Denote maintenance responsibility for detention basin on Lot 1 per Plat N-20.
 22. Addition of Columbia Gas easement per plat N-20.
 23. Addition of flood protection elevation note per plat N-20.
 24. Denote review and recommendation of the Royal Springs Aquifer Committee.
 25. Denote pedestrian access for all points of egress.
 26. Discuss meeting the 10'-20' building line setback off Kearney Ridge and Georgetown Road per Article 8-16 of the Zoning Ordinance.
 27. Discuss compliance with Articles 16 & 18 for a corner lot.
 28. Discuss drive-through conflicts existing into parking area.
 29. Discuss exit spacing on Kearney Ridge Boulevard.
- d. PLN-MJDP-24-00002: JONES/COTRELL PROPERTY & JOYLAND CROSSING, LLC (JOYLAND CROSSING APARTMENTS) (AMD) (4/1/24)* - located at 2200 OLD PARIS ROAD & 2324 PARIS PIKE, LEXINGTON, KY
Council District: 12
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict multi-family development of the property.

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

1. Provided the Urban County Council approves a zone change to the R-4 zone, otherwise the plan shall be 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. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
9. Greenspace planner's approval of the treatment of greenways and greenspace.
10. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
11. Division of Waste Management's approval of refuse collection locations.
12. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
13. United States Postal Service Office's approval of kiosk locations or easement.
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. Clearly delineate mail area on plan face.
16. Dimension driveways into parking garages.

17. Addition of landscape buffer detail for adjacent property.
18. Addition of buffer detail for Paris Pike frontage.
19. Provide exhibit illustrating compliance with multi-family design guidelines.
20. Discuss access to Paris Pike.

- e. PLN-MJDP-24-00004: RAMSEY SULLIVAN PROPERTY, PHASE 3, LOT 3 (4/1/24)* - located at 2601 SPURR ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Commonwealth Design

Note: The purpose of this plan is to depict development for the property as a construction equipment dealer.

The Technical Committee Recommended: **Postponement**. There are questions regarding access spacing along Spurr Road and timing of Spurr Road improvements. Additionally, the plan should include all of Phase 3 area.

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. Denote pedestrian access from building to right-of-way.
15. A consolidation plat must be recorded prior to development plan certification.
16. Denote review by Royal Springs Aquifer Committee date and recommendations.
17. Dimension all existing and proposed easements.
18. Discuss plan type and need to amend Preliminary Subdivision Plan.
19. Discuss proposed one-way access point.
20. Discuss the status of required traffic system improvements.
21. Discuss Note #22 relative to reference on the face of the plan (30' buffer along northern property line).
22. Discuss conflict with conditional zoning restrictions.

4. ZONING DEVELOPMENT PLANS – Tentatively scheduled for the February 22, 2024 Planning Commission meeting.

- a. PLN-MJDP-23-00082: WARFIELD BELL SUBDIVISION (FOR FOX SAKE PROPERTY) (4/1/24)* - located at 469 & 471 JEFFERSON STREET, LEXINGTON, KY
Council District: 1
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to use the existing building as a restaurant and add a patio, in support of the requested zone change from a Light Industrial (I-1) 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. Urban Forester's approval of Tree Preservation Plan.
6. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
7. Revise name to match staff report.
8. Denote final record plat information.
9. Discuss Placebuilder criteria.

- b. PLN-MJDP-24-00005: KIDWELL & OTIS PROPERTY (GOLF VIEW ESTATES) (4/1/24)* - located at 802 & 804 GOLFOVIEW DRIVE, LEXINGTON, KY
Council District: 11
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a townhome development of 10 units, in support of the requested zone change from a Single-Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone.

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

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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Correct plan title to match staff report.
9. Addition of bearings and distance on property boundaries.
10. Denote location of construction vehicle access.
11. Addition of proposed and existing easements.
12. Addition of driveway and parking space width dimensions.
13. Provided the Planning Commission grants the requested variance to the floodplain setback.
14. Discuss location of dumpster in FEMA floodplain.
15. Discuss Placebuilder criteria.

- c. PLN-MJDP-24-00005: ARTHUR E. ABSHIRE PROPERTY (LEXINGTON CUT STONE & MARBLE TILE CO.) (AMD) (4/1/24)* - located at 262-276 MIDLAND AVENUE & 604-610 WINCHESTER ROAD, LEXINGTON, KY
Council District: 3
Project Contact: Prime AE

Note: The purpose of this plan is to depict the development of the site for multi-family units, in support of the requested zone change from a Light Industrial (I-1) zone to a Downtown Frame Business (B-2A) zone.

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

1. Provided the Urban County Council approves the zone change to B-2A; 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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Dimension buildings A & B.
9. Dimension drive aisles in parking garages and surface lot.
10. Identify use of area between Building B and surface parking.
11. Dimension proposed dog run.
12. Delete required parking information.
13. Delete required additional front yard information.
14. Correct zone information in site statistics and denote existing zoning on plan face.
15. Provide documentation regarding proposed ground floor activation for parking per Article 16-11.
16. Denote location of bicycle parking.
17. Discuss compliance with Articles 16-6 and 16-11 the B-2A zone.
18. 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 **February 8**, 2024 Planning Commission meeting.

1. 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
2. PLN-MJDP-23-00076: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON (AMD) (2/8/24)* - located at 4085 HARRODSBURG ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering
3. 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

- Tentatively scheduled for the **March 14**, 2024, Planning Commission meeting.

5. PLN-MJDP-23-00050: WOLF RUN INDUSTRIAL PARK, BLOCK A, LOT 1 (FRANKFORT COURT STORAGE FACILITY) (AMD) (4/11/24)* - located at 2262 FRANKFORT COURT, LEXINGTON, KY
Council District: 11
Project Contact: RMJE

E. STAFF ITEMS – If any.

F. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....February 1, 2024
Subdivision & ND-1 Overlay Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**February 8, 2024**
 Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....February 15, 2024
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**February 22, 2024**
 Technical Committee, Wednesday, 8:30 a.m., 7th Floor Conference Room, Phoenix Building.....February 28, 2024
 Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....February 29, 2024
 Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....March 7, 2024