

AGENDA
SUBDIVISION COMMITTEE MEETING
March 7, 2024
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, February 28, 2024 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Eve Miller, 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 and Boyd Sewe, Division of Planning; Craig Prater and Chris Dent, Division of Water Quality; and Autumn Dmytrewycz, Columbia Gas. Other staff members in attendance were Traci Wade, Tom Martin, Cheryl Gallt, Autumn Goderwis, Daniel Crum, 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. **DEVELOPMENT PLANS** – Tentatively scheduled for the **March 14**, 2024 Planning Commission meeting.
 - a. PLN-MJDP-24-00006: GIVENS PROPERTY, LOT 10 (VALVOLINE INSTANT OIL CHANGE) (AMD) (5/5/24)* - located at 2210 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: HFA-AE, Ltd.

Note: The purpose of this plan is to depict development of Lot 10.

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 information from certified final development plan(s) [MJDP-23-00065 (Lot 2) and MJDP-23-00071(Lot 9)].
15. Delete dashed line adjacent to property line.
16. Revise parking area to meet interior landscape island requirements of Article 16 of the Zoning Ordinance.
17. Provide exhibit demonstrating compliance with open space requirements of Article 20 of the Zoning Ordinance.

18. Denote review and recommendation of Royal Springs Aquifer Committee for Lot 10.
19. Dimension building.
20. Delete copyright information.
21. Add notes #24 and #25 from previously approved final development plan
22. Discuss proposed access to Stockton Way.
23. Discuss timing of Georgetown Road Landscape Ordinance implementation.

- b. PLN-MJDP-24-00009: RIDDELL PLAZA LOT 3 (PARKER PROPERTY) (AMD) (5/5/24)* - located at 1100, 1108, 1112 SOUTH BROADWAY, 351 BURLEY AVENUE, and 250 SIMPSON AVENUE LEXINGTON, KY
Council District: 2
Project Contact: Vision Engineering

Note: The purpose of this plan is to add square footage to the proposed building.

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. Provide exhibit demonstrating compliance with open space requirements of Article 20 of the Zoning Ordinance.
15. Denote a minor easement plat shall be revised prior to a building permit for 1108 South Broadway.
16. Denote front yard setback along Simpson Avenue.
17. Correct purpose of amendment to say "increase".
18. Discuss consolidation of lots to eliminate building code issue.
19. Discuss status of compliance with Floodplain Appeals Committee conditions of approval for Article 19 variance.

- c. PLN-MJDP-24-00010: DISTILLERY DISTRICT- WEST UNIT 1 (AMD) (5/5/24)* - located at 1158-1170 & 1186-1228 (even only) MANCHESTER STREET, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

Note: The purpose of this plan is to add 4,500 square foot building on 1158 Manchester Street and revise use of building on 1170 Manchester Street.

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

The Technical Committee Recommended: **Postponement**. There are questions regarding compliance with Article 19 of the Zoning Ordinance.

Should this plan be approved, the following requirements 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 internal pedestrian system.
 15. Add all notes from previous plan and changes to 1224 Manchester Street (MNDP-22-00006).
 16. Denote pedestrian access to right-of-way.
 17. Clarify site statistics.
 18. Clarify area around building entrance and drop off on eastern side of warehouse structure on 1170 Manchester Street
 19. Dimension proposed building.
 20. Withdraw MJDP-22-00045 prior to Planning Commission approval.
 21. Discuss compliance with storage restrictions of Article 19 of the Zoning Ordinance.
 22. Discuss proposed 33-40' access drive widths.
 23. Discuss proposed retail use in new building.
 24. Discuss angled vehicle parking along east side of property.
 25. Discuss proposed compliance with new construction requirements of Article 19 of the Zoning Ordinance.
- d. PLN-MJDP-24-00011: IDLE HOUR SUBDIVISION, UNIT 1, SECTION 2, TRACT A (AMD) (5/5/24)* - located at 2041 RICHMOND ROAD, LEXINGTON, KY
Council District: 5
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict redevelopment of the lot with a restaurant and bank.

The Technical Committee Recommended: Postponement. There are questions regarding Article 8-16 for B-1 zone setbacks and Articles 16, 18, & 20 for parking landscaping, and open space.

Should this plan be approved, the following requirement 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. 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. Correct plan title to match staff report.
13. Addition of bearings and distances.
14. Addition of record plat designation.
15. Dimension buildings, sidewalks, and egress point in rear of lot.
16. Denote location of access for construction vehicles.
17. Addition of lot coverage and building square footage in site statistics.
18. Addition of existing and proposed easements.
19. Addition of provided parking spaces in the site statistics.
20. Discuss location of buildings to meet B-1 zone setback requirements.
21. Discuss meeting requirements of Articles 16 and 18.
22. Provide exhibit documenting compliance with open space requirements of Article 20 of the Zoning Ordinance.

- e. PLN-MJDP-24-00013: COLDSTREAM RESEARCH CAMPUS, UNIT 3, LOT 27 (PIRAMAL LEAP PROJECT) (5/5/24)* - located at 1651 MCGRANTHIANA PARKWAY, LEXINGTON, KY
Council District: 2
Project Contact: Thoroughbred Engineering

Note: The purpose of this plan is to depict new development on the property with a structure and parking.

The Technical Committee Recommended: **Postponement.** There are questions regarding meeting the requirements of Articles 16, 18, & 20 as well as the proposed use of the building.

Should this plan be approved, the following requirements 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. Remove copyright note.
14. Correct plan title to match staff report.
15. Replace PVA information with cabinet slide number M-32.
16. Addition of property owners to the west of the property.
17. Remove gray shading from plan.
18. Addition of final development plan information for adjacent lot (MJDP-20-00013).
19. Remove line stating, "proposed limit of disturbance".
20. Depict access points on the other side of McGranthiana Parkway.
21. Remove information for maximum height of building and Floor Area Ratio in site statistics.
22. Denote proposed use in site statistics.
23. Denote Flood Protection Elevation from plat M-32.
24. Denote review and recommendations of the Royal Springs Aquifer Committee.
25. Correct tree canopy calculated on total acreage of lot.
26. Addition of all general notes and special notes from previous plan (MJDP-20-00013).
27. Addition of supportive use table from plan MJDP-20-00034.
28. Discuss conflict with transformer and generator pad vs. utility easements.
29. Discuss compliance with Articles 16, 18, & 20 for parking, landscaping, and open space.

- f. PLN-MJDP-24-00014: FIRST UNITED METHODIST CHURCH (5/5/24)* - located at 200 W. HIGH STREET, LEXINGTON, KY
Council District: 3
Project Contact: Thoroughbred Engineering

Note: The purpose of this plan is to depict additional building square footage and stormwater improvements to the parking.

The Technical Committee Recommended: **Postponement.** There are questions regarding meeting the requirements of Articles 16, 18, & 20.

Should this plan be considered, the following requirements 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. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
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. Remove copyright note.
13. Correct plan title to match staff report.
14. All property boundaries should be solid dark lines.
15. Indicate site area on vicinity plan face.
16. Dimension all buildings, playground area, sidewalks, and access points.
17. Denote building square footage, lot coverage, height, floor area, and use on the property in the site statistics.
18. Addition of proposed and existing easements.
19. Label species of trees and depict Tree Protection Area on map.
20. Denote location and height of wall.
21. Addition of zoning line information.
22. Denote property has an H-1 overlay in the site statistics.
23. Addition of Conditional Zoning Restrictions per ZDP 2008-147.
24. Addition of zone-to-zone screening note per ZDP 2008-147.
25. Remove area of amendment dash line and note in site statistics.
26. Correct calculation of open space required for the whole property acreage.
27. Discuss compliance with Articles 16, 18, & 20 for parking, landscaping, and open space.

2. **ZONING DEVELOPMENT PLANS** – Tentatively scheduled for the **March 28**, 2024 Planning Commission meeting.

- a. PLN-MJDP-24-00007: ALEXANDRIA STORAGE (5/5/24)* - located at 1120 ALEXANDRIA DRIVE, LEXINGTON, KY
Council District: 11
Project Contact: Eagle Engineering

Note: The purpose of this plan is to depict development of a warehouse and associated parking lot on the site, in support of the requested zone change from an Agricultural Rural (A-R) zone to a Light Industrial (I-1) zone.

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

1. Provided the Urban County Council approves the zone change to I-1; 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. Denote lot coverage and Floor Area Ratio per Article 21 requirements.
9. Denote building height in feet in site statistics.
10. Discuss stormwater detention quality requirements.
11. Discuss access easement from Enterprise Court.
12. Discuss Placebuilder criteria.

- b. PLN-MJDP-24-00008: PLEASANT RIDGE SUBDIVISION, LOT 127 (5/5/24)* - located at 2156, 2176, 2184 LIBERTY ROAD, & 766 PARADISE LANE, LEXINGTON, KY
Council District: 7
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict apartments, parking, & community open space in support of the requested zone change from 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. Depict all boundary lines with bearings and distance.
8. Denote: This property to be consolidated prior to certification of the final development plan.
9. Complete vicinity map including property to be rezoned.
10. Addition of sanitary sewer easement, Book 3627, Page 675, with LFUCG.
11. Resolve terminus for Paradise Lane, pedestrian connection, street improvements, and emergency access.
12. Resolve stormwater management and vegetated buffer at the time of final development plan.
13. Discuss Placebuilder criteria.

- c. PLN-MJDP-24-00012: EAST HILLS SUBDIVISION, UNIT 5-D (AMD) (5/5/24)* - located at 592 EUREKA SPRINGS DRIVE, LEXINGTON, KY
Council District: 5
Project Contact: Thoroughbred Engineering

Note: The purpose of this plan is to depict the expansion of an existing structure on the site, in support of the requested zone change from a Professional Office (P-1) zone to a Planned Neighborhood Residential (R-3) zone.

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

1. Provided the Urban County Council approves the zone change to R-3; 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. United States Postal Service Office's approval of kiosk locations or easement.
7. Revise plan title to match staff report.
8. Revise plan type from major to preliminary.
9. Dimension existing building.
10. Dimension parking lot, spaces, and access.
11. Dimension future patio and sidewalk.
12. Remove copyright in information in title block.
13. Delete 5' setback.
14. Clarify Kentucky Utility easement boundary.
15. Delete Notes #10, 11, 12, & 13.
16. Denote Floor Area Ratio (FAR) per Article 21 requirements.
17. Provide exhibit demonstrating compliance with open space requirements of Article 20 of the Zoning Ordinance.
18. Discuss compliance with zone-to-zone buffer requirements of Article 18 of the Zoning Ordinance.
19. Discuss Placebuilder criteria.

3. **REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS** – Tentatively scheduled for the **March 14, 2024** planning commission meeting.

- a. PLN-MJSUB-19-00003: TUSCANY, UNIT 11, PHASE 2 (5/20/24)* - located at 1970 WINCHESTER ROAD, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners
- b. PLN-MJSUB-19-00005: TUSCANY, UNIT 14 (5/20/24)* - located at 1970 WINCHESTER ROAD & 2599 OLD ROSEBUS ROAD (a portion of), LEXINGTON, KY
Council District: 6
Project Contact: EA Partners

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS

1. Preliminary Subdivision Plan - Tentatively scheduled for the **March 14, 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
2. Development Plans - Tentatively scheduled for the **March 14, 2024** Planning Commission meeting.
 - b. PLN-MJDP-23-00050: WOLF RUN INDUSTRIAL PARK, BLOCK A, LOT 1 (FRANKFORT COURT STORAGE FACILITY) (AMD) (3/14/24)* - located at 2262 FRANKFORT COURT, LEXINGTON, KY
Council District: 11
Project Contact: RMJE

- c. PLN-MJDP-23-00064: BELMONT FARM (CITATION CENTRE) (AMD) (3/14/2024)* - located at 2450 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Vision Engineering
 - d. PLN-MJDP-23-00076: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON (AMD) (3/14/24)* - located at 4085 HARRODSBURG ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering
 - e. 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
 - f. 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
 - g. 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
3. Zoning Development Plan - Tentatively scheduled for the **March 28**, 2024 Planning Commission meeting.
- h. PLN-MJDP-23-00003: KIDWELL & OTIS PROPERTY (GOLF VIEW ESTATES) (4/1/24)* - located at 802 & 804 GOLFVIEW DRIVE, LEXINGTON, KY
Council District: 11
Project Contact: Barrett Partners, Inc.

D. STAFF ITEMS – If any.

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....March 7, 2024
Subdivision Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**March 14, 2024**
Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....March 21, 2024
Technical Committee, Wednesday, 8:30 a.m., 7th Floor Conference Room, Phoenix Building.....March 27, 2024
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**March 28, 2024**
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....April 4, 2024