

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
March 14, 2024

- 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 February 8, 2024 minutes will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponements and withdrawals will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, March 7, 2024 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Bruce Nicol, Janice Meyer, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Tom Martin, Daniel Crum, Cheryl Gallt, James Mills, Boyd Sewe, Paula Schumacher, Greg Lengal and Embry Beaty; 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.

1. **Final Subdivision Plans** – None at this time

2. **Preliminary Subdivision Plans**

- a. PLN-MJSUB-19-00003: TUSCANY, UNIT 14 (5/20/24)* - located at 1970 WINCHESTER ROAD LEXINGTON, KY
Council District 12
Project Contact: EA Partners

Note: The applicant submitted a request for an extension on February 20, 2024. The Planning Commission approved this plan on March 14, 2019, 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. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s) and required street tree information.
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. United States Postal Service Office's approval of kiosk locations.
9. Addition of property owner's name on the adjacent floodplain property.
10. Denote pedestrian access easement within Lot 103 (HOA lot).

The Subdivision Committee Recommended: **Disapproval** of the requested 1-year extension because the applicant has not submitted necessary documentation in order for the Planning Commission to find that progress has been made in the physical construction of improvements for the subdivision as required by Article 4-4(d)(1) of the Land Subdivision Regulations.

- b. PLN-MJSUB-19-00005: TUSCANY, UNIT 11, PHASE 2 (5/20/24)* - located at 1970 WINCHESTER ROAD LEXINGTON, KY
Council District 12
Project Contact: EA Partners

Note: The applicant submitted a request for an extension on February 20, 2024. The Planning Commission approved this plan on March 14, 2019, 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. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s) and required street tree information.
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. United States Postal Service Office's approval of kiosk locations.
9. Addition of property owner's name on the adjacent floodplain property.
10. Denote pedestrian access easement within Lot 103 (HOA lot).

The Subdivision Committee Recommended: **Disapproval** of the requested 1-year extension because the applicant has not submitted necessary documentation in order for the Planning Commission to find that progress has been made in the physical construction of improvements for the subdivision as required by Article 4-4(d)(1) of the Land Subdivision Regulations.

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

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

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

The Subdivision Committee Recommended: **Postponement.** There are questions regarding the 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. Discuss stormwater management.
11. Discuss sanitary sewer service.
12. Discuss buffering adjacent to Paris Pike right-of-way.
13. Discuss recommendation of the Paris Pike Corridor Commission.
14. Discuss access to public park per Article 6-8 of the Land Subdivision Regulations.

3. Development Plans

- a. PLN-MJDP-23-00050: WOLF RUN INDUSTRIAL PARK, BLOCK A, LOT 1 (FRANKFORT COURT STORAGE FACILITY) (AMD) (3/12/24)* - located at 2262 FRANKFORT COURT, LEXINGTON, KY
Council District: 11
Project Contact: RMJE

Note: The purpose of this amendment is to depict layout and circulation for 53 storage units.

Note: The Planning Commission postponed this item at the September 14, 2023 and October 12, 2023, December 14, 2023, and January 11, 2024 meetings.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding meeting Article 21 of the Zoning Ordinance and Old Frankfort Pike Landscape Ordinance.

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.
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.

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

13. Addition of written scale.
14. Correct plan title to match staff report.
15. Correct plan type "Amended Final Development".
16. Boundaries of property should be solid bold line and adjacent property boundaries should be dashed.
17. Addition of adjacent property information.
18. Dimension access points and parking.
19. Denote height of building in feet.
20. Denote the DBH (diameter at breast height) of all trees per Article 26 of the Zoning Ordinance.
21. Denote farm entrance from Old Frankfort Pike to be removed.
22. Discuss the type and size of oak tree(s) on plan.
23. Discuss Old Frankfort Pike Landscape Ordinance relationship to open usable space.
24. Discuss how to resolve conflict between building and retention easement.
25. Discuss gates to be located 40' from property boundary.

- b. PLN-MJDP-23-00064: BELMONT FARM (CITATION CENTRE) (AMD) (3/14/2023)* - located at 2450 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict 66,070 square feet of commercial space and parking circulation.

Note: The Planning Commission postponed this item at the October 12, 2023, November 9, 2023, December 14, 2023, January 11, 2024, and February 8, 2024 meetings.

The Subdivision Committee Recommended: **Postponement.** The proposed development does not comply with Article 12 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. Addition of purpose of amendment note.
14. Addition of conditional zoning restrictions.
15. Correct plan title to match staff report.
16. Improve plan legibility for bearings and distances.
17. Addition of record plat information.
18. Addition of topography elevations on amendment.
19. Addition of dimensions on access points.
20. Denote construction access point.
21. Addition of street cross-section and location on plan face.
22. Addition of building line setback per plat M-165.
23. Consolidation of property to create one lot.
24. Addition of proposed and existing easements.
25. Denote review and recommendations for the Royal Springs Aquifer recharge area.
26. Denote plan shall comply with Georgetown Road Landscape Ordinance.

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

27. Addition of pedestrian access between structures for multi-modal accommodations per Article 12-8(h) of the Zoning Ordinance.
28. Addition of arterial screening easement along Citation Boulevard.
29. Denote the maintenance responsibility of walking trail.
30. Discuss the proposed access to Citation Boulevard.
31. Discuss compliance with B-6P zone minimum floor area ratio of 0.40.

- c. 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

Note: The purpose of this amendment is to depict retail buildings and development of 14 townhomes and 7 single family detached residential lots.

Note: The Planning Commission postponed this item at the December 14, 2023, January 11, 2024, February 8, 2024, and February 22, 2024 meetings.

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. United States Postal Service Office's approval of kiosk locations or easement.
13. Addition of the number of HOA lots in site statistics.
14. Addition of vegetated and usable open space in site statistics.
15. Provided the Planning Commission makes a finding for the use of access easement.
16. Revise type of plan to a preliminary subdivision plan and amended final development plan for Syrnga Drive.
17. Resolve pairing of driveways per Article 16-5(b)(3) of the Zoning Ordinance for attached dwelling units.
18. Discuss compliance with Articles 16, 18 & 20 of the Zoning Ordinance.

- d. 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.

Note: The Planning Commission postponed this item at the February 8, 2024 Planning Commission meeting.

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

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

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. Correct plan title to match staff report.
14. Addition of name and address of developer.
15. Correct Commission Certification approval date.
16. Addition of tree protection plan per Article 26 of the Zoning Ordinance listing type and size of trees.
17. Addition of flood protection elevation note per plat N-20.
18. Denote review and recommendation of the Royal Springs Aquifer Committee.
19. Denote pedestrian access for all points of egress/ingress.

- e. 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.

Note: The Planning Commission postponed this item at the February 8, 2024 Planning Commission meeting.

The Subdivision Committee Recommended: **Postponement**, by request of the applicant.

The Technical Committee Recommended: **Approval**, subject to 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. Addition of landscape buffer detail for adjacent property.
15. Provide exhibit illustrating compliance with multi-family design guidelines.
16. Resolve access to Paris Pike.

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

- f. 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 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. United States Postal Service Office's approval of kiosk locations or easement.
13. A consolidation plat must be recorded prior to development plan certification.
14. Denote review by Royal Springs Aquifer Committee date and recommendations.
15. Resolve proposed one-way access point.
16. Discuss the status of required traffic system improvements.
17. Discuss conflict with conditional zoning restrictions.
18. Discuss location of internal access easements/connection to Lot 4.
19. Discuss compliance with Vehicular Use Area (VUA)/paving requirements per Article 16 of the Zoning Ordinance.

- g. 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 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. United States Postal Service Office's approval of kiosk locations or easement.

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

13. Addition of information from final development plan MJDP-23-00071(Lot 9), if certified prior to this plan.
14. Improve legibility of development plan and ensure plan is to scale.
15. Revise parking area to meet interior landscape island requirements of Article 16 of the Zoning Ordinance.
16. Provide exhibit demonstrating compliance with open space requirements of Article 20 of the Zoning Ordinance.
17. Denote review and recommendation of Royal Springs Aquifer Committee for Lot 10.
18. Add notes #24 and #25 from previously approved final development plan.
19. Resolve proposed access to Stockton Way.

- h. 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 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. United States Postal Service Office's approval of kiosk locations or easement.
13. Provide exhibit demonstrating compliance with open space requirements of Article 20 of the Zoning Ordinance.
14. Denote: Requirements established by the signed Memorandum of Understanding (MOU) related to Floodplain Appeals Committee action shall be documented and/or completed prior to occupancy of the property at 1108 South Broadway.

- i. 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 Subdivision 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.

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

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.

- j. 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 Subdivision 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. Addition of existing and proposed easements.
13. Provide exhibit documenting compliance with open space requirements of Article 20 of the Zoning Ordinance.

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

14. Discuss location of buildings to meet B-1 zone setback requirements.
15. Discuss meeting requirements of Articles 16 and 18.

- k. 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 Subdivision 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.

- l. 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.

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

The Subdivision 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.

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

A. INITIATION OF A ZONING ORDINANCE TEXT AMENDMENT – The staff will request Planning Commission initiation of a text amendment to the Zoning Ordinance with regard to medicinal cannabis business regulations in response to adoption of KRS 218B. The staff is preparing the required mailings in order to hold a public hearing as early as May 2024.

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

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

be no issuance of the Notice to Proceed, as outlined in section 4-5(d), until the Planning Commission meeting is complete.

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 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 February and March**

Work Session, Thursday, 1:30 p.m., 3 rd 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., 2 nd Floor Council Chambers, Government Center.....	March 28, 2024
Subdivision Committee, Thursday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....	April 4, 2024
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....	April 4, 2024
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	April 11, 2024

X. **ADJOURNMENT**

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