

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

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, March 27, 2024 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Demitria Kimball, 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, Boyd Sewe, and Eve Miller Division of Planning; Craig Prater and Chris Dent, 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, 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** – None at this time.

2. **PRELIMINARY SUBDIVISION PLANS** - Tentatively scheduled for the **April 11**, 2024 Planning Commission meeting.

- a. PLN-MJSUB-24-00002: TUSCANY, UNIT 11 (AMD) (6/2/24)* – located at 2599 OLD ROSEBUD ROAD & 1970 WINCHESTER ROAD, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners

Note: The purpose of this plan is to revise layout with 65' wide lots on remaining section.

The Technical Committee Recommended: **Postponement**. There are questions regarding meeting the requirements of Article 20 of the Zoning Ordinance.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm, 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. 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. Addition of name and address of developer.
 9. Vicinity sketch oriented in same direction as lotting scheme.
 10. Resolve location of natural gas transmission pipeline within the development.
 11. Discuss location of common open space for 25+ dwelling units per Article per Article 20 of the Zoning Ordinance.
 12. Discuss location of access to the HOA areas.
- b. PLN-MJSUB-24-00003: TUSCANY, UNIT 11, PHASE 2 (AMD) (6/2/24)* – located at 1970 WINCHESTER ROAD, LEXINGTON, KY

Council District: 6
Project Contact: EA Partners

Note: The purpose of this plan is to revise layout with 65' wide lots.

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

1. Urban County Engineer's acceptance of drainage, storm, 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. 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. Addition of name and address of developer.
9. Revise vicinity sketch to be oriented in same direction as lotting scheme.
10. Denote proposed width of pedestrian access easement.
11. Correct number of Note 4 in general notes.
12. Resolve location of natural gas transmission pipeline within the development.
13. Discuss lotting pattern proposed on Villa Medici cul-de-sac.
14. Discuss location and timing of proposed trail per ZDP2003-63.

- c. PLN-MJSUB-24-00004: TUSCANY, UNIT 12 (AMD) (6/2/24)* – located at 2599 OLD ROSEBUD ROAD & 1970 WINCHESTER ROAD, LEXINGTON, KY

Council District: 6
Project Contact: EA Partners

Note: The purpose of this plan is to revise the layout with 55' lots on remaining sections.

The Technical Committee Recommended: **Postponement**. There are questions regarding meeting the requirements of Article 20 of the Zoning Ordinance.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm, 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. 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. Addition of the name and address of developer.
9. Vicinity sketch oriented in the same direction as lotting scheme.
10. Depict location of trail on Mezner Way.
11. Clarify 15' permanent storm sewer and drainage easement behind Lots 45 & 46 on Piero Way.
12. Clarify 30' sanitary sewer easement in floodplain.
13. Resolve location of natural gas transmission pipeline within the development.
14. Discuss location of common open space for 25+ dwelling units per Article 20 of the Zoning Ordinance.
15. Discuss location and timing of proposed trail per ZDP 2003-63.

3. DEVELOPMENT PLANS – Tentatively scheduled for the **April 11, 2024** Planning Commission meeting.

- a. PLN-MJDP-24-00015: TERRACE VIEW SUBDIVISION, UNIT 2B (6/2/24)* - located at 1702 VERSAILLES ROAD, LEXINGTON, KY

Council District: 11
Project Contact: EA Partners

Note: The purpose of this plan is to depict apartment building development on the lot.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscaping buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Greenspace planner's approval of the treatment of greenways and greenspace.
 8. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 9. Division of Waste Management's approval of refuse collection locations.
 10. 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. 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.
 13. Discuss proposed dumpster location.
- b. PLN-MJDP-24-00016: TUSCANY, UNIT 13 (AMD) (6/2/24)* - located at 1970 WINCHESTER ROAD, LEXINGTON, KY
Council District:6
Project Contact: EA Partners

Note: The purpose of this plan is to depict development of the property with buildings and parking.

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. United States Postal Service Office's approval of kiosk locations or easement.
 12. Addition of name and address of developer.
 13. Denote height of buildings in feet.
 14. Addition of owner's certification.
 15. Addition of Planning Commission certification.
 16. Resolve location of natural gas transmission pipeline and the development.
- c. PLN-MJDP-24-00017: LUCILLE CAUDILL LITTLE PROPERTY, UNIT 1-B, LOT 5 (AMD) (6/2/24)* - located at 2440 MACKINWOOD DRIVE, LEXINGTON, KY

Council District: 11
Project Contact: Abbie Jones Consulting

Note: The purpose of this plan is to additional building square footage.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace planner's approval of the treatment of greenways and greenspace.
8. Division of Waste Management's approval of refuse collection locations.
9. 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.
10. Addition of purpose of amendment.
11. Remove the word "draft" and red line from plan face.
12. Darken driveway lines.
13. Complete Owner's and Planning Commission Certifications with signature lines and date.
14. Clarify building square footage and total square footage.
15. Delete utility provider information.
16. Discuss compliance with Articles 16, 18, and 20 of the Zoning Ordinance.
17. Discuss note for "existing edge of concrete surface area".

- d. PLN-MJDP-24-00019: HAMBURG EAST (BELHURST TOWNHOMES) (AMD) (7/2/24)* - located at 2585 POLO CLUB BOULEVARD, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this plan is to construct larger front porches.

Note: This plan requires the posting of a sign 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. 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.
4. Revise development plan to match revised Type I typical townhouse detail for expanded porches.
5. Denote: Porches that extend over the front building line shall comply with Article 15-5 of the Zoning Ordinance.
6. Provided the Planning Commission makes a finding that the plan complies with the Expansion Area Master Plan.

- e. PLN-MJDP-24-00020: NDC PROPERTY UNIT 1A, LOT 11 & UNIT 3 (WELLINGTON PARK) (AMD) (6/2/24)* - located at 410 SPORTING COURT, LEXINGTON, KY
Council District: 9
Project Contact: Prime AE

Note: The purpose of this plan is to depict development of an apartment building.

The Technical Committee Recommended: **Postponement**. There are questions regarding submittal of required Tree Protection Plan (TPP).

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. 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. 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.
 13. Delete old plan information.
 14. Denote adjoining property information for all properties.
 15. Delete P-1 information on site location.
 16. Delete Notes #21 and #22.
 17. Denote high pressure gas line easement.
 18. Revise plan title to match staff report.
 19. Discuss timing, status, and termination of the existing access easement.
 20. Discuss stormwater management.
 21. Discuss Tree Protection Plan.
- f. PLN-MJDP-24-00021: RAMSEY SULLIVAN PROPERTY, UNIT 3, LOT 2 (GARDENS OF KEARNEY RIDGE) (AMD) (6/2/24)* - located at 2750 MEADOWSWEET LEXINGTON, KY
Council District: 2
Project Contact: Prime AE

Note: The purpose of this plan is to depict a multi-family structure for 24 dwelling units and parking.

The Technical Committee Recommended: **Postponement**. There are questions regarding compliance with Article 20 of the Zoning Ordinance and defining the boundaries of the property.

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. United States Postal Service Office's approval of kiosk locations or easement.
12. 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.
13. Remove gray shading from plan face.
14. Correct type of plan to "Major Amended Final Development Plan".
15. Clarify purpose of amendment.

16. Addition of address for the property in title block.
17. Correct plan title to match staff report.
18. Addition of bearings and distance and general information for all of the properties.
19. Addition of record plat information (R-960).
20. Correct vicinity map location for site.
21. Addition of topography information.
22. Addition of sidewalk to the street.
23. Denote location for construction vehicles.
24. Denote location of street cross-sections on plan face.
25. Denote height of building in feet.
26. Addition of revised site statistics box to include all required statistics.
27. Denote review and recommendation of Royal Springs Aquifer Committee.
28. Discuss need for subdivision plat.
29. Discuss compliance with Article 20 of the Zoning Ordinance.

- g. PLN-MJDP-24-00022: GIVENS PROPERTY, OUTLOT 3 (AMD) (6/2/24)* - located at 2210 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: CMW

Note: The purpose of this plan is to depict development of Lot 3 for a restaurant.

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. Denote review and recommendation by Royal Springs Aquifer Committee.
15. Provide exhibit demonstrating compliance with Article 20 of the Zoning Ordinance.
16. Denote development of Lots 9 and 10 per previously approved development plans.
17. Discuss proposed lot configuration and detention basin design.

- h. PLN-MJDP-24-00023: DELONG ADDITION (HABITAT FOR HUMANITY, SEVENTH & MAPLE) (6/2/24)* - located at 220-228 E. SEVENTH STREET & 628 MAPLE AVENUE, LEXINGTON, KY
Council District: 2
Project Contact: Prime AE

Note: The purpose of this plan is to develop the townhomes as governed by the Infill & Redevelopment standards.

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. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
7. United States Postal Service Office's approval of kiosk locations or easement.
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. Delete Note #3. (duplicate of Note #4)
10. Revise plan title to match staff report.
11. Expand Floor Area Ratio (FAR) note to include lot coverage.
12. Dimension front stoop/porches.
13. Denote proposed easements.
14. Dimension rear and front sidewalks.
15. Denote height of townhomes in feet.

4. ZONING DEVELOPMENT PLANS – Tentatively scheduled for the **April 25, 2024** Planning Commission meeting.

- a. PLN-MJDP-24-00018: COVENTRY (BELMONT FARM) LOT 6 (6/2/24)* - located at 2350 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: Barrett Partners Inc.

Note: The purpose of this plan is to depict development of an apartment complex and parking, in support of the requested zone change from a Professional Office (P-1) zone to a Medium Density Residential (R-4) zone.

The Staff Recommends: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Clarify setback and utility easement lines.
9. Denote location of street cross-sections on the face of the plan.
10. Clarify metes and bounds along Gatton Way.
11. Dimension pool and deck area.
12. Dimension dog park.
13. Discuss note #7 on the Final Record Plat R-335.
14. Discuss Placebuilder criteria.

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

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS

1. Preliminary Subdivision Plans - Tentatively scheduled for the **April 11**, 2024 Planning Commission meeting.
 - a. PLN-MJSUB-24-00001: QUINTANA ESTATES (4/11/24)* – located at 2400 & 2450 PARIS PIKE, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners
2. Development Plans - Tentatively scheduled for the **April 11**, 2024 Planning Commission meeting.
 - a. PLN-MJDP-23-00050: WOLF RUN INDUSTRIAL PARK, BLOCK A, LOT 1 (FRANKFORT COURT STORAGE FACILITY) (AMD) (4/14/24)* - located at 2262 FRANKFORT COURT, LEXINGTON, KY
Council District: 11
Project Contact: RMJE
 - b. 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
 - 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

- Tentatively scheduled for the **May 9**, 2024 Planning Commission Meeting.

 - d. PLN-MJDP-23-00064: BELMONT FARM (CITATION CENTRE) (AMD) (5/9/2024)* - located at 2450 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Vision Engineering
3. Zoning Development Plan - Tentatively scheduled for the **May 23**, 2024 Planning Commission meeting.
 - a. PLN-MJDP-23-00003: KIDWELL & OTIS PROPERTY (GOLF VIEW ESTATES) (5/23/24)* - located at 802 & 804 GOLFWAY 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.....April 4, 2024
Subdivision Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**April 11, 2024**
Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....April 18, 2024
Technical Committee, Wednesday, 8:30 a.m., 7th Floor Conference Room, Phoenix Building.....April 24, 2024
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**April 25, 2024**
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....May 9, 2024