

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
April 11, 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** – None 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, April 4, 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 Steve Parker, Division of Traffic Engineering. Staff members in attendance were: Autumn Goderwis, Tom Martin, Daniel Crum, Cheryl Gallt, 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-24-00001: QUINTANA ESTATES (4/11/24)* – 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 Subdivision Committee Recommended: **Approval**, subject to the following conditions:

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. Resolve stormwater management.
11. Resolve sanitary sewer service.
12. Resolve buffering adjacent to Paris Pike right-of-way.
13. Resolve recommendation of the Paris Pike Corridor Commission.
14. Provided the Planning Commission grants the requested waiver for Article 6-8(d)(1).

- b. 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 Subdivision 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. Vicinity sketch oriented in same direction as lotting scheme.
10. Resolve location of natural gas transmission pipeline within the development.
11. Resolve location of common open space for 25+ dwelling units per Article per Article 20 of the Zoning Ordinance.
12. Resolve location of access to the HOA areas.

- c. 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

* - 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 revise layout with 65' wide lots.

The Subdivision 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. Resolve lotting pattern proposed on Villa Medici cul-de-sac.
14. Resolve location and timing of proposed trail per ZDP2003-63.
15. Provided the Planning Commission approves the waiver of Article 6-8(f) of the Land Subdivision Regulations.

- d. 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 Subdivision 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 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. Resolve location of common open space for 25+ dwelling units per Article 20 of the Zoning Ordinance.
15. Resolve location and timing of proposed trail per ZDP 2003-63.

3. Development Plans

- a. 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

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

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

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

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.

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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.

- c. 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.

Note: The Planning Commission postponed this item at the March 14, 2024 meeting.

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.

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13. Provide exhibit documenting compliance with open space requirements of Article 20 of the Zoning Ordinance.
14. Discuss location of buildings to meet B-1 zone setback requirements.
15. Discuss meeting requirements of Articles 16 and 18.

- d. 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 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. 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.

- e. 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 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. 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.

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- f. 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 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. 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. Resolve compliance with Articles 16, 18, and 20 of the Zoning Ordinance.
17. Resolve note for "existing edge of concrete surface area".

- g. 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 Subdivision 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.

- h. 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

* - 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 depict development of an apartment 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. 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. Delete Notes #21 and #22.
13. Resolve timing, status, and termination of the existing access easement.
14. Resolve stormwater management.

- i. 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 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. United States Postal Service Office's approval of kiosk locations or easement.
12. Clarify purpose of amendment to depict new lotting of property.
13. Addition of address for the property in title block.
14. Addition of bearings and distance and general information for all of the properties, including site #2.
15. Addition of topography information, including Lot #1.
16. Correct label and site statistics box for Site 4/Lot 2B.
17. Denote review and recommendation of Royal Springs Aquifer Committee.
18. Denote need for subdivision plat prior to plan certification.
19. Resolve compliance with Article 20 of the Zoning Ordinance.

- j. 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.

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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. 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. Resolve proposed lot configuration and detention basin design.

- k. 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 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. 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 proposed easements.
9. Denote height of townhomes in feet.
10. Revise driveway width to 10'.

- 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

VII. STAFF ITEMS

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

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 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.....	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., 2 nd Floor Council Chambers, Government Center.....	April 25, 2024
Subdivision Committee, Thursday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....	May 2, 2024
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....	May 2, 2024
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	May 9, 2024

X. **ADJOURNMENT**

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