

AGENDA
SUBDIVISION COMMITTEE MEETING
May 2, 2024
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, April 24, 2024 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Demetria Kimball, Eric Sutherland, and Ben Cornett, Division of Environmental Services; Greg Lengal, 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 Tyler Skaggs, Kentucky Utilities. Other staff members in attendance were Jim Duncan, 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** – Tentatively scheduled for the **May 9, 2024** Planning Commission meeting.

- a. PLN-FRP-24-00008: NEWMARKET PROPERTY, PHASE 1, UNIT 11 (7/30/24)* – located at 1501 DEER HAVEN LANE, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this plat is to create 108 residential lots and 3 HOA lots.

The Technical Committee Recommended: **Postponement**. There were questions regarding the compliance with proposed lot geometry per Article 6-4(b) of the Land Subdivision Regulations and lack of consistency with the approved preliminary subdivision plan.

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.
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 and Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Discuss proposed lot configuration for Lots 58-60.
13. Discuss lot configurations for Lots 24-42 and lack of consistency with the approved preliminary subdivision plan/final development plan (MJDP-21-00025).
14. Discuss compliance with conditional zoning Note C for Lots 24-42.

- b. PLN-FRP-24-00009: BOONSBORO MANOR (INTERSTATE PARK PROPERTY) (IVCP ATHENS SOUTH, LLC) UNIT 2, LOTS 1A & 1D (AMD) (6/30/24)* – located at 5354 ATHENS BOONSBORO ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Stuart Spencer

Note: The purpose of this amendment is to create two lots.

The Staff Recommends: **Postponement.** There were questions regarding the extent of right-of-way dedication and proposed lotting.

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s).
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote no access from Lot 1D to Athens Boonsboro Road.
13. Addition of the two lots labeled Lot 1, Unit 2 and update the purpose of the plat.
14. Addition of Urban County Engineer Certification.
15. Discuss extent of proposed dedication of Competition Drive and Doe Run Trail.
16. Provided the Planning Commission grants the requested waiver.

- c. PLN-FRP-24-00012: LUCAS B. COMBS PROPERTY (6/30/24)* – located at 4347 SHELBY LANE, LEXINGTON, KY
Council District: 12
Project Contact: CAM Surveying

Note: The purpose of this plat is to subdivide 161 acres into two tracts.

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, 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. Department of Environmental Quality's approval of environmentally sensitive areas.
5. Addition of utility and street light easements as required by the utility companies.
6. Denote 25' floodplain setback.
7. Denote location of the two springs on the property.
8. Correct Urban County Engineer's certification.

2. DEVELOPMENT PLANS – Tentatively scheduled for the **May 9, 2024 Planning Commission meeting.**

- a. PLN-MJDP-24-00024: MARGARET W. CAMIC PROPERTY (W.E. SAVAGE PROPERTY) (AMD) (6/30/24)* - located at 4630 OLD SCHOOLHOUSE ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Carmen

Note: The purpose of this amendment is to revise the development from single-family lots to an apartment, townhouse, and single-family development.

The Technical Committee Recommended: **Disapproval**, for the following reasons:

- A. The proposed Final Development Plan is substantially different from the Preliminary Subdivision Plan, approved in conjunction with the zone change application from an Agricultural Rural (A-R) zone to a Planned Neighborhood Residential (R-3) zone on April 28, 2022 and the first amendment approved on March 9, 2023 in the following ways:
 1. A total of 82 single family detached dwelling units, a residential density of 5.57 units per net acre, were proposed.
 2. Old Schoolhouse Lane was proposed to extend from near Harrodsburg Road to the east as a public local street to create frontage for over 70 residential lots.
 3. All residential lots fronted along a public street with pedestrian access to the existing greenway and common open space, which served all of the dwelling units within the proposed neighborhood.
 - B. The Planning Commission finds that the proposed changes depicted on the Final Development Plan alter the essential character of the development since the original approval of a Preliminary Subdivision Plan, in the following manner:
 1. A total of 210 dwelling units are proposed, a residential density of 14.89 units per net acre, which is a 156% increase in density from the approved Preliminary Subdivision Plan. Increased density necessitates improved connectivity and access to address public health and safety concerns.
 2. The existing Old School Lane right-of-way is sub-standard. Agape Drive and Rosette Way are local streets. Neither street type is appropriate to serve a high-density residential development based upon the locational standards established in the Land Subdivision Regulations (Article 6-8(q)(3)).
 3. The plan proposes a mixture of multi-family dwelling units (190), attached single-family dwelling units (townhouses - 10), and detached single family lots (10). This constitutes a change to the proposed residential unit types and a higher concentration of multi-family dwelling units than the currently approved plan.
 - C. Due to the significant plan changes and increased density, the proposed Final Development Plan no longer meets the principles, goals and objectives, and policies of the 2018 Comprehensive Plan, which were utilized to secure a zone change for the subject property. The increased density and changes to the proposed dwelling unit types constitute an alteration of the essential character of the development.
- b. PLN-MJDP-24-00025: GIVENS PROPERTY, LOT 4 (PANDA EXPRESS) (AMD) (6/30/24)* - located at 2210 GEORGETOWN ROAD, LEXINGTON, KY
 Council District: 2
 Project Contact: Civil Engineering Services

Note: The purpose of this plan is to depict a proposed building with drive-thru, parking, and circulation.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.

13. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
14. Addition of site statistics box for all of the development.
15. Increase text and dimension size for legibility.
16. Update type of development plan to amended.
17. Addition of topography information.
18. Dimension points of ingress and egress, drive lanes, and sidewalks.
19. Denote access point for construction vehicles.
20. Depict location of street cross-section on plan face.
21. Addition of building dimensions.
22. Depict building line setback and easements with dashed lines.
23. Addition of Notes 21, 22, & 23 from previous plan.
24. Denote Royal Springs Aquifer Committee review and comments.
25. Discuss removal of two parking spaces near entrance and the number of parking spaces provided.

- c. PLN-MJDP-24-00026: HOOVER AND FORD PHILOT EVANGELISTIC ASSOCIATION PROPERTY (THE FOUNTAINS AT PALOMAR) (AMD) (6/30/24)* - located at 3855 FOUNTAINBLUE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to add a dumpster location and access to the same.

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 5. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 6. Division of Waste Management's approval of refuse collection locations.
 7. 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.
 8. Delete date of approval in Planning Commission certification.
 9. Denote width of access to dumpster.
 10. Discuss "service access" note limitations for Lot 8 when adjacent to Glade Court.
- d. PLN-MJDP-24-00027: INTERSTATE PARK PROPERTY (IVCP ATHENS SOUTH, LLC) (AMD) (6/30/24)* - located at 5354 ATHENS BOONSBORO ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Palmer Engineering

Note: The purpose of this plan is to depict development of proposed Tract 1-D.

The Technical Committee Recommended: **Postponement**. There were questions regarding the sanitary sewer availability.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.

6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 12. United States Postal Service Office's approval of kiosk locations or easement.
 13. Denote Board of Adjustment approval of access to training center.
 14. Denote construction timing of Competition Drive.
 15. Discuss access to detention basin adjacent to Tract 1-D.
 16. Discuss availability and timing of sanitary sewer services.
 17. Discuss proposed cross-section for access road to Tract 1-D.
- e. PLN-MJDP-24-00028: PRESTON ADDITION SUBDIVISION (ERIKA STRECKER PROPERTY) (AMD) (6/30/24)* - located at 256 NEWTOWN PIKE, 601-613 W. THIRD STREET, & 610 KING STREET, LEXINGTON, KY
Council District: 11
Project Contact: Abbie Jones Consulting

Note: The purpose of this amendment is to increase the adaptive reuse project by adding two lots and a new structure.

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

The Technical Committee Recommended: Postponement. There are questions regarding compliance with Articles 16, 18, & 20 of the Zoning Ordinance as well as the requirements of a revised adaptive reuse project per Article 8-21(o)(4)(d).

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
14. Remove red wavy lines.
15. Addition of topography information.
16. Addition of walkways between properties per Article 16-6(c)(2)(c) of the Zoning Ordinance.
17. Denote location of access for construction vehicles.
18. Clarify numbers in site statistics and replace with new layout for clarity.
19. Denote height of all buildings in feet.
20. Denote property boundaries with solid lines, and adjacent properties lines with dashed lines.
21. Remove required parking.
22. Denote location of street cross-sections on plan face.

23. Provide documentation demonstrating compliance with Article 8-21(o)(4)(d) for Adaptive Reuse Projects.
24. Provided the Planning Commission makes a finding that the plan complies with the Adaptive Reuse criteria.
25. Discuss compliance with requirements of Article 16, 18, & 20 of the Zoning Ordinance.
26. Discuss driveway access at the corner of Maryland Avenue and Newtown Pike.
27. Discuss driveway egress on 620 W. Third Street being located on adjacent property.
28. Discuss 571 Maryland Avenue being part of the development plan.

- f. PLN-MJDP-24-00029: SHOPPERS CHOICE PROPERTY (PUBLIX SUPERMARKET) (AMD) (6/30/24)* - located at 357 DUKE ROAD & 344 ROMANY ROAD, LEXINGTON, KY
Council District: 5
Project Contact: Strand Associates, Inc

Note: The purpose of this plan is to depict redevelopment of the site.

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.
 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. Provided the Board of Adjustment grants the requested variances.
 15. Denote lot coverage and Floor Area Ratio per Article 21 requirements.
 16. Denote B-1 zone setback on Duke Road frontage.
 17. Submit exhibit demonstrating compliance with required open space.
 18. Dimension parking garage entrance.
 19. Addition of written scale.
- g. PLN-MJDP-24-00030: GREENDALE HILLS, UNIT 3 (DOWNING PROPERTIES, PARCELS 2 & 3) (OAKDALE DEVELOPMENT) (AMD) (6/30/24)* - located at 2425 MULUNDY WAY, LEXINGTON, KY
Council District: 2
Project Contact: Carmen

Note: The purpose of this amendment is to depict commercial buildings and associated parking.

The Technical Committee Recommended: **Postponement**. There are questions regarding missing information and compliance with Articles 16, 18, 20, & 26 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. 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. Addition of purpose of amendment note.
14. Correct name on plan to match staff report.
15. Correct plan number on lower right-hand corner.
16. Addition of bearings and distance for property boundaries.
17. Addition of dimensions for sidewalks.
18. Clarify area in vicinity map.
19. Addition of topography information.
20. Denote access point for construction vehicles.
21. Addition of dimension for width of Greendale Road at the location of the cross-section line.
22. Remove +/- on plan for building square footage.
23. Denote true height for all buildings and remove the maximum note.
24. Addition of all information from previous plan including bearings and distance.
25. Addition of tree inventory map per Article 26 of the Zoning Ordinance.
26. Addition of new site statistics box to clarify and consolidate.
27. Correct spelling in conditional zoning notes ("pay" should be "day").
28. Addition of multi-modal plan per Article 12-8(h) of the Zoning Ordinance.
29. Discuss vehicle use area in the front yard on a corner lot per Article 16-6(a)(1) of the Zoning Ordinance.
30. Discuss compliance with Articles 16, 18 & 20 of the Zoning Ordinance.

3. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS – Tentatively scheduled for the **May 9**, 2024 Planning Commission meeting.

- A. PLN-MJDP-23-00017: MAN O' WAR DEVELOPMENT, UNIT 2-A, SECTION 2, LOT A-2 (AMD) (7/14/24)* - located at 1973 BRYANT ROAD, LEXINGTON, KY
Council District: 6
Project Contact: DS2 Architects

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS

1. Development Plans - Tentatively scheduled for the **May 9**, 2024 Planning Commission meeting.
 - a. PLN-MJDP-23-00050: WOLF RUN INDUSTRIAL PARK, BLOCK A, LOT 1 (FRANKFORT COURT STORAGE FACILITY) (AMD) (5/9/24)* - located at 2262 FRANKFORT COURT, LEXINGTON, KY
Council District: 11
Project Contact: RMJE
 - b. 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
 - c. PLN-MJDP-24-00010: DISTILLERY DISTRICT- WEST UNIT 1 (AMD) (5/9/24)* - located at 1158-1170 & 1186-1228 (even only) MANCHESTER STREET, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

- d. PLN-MJDP-24-00011: IDLE HOUR SUBDIVISION, UNIT 1, SECTION 2, TRACT A (AMD) (5/9/24)* - located at 2041 RICHMOND ROAD, LEXINGTON, KY
Council District: 5
Project Contact: Vision Engineering
- e. 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

D. STAFF ITEMS – If any.

E. NEXT MEETING DATES

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., 2nd Floor Council Chambers, Government Center.....**May 9, 2024**
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**May 23, 2024**
Technical Committee, Wednesday, 8:30 a.m., 7th Floor Conference Room, Phoenix Building.....May 29, 2024
Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....May 30, 2024
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....June 17, 2024