

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
August 8, 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 July 11, 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, August 1, 2024 at 8:30 a.m. The meeting was attended by Commission members Mike Owens, Bruce Nicol, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and Davis Filiatreau, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Daniel Crum, Cheryl Gallt, Paula Schumacher, Quinn Mullholland; 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

- a. PLN-FRP-24-00026: SKY VIEW FARMS PROPERTY (A PORTION OF) (FORMERLY RAVEN RIDGE ESTATES) (AMD) (9/28/24)* – located at 5421 JACKS CREEK PIKE, LEXINGTON, KY
Council District: 12
Project Contact: Grid2Ground, LLC

Note: The purpose of this amendment is to subdivide an 80-acre lot into two 40-acre lots.

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, 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. Addition of utility easements as required by the utility companies.
5. Denote front yard setback on Lot 2.
6. Denote non-buildable area.
7. Provided the Planning Commission makes a finding for an access easement.
8. Delete Note #2.
9. Denote floodplain and required setback adjacent to Kentucky River.
10. Delete 25-foot side and rear yard setback notation.
11. Correct plan title to match staff report.
12. Denote private utility providers per Article 5-4(e).
13. Addition of Urban County Engineer Certification.

2. Development Plans

- a. PLN-MJDP-23-00050: WOLF RUN INDUSTRIAL PARK, BLOCK A, LOT 1 (FRANKFORT COURT STORAGE FACILITY) (AMD) (8/8/24)* - located at 2262 FRANKFORT COURT, LEXINGTON, KY
Council District: 11
Project Contact: RMJE

Note: The revised purpose of this amendment is to depict an RV and boat storage facility.

Note: The Planning Commission postponed this item at the September 14, 2023 and October 12, 2023, December 14, 2023, January 11, 2024, March 14, 2024, April 11, 2024, May 9, 2024, June 13, 2024, and July 11, 2024 meetings.

The Technical Committee Recommended: **Postponement**. The applicant revised the development plan, which was reviewed by the committee on June 26, 2024. The applicant requested additional time to address the revised list of conditions.

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.

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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 use of property in site statistics.
14. Correct plan title to match staff report.
15. Remove gravel shading. Parking areas will need to be paved per Article 16-3 of the Zoning Ordinance.
16. Addition of adjacent property information.
17. Denote farm entrance from Old Frankfort Pike to be removed.
18. Addition of Notes #6, 11, 12, & 15 (updating floodplain information) from previous plan.
19. Correct Note #19 to include the Old Frankfort Pike Landscape Ordinance (Ord. 134-89).
20. Document useable, vegetated, and open space area for the property.
21. Discuss Old Frankfort Pike Landscape Ordinance vs. break for natural scenic view.
22. Discuss how to resolve conflict between parking space and retention easement.
23. Discuss proposed use and correct purpose of amendment note accordingly.

- b. PLN-MJDP-23-00064: BELMONT FARM (CITATION CENTRE) (AMD) (8/8/2024)* - 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, February 8, 2024, and March 14, 2024, May 9, 2024, June 13, 2024, and July 11, 2024 meetings.

The Subdivision Committee Recommended: **Postponement.** There are concerns and questions regarding access, compliance with Articles 12, 16, 18, & 20 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 conditional zoning restrictions.
14. Correct plan title to match staff report.
15. Addition of record plat information.
16. Addition of dimensions on access points.
17. Denote construction access point.
18. Addition of street cross-section location on plan face.
19. Addition of building line setback for Huntley Place and Remington Way.
20. Denote final record plat to be recorded prior to plan certification to correct conflicts.
21. Denote review and recommendations for the Royal Springs Aquifer Recharge Area.

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22. Denote plan shall comply with Georgetown Road Landscape Ordinance.
23. Provided the Planning Commission grants the requested waiver for right-in/right-out on Citation Boulevard.
24. Discuss conflict of easement and building #2.
25. Discuss Lots 8 & 9 building conflict with 50' setback.
26. Discuss access to Lot 9 relative to proposed Remington Way Access.
27. Discuss multi-modal plan per Article 12-8(h) for Final Development Plan area.
28. Discuss Minster Way construction timing.
39. Discuss "non-delineated wetland" identified on Lot 2.
30. Discuss compliance with Articles 16, 18, & 20 of the Zoning Ordinance.

- c. PLN-MJDP-24-00037: NORTH PARKWAY ACRES (AMD) (9/1/24)* - located at 2275 N. BROADWAY, LEXINGTON, KY
Council District: 6
Project Contact: Geisler Domigan Engineering

Note: The purpose of this plan is to depict layout of buildings and parking for commercial use.

Note: The Planning Commission postponed this item at the July 11, 2024 meeting.

The Subdivision Committee Recommended: Postponement. There are questions regarding management and Geotech study regarding the existing sinkhole.

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. Addition of location of street cross-sections on plan face.
 15. Addition of conditional zoning restrictions and delete Note #17.
 16. Addition of dimensions for buildings.
 17. Addition of proposed and existing easements.
 18. Label size and species of all trees.
 19. Remove required parking and show only proposed parking.
 20. Discuss building fenestration and articulation along North Broadway.
- d. PLN-MJDP-24-00038: S.P. GROSS SUBDIVISION (ZUHAIR Y ABUTHIAB PROPERTY) (9/1/24)* - located at 600 & 602 N. LIMESTONE, LEXINGTON, KY
Council District: 1
Project Contact: Vision Engineering

Note: The purpose of this plan is to redevelop the site for a gas station kiosk and pumps.

* - 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 July 11, 2024 meeting.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with Articles 16 & 18 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. Dente Royal Springs Aquafer review and recommendation.
14. Correct name of alley (Keller).
15. Discuss compliance with Article 16-8 of the Zoning Ordinance.
16. Discuss access to Keller Alley.
17. Discuss proposed technology to monitor possible fuel spills or leaks.
18. Discuss compliance with Article 18 of the Zoning Ordinance.

- e. PLN-MJDP-24-00040: PLEASANT RIDGE SUBDIVISION, LOT 127 (AMD) (9/1/24)* - located at 2156, 2176, & 2184 LIBERTY ROAD and 766 PARADISE LANE, LEXINGTON, KY
Council District: 6
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict building and parking layout for a multi-family development.

Note: The Planning Commission postponed this item at the July 11, 2024 meeting.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding access to and termination of Paradise Lane; adjustments to the floodplain on adjacent school property; and coordination of Liberty Road improvements.

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.

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11. United States Postal Service Office's approval of kiosk locations or easement.
12. Addition of proposed and existing easements.
13. Denote location of storm water detention per Note #10.
14. Addition of cul-de-sac cross-section.
15. Depict retaining wall on plan face consistent with Liberty Road improvements.
16. Denote who is responsible for retaining wall maintenance.
17. Modify entrance across from Fortune Drive to meet KYTC requirements.
18. Depict temporary construction easement per KYTC requirements.
19. Depict FEMA floodplain setbacks from adjacent property, including post-development FEMA floodplain, if different.
20. Discuss improvements to Paradise Lane.

- f. PLN-MJDP-24-00041: MASTERSON STATION CENTER (AUTO ZONE) (AMD) (9/1/24)* - located at 2679 LEESTOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Prism Engineering

Note: The purpose of this amendment is to depict building and parking layout for Outlot 1.

Note: The Planning Commission postponed this plan at the July 11, 2024 meeting.

The Subdivision Committee Recommended: **Approval**, subject to the following revised 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 written scale.
14. Improve legibility of bearings and distance information.
15. Addition of height of building in feet.
16. Addition of Floor Area Ratio (FAR) and building coverage in site statistics.
17. Correct reference to previous plan PLN-MJDP-20-00035, adding information from plan.
18. Correct plan title to match staff report.
19. Addition of tree inventory/protection plan.
20. Addition of revised site statistics box.

- g. PLN-MJDP-24-00046: GIVENS PROPERTY, LOT 5 (CITY BBQ) (AMD) (9/28/24)* - located at 2210 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: CESO, Inc.

Note: The purpose of this amendment is to depict development of Outlot 5 for a restaurant.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding lack of required information and compliance with updated B-3 minimum lot coverage.

* - 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. 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. Correct plan title.
 15. Addition of topography lines.
 16. Delete Notes #12-20.
 17. Addition of all notes from most recent certified development plan for Givens Property.
 18. Denote review and recommendations by Royal Springs Aquifer Committee for Lot 5.
 19. Complete site statistics for Lot 5.
 20. Addition of site information and statistics for Lots 2-4 & 10.
 21. Correct date in Planning Commission certification.
 22. Denote required open space areas on Lot 5.
 23. Dimension proposed buildings.
 24. Denote building height in feet.
 25. Clarify site statistics information for FAR (no maximum or minimum in the B-3 zone).
 26. Clarify perimeter Vehicular Use Area (VUA) landscape area.
 27. Delete utility providers and property line table.
 28. Clarify site acreage for Lot 5.
 29. Denote required landscape island separating drive-thru lanes from drive aisle.
 30. Discuss compliance with B-3 zone minimum lot coverage (30%).
- h. PLN-MJDP-24-00048: HIGHLAWN SUBDIVISION, BLOCK A, LOTS 10-12 (9/28/24)* - located at 1400 N. LIMESTONE, LEXINGTON, KY
Council District: 1
Project Contact: Banks Engineering

Note: The purpose of this plan is to depict building and parking layout.

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.

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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. Resolve access to Bolser Avenue.

- i. PLN-MJDP-24-00049: COLLINS, ORRELL, & WIGGENS (DON FRANKLIN AUTO MALL) (AMD) (9/28/24)* - located at 3390 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: EA Partners

Note: The purpose of this amendment is to add a car wash and revise parking and dumpster location in Phase I.

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. Discuss helipad.

- j. PLN-MJDP-24-00051: BIG BROTHERS/BIG SISTERS PROPERTY (AMD) (9/28/24)* - located at 1122 OAK HILL DRIVE, LEXINGTON, KY
Council District: 1
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to increase 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. 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. Denote location of construction vehicle access.
11. Denote review by the Royal Springs Aquifer Committee.
12. Denote number of dwelling units on the property.
13. Denote variance action by the Board of Adjustment.

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

- k. PLN-MJDP-24-00052: NDC PROPERTY, UNIT 3, LOT 3 (ASHLAND AVENUE BAPTIST CHURCH) (AMD) (9/28/24)* - located at 483 W. REYNOLDS ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Denham Blythe

Note: The purpose of this plan is to expand the existing church and revise adjacent parking areas.

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. Department of Environmental Quality's approval of environmentally sensitive areas.
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. Revise plan to meet Article 16 parking requirements.
12. Delete private utility providers information.
13. Denote property inclusion in agreed judgement.
14. Delete P-1 zoning requirements and add open space to site statistics.
15. Addition of pedestrian connection to Wellington Way.
16. Provided the Planning Commission grants the requested tree canopy waiver per Article 26-5(f) of the Zoning Ordinance.
17. Lighten or remove gray shading for improved legibility.
18. Denote purpose of amendment.
19. Resolve potential conflict with stormwater facilities for east side addition.
20. Resolve timing of construction and dedication of public street to replace access easement.

- l. PLN-MJDP-24-00053: ATHENS PROPERTY, LLC (9/28/24)* - located at 6270 ATHENS WALNUT HILL, LEXINGTON, KY
Council District: 12
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict existing development and parking lot expansion.

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. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
7. Division of Waste Management's approval of refuse collection locations.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Denote proposed dumpster location.
10. Denote building height in feet.
11. Denote existing buildings are non-conforming to B-1 zone setback requirements.

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

- m. PLN-MJDP-24-00054: RML CITATION (HILLENMEYER INTEREST, LTD) (AMD) (9/28/24)* - located at 2640 SANDERSVILLE ROAD, LEXINGTON, KY
Council District: 2
Project Contact: RMJE

Note: The purpose of this amendment is to construct a road and stream crossing, to place fill material, and then pave area with asphalt/concrete for 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. Dimension ingress and egress, parking drive aisles, and spaces in area of amendment.
12. Dimension Lots 2 & 3 from previous plan for buildings, drive aisles, parking, and ingress and egress.
13. Resolve access to southeast corner of lot across FEMA floodplain with documentation of a permanent stream crossing from the Kentucky Department of Water Quality.

- n. PLN-MJDP-24-00055: BRYAN STATION CENTER, PHASE 2, LOT 5 (NORTHWOOD SUBDIVISION, SECTION 2, LOT 5) (AMD) (9/28/24)* - located at 200 BRYAN CENTER DRIVE, LEXINGTON, KY
Council District: 6
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict development of Lot 5.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding addition of entire development plan information and compliance with B-3 zone minimum lot coverage.

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. 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 all information on certified development plan.
14. Denote height of proposed building in feet.
15. Denote review by Royal Springs Aquifer Committee.
16. Clearly delineate existing asphalt drive.
17. Addition of additional zoning restrictions (Ordinance 235-92).

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

18. Discuss proposed loading dock and overhead doors for office building use.
19. Discuss compliance with B-3 zone minimum lot coverage.

- o. PLN-MJDP-24-00056: RED MILE MIXED-USE DEVELOPMENT (AMD) (9/28/24)* - located at 1101 WINBAK WAY, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict a new hotel and entertainment building and revise parking circulation.

The Subdivision Committee Recommended: Postponement. There are questions and concerns regarding the removal of significant trees from tree protection plan on previous plan, compliance with Article 28-6 and adherence to conditional zoning restrictions.

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. Dimension driveways, walkways, parking spaces, drive aisles, and ingress/egress.
14. Addition of height of Building 36 in feet.
15. Label trees in tree protection areas per Article 26 of the Zoning Ordinance.
16. Addition of any proposed or existing easements.
17. Clarify proposed "entertainment" land use for Building 36.
18. Clarify site statistics totals and purpose of amendment.
19. Remove drive aisle from required landscape buffer per conditional zoning restrictions.
20. Discuss the removal of tree protection areas from previous plan.
21. Discuss compliance with Article 28-6 of the Zoning Ordinance for building features.
22. Discuss compliance with Article 28-6 for location of provided off-street parking.

3. **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** – The Chair will announce that any item a Commission member would like to present will be heard at this time.

- A. **PFR 2024-3: LEXINGTON SENIOR & THERAPEUTIC RECREATION CENTER** - A Public Facilities Review regarding the construction of a new senior center for property on Shilito Park Road within Shilito Park.

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

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 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 August and September

Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....August 15, 2024
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**August 22, 2024**
Technical Committee, Wednesday, 8:30 a.m., 7th Floor Conference Room, Phoenix Building.....August 28, 2024
Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....August 29, 2024
Subdivision Committee, Thursday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....September 5, 2024
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....September 5, 2024
Subdivision Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center....**September 12, 2024**

X. ADJOURNMENT

TW/TM/CG//PS

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