

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
September 12, 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 August 8, 2024 minutes will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponements and withdrawals will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, September 5, 2024 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Hal Baillie, Daniel Crum, Cheryl Gallt, Paula Schumacher, Eve Miller, Boyd Sewe; Greg Lengal and Embry Beaty; Division of Fire and Emergency Services; and Tracy Jones and Will Razor, 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.

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

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.

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

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.

- b. PLN-FRP-24-00029: LEXMARK INTERNATIONAL INC., SECTION 1, LOT 7 (AMD) (11/3/24)* – located at 650 SETZER WAY, LEXINGTON, KY
Council District: 1
Project Contact: Abbie Jones Consulting

Note: The purpose of this amendment is to subdivide one lot into four lots and create an access easement.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding missing information to meet the Land Subdivision Regulations.

Should this be approved, the following recommendations 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).
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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Denote: This property shall be developed in accordance with the approved final development plan.
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. Addition of site statistics.

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13. Addition of street cross-sections with location on plan face.
14. Addition of utility easement along Setzer Way for Windstream's fiber and copper facilities.
15. Addition of the name and address of the property owner.
16. Addition of the name and address of the developer.
17. Define "M.B.L.S".
18. Addition of private utilities list.
19. Correct owner's certification per Article 5-4(h)(1) of the Land Subdivision Regulations.
20. Addition of Engineer's Certification per Article 5-4(h)(2) of the Land Subdivision Regulations.
21. Addition of Urban County Engineer Certification per Article 5-4(h)(3) of the Land Subdivision Regulations.
22. Correct Planning Commission Certification per 5-4(h)(4) of the Land Subdivision Regulations.
23. Delete Note #1 (duplicate of purpose of amendment).
24. Addition of all notes from previous plan (R-471).
25. Remove lines for service line and indicate easement width.
26. Provided the Planning Commission approves a finding for the use of an access easement to lots 7C and 7D.
27. Addition of maintenance note for proposed access easement to lots 7C and 7D.
28. Delete draft notation on plan face.
29. Denote the property is in Royal Springs Aquifer protection area.
30. Clarify line work to distinguish limits of proposed access easement.
31. Establish front yard building line from limits of access easement, not property lines for Lot 7C and 7D.
32. Discuss dedication of Setzer Way as a public street.

2. Development Plans

- a. PLN-MJDP-23-00050: WOLF RUN INDUSTRIAL PARK, BLOCK A, LOT 1 (FRANKFORT COURT STORAGE FACILITY) (AMD) (9/12/24)* - 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, July 11, 2024, and August 8, 2024 meetings.

The Subdivision 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.

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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 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-24-00037: NORTH PARKWAY ACRES (AMD) (9/12/24)* - 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 and August 8, 2024 meetings.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Addition of location of street cross-sections on plan face.
14. Addition of conditional zoning restrictions and delete Note #17.
15. Addition of dimensions for buildings.
16. Addition of revised site statistics box.
17. Remove required parking and depict only proposed parking.
18. Remove extraneous lines across the site.
19. Discuss building fenestration and articulation along North Broadway.

- c. 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.

* - 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 amendment is to depict development of Outlot 5 for a restaurant.

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Correct plan title to match staff report.
14. Denote property boundaries in solid dark lines.
15. Delete Note #14.
16. Addition of all notes from most recent certified development plan for Givens Property.
17. Remove extra site statistics box for Lot 5.
18. Addition of site information and statistics for Lots 3 and 4.
19. Correct date in Planning Commission certification.
20. Dimension existing buildings.
21. Denote building height in feet.
22. Clarify site statistics information for FAR (no maximum or minimum in the B-3 zone).
23. Clarify perimeter Vehicular Use Area (VUA) landscape area.
24. Denote required landscape island separating drive-thru lanes from drive aisle.
25. Addition of street cross-sections and depict location on plan face.
26. Remove proposed restaurant sign off plan face and miscellaneous notes on Lots 4 & 6.
27. Addition of dimensions for egress, drive lanes, and parking spaces.
28. Increase text size of bearing and distance and other notes for legibility.
29. Addition of zoning information on adjacent properties.
30. Addition of contour elevations.
31. Correct type of plan to "Amended Final Development Plan".
32. Clarify lot coverage in site statistics box (Minimum of 0.3).
33. Discuss compliance with B-3 zone minimum lot coverage (30%).

- d. 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 reflect a new dealership building in Phase 3, add a car wash, and revise parking and dumpster location in Phase 1.

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

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

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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.

- e. 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.

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

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.

- f. 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

* - 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 amendment is to depict a new hotel and entertainment building and revise parking circulation.

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

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.

- g. PLN-MJDP-24-00058: RAMSEY/SULLIVAN PROPERTY, LOT 1 (AMD) (9/28/24)* - located at 2671 KEARNEY RIDGE BOULEVARD, LEXINGTON, KY
Council District: 2
Project Contact: EA Partners

Note: The purpose of this amendment is to depict increase in size and layout of the club house.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Addressing Office's approval of street names and addresses.
3. Urban Forester's approval of tree preservation plan.
4. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
5. 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.
6. Addition of record plat information.
7. Addition of dimensions for driveways and walkways.

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

8. Addition of height of clubhouse in feet.
9. Addition of tree preservation plan.
10. Revise plan title to match staff report.
11. Denote review by the Royal Springs Aquifer Committee.

- h. PLN-MJDP-24-00059: PIPER PROPERTY, LOT 4 (ANIMAL EYE INSTITUTE OF LEXINGTON) (AMD) (11/3/24)* - located at 151 DENNIS DRIVE, LEXINGTON, KY
Council District: 10
Project Contact: Leesman Engineering & Associates

Note: The purpose of this amendment is to depict a layout of a building and parking for Lot 4.

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. 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 cross hatch lines from building.
15. Correct plan title to match staff report.
16. Correct plan type to "Amended Final Development Plan".
17. Addition of existing topography information at 2' intervals and remove proposed contours.
18. Denote location for construction vehicle access.
19. Depict recorded easements and remove service lines.
20. Addition of all street cross-sections and locations on plan face.
21. Denote new site statistics box and complete information for Lot 4 for vegetated open space, required and provided.
22. Document account with Lynn Imaging (859-255-1021) to meet requirements of Article 21-7(b)(3) of the Zoning Ordinance.

- i. PLN-MJDP-24-00060: HI-ACRES SHOPPING CENTER, TRACT 1 (AMD) (11/3/24)* - located at 1824 BRYAN STATION ROAD, LEXINGTON, KY
Council District: 6
Project Contact: Palmer Engineering

Note: The purpose of this amendment is to depict additional building square footage and to bring development into compliance with current regulations.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the boundaries of amendments, the use of Lot 3, and meeting the requirements of Articles 16, 18, and 20 the Zoning Ordinance.

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

* - 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. Delete Note #10.
14. Depict location of street cross-section on plan face.
15. Addition of zone-to-zone landscape screening and buffer per Article 18 of the Zoning Ordinance.
16. Addition of total column in site statistics box.
17. Discuss requirements of Articles 16, 18, & 20 of the Zoning Ordinance and potential variances.
18. Discuss location of proposed building on Lot 3.
19. Discuss proposed drive-thru on Lot 3.

- j. PLN-MJDP-24-00064: HAMBURG PLACE FARM, PLAUDIT PLACE DEVELOPMENT, LOT 3 (CHICK-FIL-A) (AMD) (11/3/24)* - located at 1863 PLAUDIT PLACE, LEXINGTON, KY
Council District: 6
Project Contact: Interplan, LLC

Note: The purpose of this amendment is to depict re-development of building and parking on Lot 3.

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. 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.
12. Improve plan legibility (Plan should be 36" on one side).
13. Addition of property metes and bounds.
14. Addition of topography information at 2' contours.
15. Addition of dimensions for driveways, walkways, access points, and buildings.
16. Denote location of construction vehicle access.
17. Addition of proposed and existing easements.
18. Addition of tree inventory map per Article 21-6(a)(11) of the Zoning Ordinance.
19. Correct Commissioner's Certification per Article 21-6(a)(16) of the Zoning Ordinance.
20. Complete information in site statistics for Lot 3.

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

21. Provided the Board of Adjustment grants approval of variances for landscape buffer and maximum parking.
22. Verify totals in site statistics box.
23. Discuss width of drive lanes and access to Plaudit Place.

- k. PLN-MJDP-24-00066: TOWN BRANCH PARK (GATTON PARK ON TOWN BRANCH) (AMD) (11/3/24)* - located at 795 MANCHESTER STREET, LEXINGTON, KY
Council District: 10
Project Contact: Strand Associates

Note: The purpose of this amendment is to depict the relocation of Cox Street, addition of a building in the northwest corner of the site, and modify pedestrian access to Oliver Lewis Way.

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. 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. Correct plan title to match staff report.
9. Denote proposed use of new northwest building.
10. Resolve timing of Cox Street relocation.

- l. PLN-MJDP-24-00067: LEXMARK INTERNATIONAL INC., SECTION 1, LOT 7 (AMD) (11/3/24)* - located at 650 SETZER WAY, LEXINGTON, KY
Council District: 1
Project Contact: Abbie Jones Consulting

Note: The purpose of this amendment is to depict building and parking on Lot 7.

The Subdivision Committee Recommended: **Postponement**. There are concerns regarding compliance with Articles 8, 16, 18, 20, 21 & 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. 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.

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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 scale on plan face to 1"=100' for all of the property and removing match line.
15. Correct plan type to "Amended Final Development Plan/Preliminary Subdivision Plan".
16. Addition of name and address of developer.
17. Lighten contour lines for legibility.
18. Remove darker line around 791 Freight Boulevard.
19. Clarify street names in vicinity map.
20. Depict location of street cross-section C-C on plan face.
21. Dimension driveways, walkways, parking spaces, points of ingress & egress, and all buildings.
22. Remove the gravel hatching.
23. Remove utility line, and only depict boundaries of easement.
24. Addition of tree inventory map per Article 26 of the Zoning Ordinance.
25. Correct owner's certification to read as per Article 21-6 (a)(15) of the Zoning Ordinance.
26. Correct Planning Commission certification to need as per 21-6(a)(16) of the Zoning Ordinance.
27. Addition of new site statistics box, completing information for Lot 7.
28. Denote review by Royal Springs Aquifer Committee.
29. Addition of maintenance note for the access easement across Lots 7A, 7C, and 7D.
30. Correct purpose of amendment note.
31. Adjust building setback lines to be 20' from access easement not property line.
32. Denote gas easement through Lots 7A and 7C.
33. Discuss conflicts between structure on Lot 7B and easements.
34. Discuss compliance with Articles 16, 18, & 20 of the Zoning Ordinance.
35. Discuss proposed use of new structures.

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. **PLN-CELL-24-00001: BAPTIST COLLEGE WIRELESS COMMUNICATION FACILITY** – an application for a 106-foot monopine cellular tower (tower camouflaged as a tree) with a 5-foot lightning arrestor at the top, for a total height of 111 feet, plus related ground facilities, for property at 3440 Versailles Road.
- B. **VACANT PLANNING COMMISSION POSITION** – Staff will report for discussion and consideration of procedure to fill vacant Planning Commission position.
- C. **URBAN GROWTH MASTER PLAN PUBLIC HEARINGS** – Staff will request that the Planning Commission schedule public hearings for the Urban Growth Master Plan for October 17, 2024 for presentations and public comment, and October 31, 2024 for Planning Commission deliberation and action. Both public hearings will be scheduled for the Council Chambers, beginning at 1:30 p.m.

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

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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 September and October

Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....September 19, 2024
Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....September 25, 2024
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chamber, Gov't Center.....**September 26, 2024**
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....October 3, 2024
Subdivision Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chamber, Government Center...**October 10, 2024**

X. ADJOURNMENT

TW/CG/PS

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