

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

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, September 25, 2024 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Demetria Kimball, Eric Sutherland, Ben Cornett, and Brooke Gray, Division of Environmental Services; Greg Lengal and Embry Beatty, Division of Fire; David Filiatreau, Division of Traffic Engineering; Rob Poage, Division of Addressing; Scott Burton, Division of Waste Management; Scott Thompson and Boyd Sewe, Division of Planning; Craig Prater and Chris Dent, Division of Water Quality; and Holly Salzarcarillo, Kentucky Utilities. Other staff members in attendance were Traci Wade, Daniel Crum, Cheryl Gallt, Eve Miller, Paula Schumacher; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes:

The following notes automatically apply to all plans listed on this docket (unless a waiver of any section is granted by the Planning Commission).

1. All preliminary and final subdivision plans are required to conform to the requirements of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform to the requirements of Article 21 of the Zoning Ordinance.

A. MAJOR SUBDIVISION ITEMS AND DEVELOPMENT PLANS

1. **FINAL SUBDIVISION PLANS** – None at this time.

2. **PRELIMINARY SUBDIVISION PLAN** - Tentatively scheduled for the **October 24**, 2024 Planning Commission meeting.

- a. PLN-MJSUB-24-00007: LANCASTER & KEISER PROPERTY, BLOCK 25, LOTS 22 & 24 (PORTIONS OF) (12/2/24)* – located at 223 EAST SEVENTH, LEXINGTON, KY
Council District: 1
Project Contact: Barrett Partners Inc.

Note: The purpose of the plan is to depict a lot for a single-family dwelling unit, in support of the requested zone change from a Neighborhood Business (B-1) zone to a Planned Neighborhood Residential (R-3) zone.

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

1. Provided the Urban County Council approves the zone change to R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Addition of existing and proposed easements.
7. Depict location of street cross-section on plan face.
8. Addition of building line setback.
9. Addition of contour lines and elevators.
10. Denote review and recommendation of the Royal Springs Aquifer Committee.
11. Addition of tree inventory information including species and size.
12. Increase scale of plan.
13. Discuss Placebuilder criteria.

3. DEVELOPMENT PLANS – Tentatively scheduled for the **October 10**, 2024 Planning Commission meeting.

- a. PLN-MJDP-24-00068: ZEE FAULKNER PROPERTY (AMD) (12/2/24)* - located at 509 EAST MAIN STREET, LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

Note: The purpose of this amendment is to reflect revised conditional zoning restrictions adopted by the Urban County Council.

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. Urban Forester's approval of tree preservation plan.
 5. Department of Environmental Quality's approval of environmentally sensitive areas.
 6. Division of Waste Management's approval of refuse collection locations.
 7. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 8. United States Postal Service Office's approval of kiosk locations or easement.
 9. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
 10. Correct conditional zoning restrictions.
 11. Dimension garage, covered porches, garden area, parking spaces, sidewalks, vehicular access point, and landscape buffers.
 12. Denote floor area ratio, provided vehicular and bicycle parking, open space, and proposed use.
 13. Remove Note #1 which duplicates conditional zoning restrictions.
 14. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
 15. Denote existing and proposed easements.
 16. Discuss possible 15' tall landscape screening along rear and side yards.
- b. PLN-MJDP-24-00069: COLDSTREAM RESEARCH CAMPUS, UNIT 2B, SECTION 2, LOT 25B (METRO EMPLOYEES CREDIT UNION) (AMD) (12/2/24)* - located at 1565 MCGRATHIANA PARKWAY, LEXINGTON, KY
Council District: 2
Project Contact: Palmer Engineering

Note: The purpose of this amendment is to depict building and parking layout on the property.

The Technical 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. Addition of purpose of plan.
 15. Remove development standards for expansion area.
 16. Correct graphic versus written scale.
 17. Correct plan title to match staff report.
 18. Denote plan type as "Final Development Plan".
 19. Denote name and address of developer.
 20. Depict boundaries of property with a solid dark line.
 21. Dimension building and remove interior walls.
 22. Addition of tree inventory map.
 23. Clarify lot coverage versus building square footage in site statistics.
 24. Correct Commission Certification.
 25. Addition of general notes, conditional zoning notes, and special notes for Coldstream Research Campus from previous plans.
 26. Addition of supportive use table for the P-2 Zone.
 27. Denote review and recommendation of the Royal Springs Aquifer Committee.
 28. Denote location of access for construction vehicles.
 29. Depict property boundaries on vicinity map for area of amendment.
 30. Relocate parking behind front of building.
 31. Denote compliance with design guidelines for development in Coldstream Research Campus.
- c. PLN-MJDP-24-00070: MELODY VILLAGE, UNIT 3-C, BLOCK C, LOT 12 (FREEDOM SENIOR APARTMENTS) (AMD) (12/2/24)* - located at 2001 NICK LOOP & 3743 RED RIVER DRIVE, LEXINGTON, KY
Council District: 8
Project Contact: Qk4

Note: The purpose of this amendment is to depict a building of 46,315 square feet, new parking and circulation, and update conditional zoning restrictions.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. 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. Denote location of construction vehicle access.
14. Addition of tree protection map.
15. Addition of council approval date (August 27, 2024) after Note 16 referencing revised square footage.
16. Remove old plan number update with new number.
17. Clarify information in site statistics box with total column totals for the R-4 and P-1 Zones.
18. Discuss the type of plan submitted.

- d. PLN-MJDP-24-00071: BELMONT FARM, UNIT 7 (COVENTRY) (AMD) (12/2/24)* - located at 2329 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: Banks Engineering

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

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. Denote review and recommendation by Royal Springs Aquifer Committee.

- e. PLN-MJDP-24-00072: SANTA BARBARA SUBDIVISION, UNIT 3 (AMD) (12/2/24)* - located at 708 MILES POINT WAY, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

Note: The purpose of this amendment is to add buildable square footage and revise 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. 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. Addition of zoning information and use in site statistics.
11. Addition of Old Frankfort landscape buffer, including planting detail.
12. Addition of tree protection plan.
13. Addition of interior sidewalks from previous plan.

- f. PLN-MJDP-24-00073: MILESTONE HEIGHTS PROPERTY (12/2/24)* - located at 309, 315, 317, & 321 EAST HIGH STREET, LEXINGTON, KY
Council District: 3
Project Contact: Milestone Design Group

Note: The purpose of this plan is to create 12 buildable lots for townhouse dwelling units.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Articles 15, 16, 20, & 21 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. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
 14. Denote engineer, registered landscape architect, or community planner responsible site design.
 15. Adjust lotting scheme and layout so north is oriented to the top of the sheet.
 16. Denote proposed bearings and distances for proposed internal lots.
 17. Denote all existing utilities on site and adjacent to site.
 18. Addition of building setback line along East High Street.
 19. Addition of alley cross section and source.
 20. Denote source of contours, and plat cabinet/slides for all adjoining lots.
 21. Update site statistics to include lot coverage and number of dwelling units.
 22. Correct owner's certification.
 23. Correct Note #14.
 24. Denote location of access for construction vehicles.
 25. Provided the Planning Commission makes a finding for the use of access easement for access and frontage.
 26. Discuss front yard wall per Article 15-4 of the Zoning Ordinance.
 27. Discuss orientation of structures on Lots #1 and #7 to comply with Article 15-7 for primary entrance.
 28. Discuss compliance with Article 15-7.
 29. Discuss compliance with Article 16-6(b) for pedestrian connections.
 30. Discuss compliance with Article 20 of the Zoning Ordinance.
- g. PLN-MJDP-24-00074: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY, LOT 4 (THE FOUNTAINS OF PALOMAR) (AMD) (12/2/24)* - located at 3855 FOUNTAINBLUE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to add building square footage and revise parking circulation.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Section 16-6 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. Denote location for access of construction vehicles.
 14. Addition of exhibit for typical parking for angled cars.
 15. Addition of standard site statistics box completing information for Lot 4.
 16. Discuss time on the release of the access easement through Lot 8.
 17. Discuss extension of sidewalk onto Lot 4 with angled parking and proposed building.
 18. Discuss 10' pedestrian/bicycle trail easement versus vehicular use area screening, sidewalk on plan face scales 5'.
 19. Discuss compliance with Section 16-6 of the Zoning Ordinance for corner lots.
- h. PLN-MJDP-24-00075: WILLIAM SHELLEY PROPERTY, UNIT 2 & HOLLOW CREEK, UNIT 1, LOT 3 (AMD)
(12/2/24)* - located at 459 WEST NEW CIRCLE ROAD, LEXINGTON, KY
Council District: 1
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict additional building square footage and parking.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Article 19 of the Zoning Ordinance.

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. Depict property with a solid dark line.
15. Addition of dimensions on existing building, parking spaces, drive aisles, sidewalks, and ingress & egress points.
16. Addition of service road/street cross-section and location on plan face.
17. Addition of height of building in feet in site statistics box.
18. Addition of existing and proposed easements.
19. Addition of tree inventory map for "T-2".
20. Addition of total of lot coverage in square feet in site statistics.
21. Verify number of parking spaces in site statistics.
22. Clarify topography information and depict finish floor flood plain elevation.
23. Denote: A special permit must be obtained from Division of Engineering, plus any other state or federal permits, prior to building permit.

- 24. Denote height of retaining wall.
- 25. Discuss Application for Conditional Letter of Map Revision (CLOMR) and compliance with Article 19 of the Zoning Ordinance.

4. ZONING DEVELOPMENT PLANS – Tentatively scheduled for the **October 24**, 2024 Planning Commission meeting.

- a. PLN-MJDP-22-00059: HIGBEE MILL COURT, LOT 11 (12/05/2024)* – located at 940 HIGBEE MILL ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Matt Miniard/Palmer Engineering

Note: The purpose of this plan is to depict 7 townhomes, in support of the requested zone change from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone.

Note: The applicant indefinitely postponed the application in February 2023 to further investigate the ability to utilize abandoned right-of-way adjacent to the subject property. Adjoining property owners have initiated the process to claim the remaining abandoned right-of-way of Higbee Mill Road. Due to changes in the availability of the right-of-way, the applicant has modified the plan and now wishes to move forward with the requested zone change and preliminary development plan.

The Staff Recommends: **Postponement**. There are questions regarding compliance with side yard requirements, the geometry of the proposed cul-de-sac, and with general vehicular parking and VUA in the front yards.

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

1. Provided the Urban County Council approves the zone change to R-1T; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Correct site statistics.
9. Correct side yards to comply with Articles 8-10 and 15-3 of the Zoning Ordinance.
10. Modify vehicular use area in front yards to comply with article 16-5(a) and (b).
11. Discuss improvements to Higbee Mill Road, including a sidewalk all the way around the cul-de-sac and an appropriate termination in compliance with Article 6-7 of the Land Subdivision Regulations.
12. Discuss Placebuilder criteria.

5. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS – Tentatively scheduled for the **October 10**, 2024 Planning Commission meeting.

- a. PLN-FRP-24-00030: BLUEGRASS STOCKYARD, LLC PROPERTY (KENTUCKY UTILITIES LISLE AVENUE OPERATIONS CENTER) (AMD) (12/15/24)* - located at 375 LISLE INDUSTRIAL AVENUE, LEXINGTON, KY
Council District: 11
Project Contact: Endris Engineering

Staff will report at the meeting.

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS

1. Final Subdivision Plans – None at this time.
2. Development Plans - Tentatively scheduled for the **October 10**, 2024 Planning Commission meeting.
 - a. PLN-MJDP-24-00046: GIVENS PROPERTY, LOT 5 (CITY BBQ) (AMD) (10/10/24)* - located at 2210 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: CESO, Inc.

- Tentatively scheduled for the **November 14**, 2024 Planning Commission Meeting.
 - b. PLN-MJDP-24-00056: RED MILE MIXED-USE DEVELOPMENT (AMD) (11/14/24)* - located at 1101 WINBAK WAY, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

D. STAFF ITEMS - Tentatively scheduled for the October 10, 2024 Planning Commission meeting.

1. PLN-MNDP-24-00032: WIGGINS & COMPANY (CHICK-FIL-A) (AMD) (12/15/24)* - located at 2514 NICHOLASVILLE ROAD, LEXINGTON, KY
Council District: 3
Project Contact: Interplan, LLC

- Staff will report at the meeting.

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....October 3, 2024
Subdivision Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**October 10, 2024**
UGMP Presentations & Public Comment, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....October 17, 2024
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**October 24, 2024**
Technical Committee, Wednesday, 8:30 a.m., 7th Floor Conference Room, Phoenix Building.....October 30, 2024
UGMP Deliberation & Action, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....October 31, 2024
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....November 4, 2024