

**AGENDA**  
**SUBDIVISION COMMITTEE MEETING**  
**November 7, 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; Eric Sutherland, Ben Cornett, and Brooke Gray, Division of Environmental Services; Shannon Ison and Embry Beatty, Division of Fire; David Filiatreau, Division of Traffic Engineering; Rob Volpenhein, 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, Chris Chaney, 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 **November 14**, 2024 Planning Commission meeting.

- a. PLN-MJSUB-24-00008: PATCHEN WILKES, UNIT 1, PHASE 2 (1/5/25)\* – located at 1811 WINCHESTER ROAD, LEXINGTON, KY  
Council District: 6  
Project Contact: EA Partners

Note: The purpose of the plan is to revise street layout and lot configuration.

The Technical Committee Recommended: **Postponement.** There are questions regarding the floodplain on buildable lots, re-configuration of lotting/layout from previous plan, and length of blocks within the proposed subdivision.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Discuss access easement on the rear of new lots.
11. Discuss the length of proposed street blocks in excess of 1,000-foot length per Article 6-4(a) of the Land Subdivision Regulations.
12. Discuss revised lotting layout, removing the proposed alleys from previous layout and depicting access easement on the rear of Lots 35-37, and 70-73, as shown on plat M-639.
13. Discuss rear of Lots 20-24 in the 100-year Zone AE Floodplain.

- b. PLN-MJSUB-24-00009: PATCHEN WILKES, UNIT 2 (1/5/25)\* – located at 1811 WINCHESTER ROAD, LEXINGTON, KY  
Council District: 6  
Project Contact: EA Partners

Note: The purpose of the plan is to revise street layout and lot configuration.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with conditional zoning restrictions.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Document conditional zoning restrictions per Ordinance #307-2004.
11. Discuss compliance with conditional zoning restrictions.
12. Discuss layout changes to previous plan and need for a final development plan.
13. Discuss proposed split zoned lot.

**3. DEVELOPMENT PLANS** – Tentatively scheduled for the **November 14,** 2024 Planning Commission meeting.

- a. PLN-MJDP-24-00077: GIVENS PROPERTY, OUTLOT 1 (AMD) (1/5/25)\* – located at 2305 REMINGTON WAY, LEXINGTON, KY  
Council District: 2  
Project Contact: CMW

Note: The purpose of this amendment is to depict building with parking, circulation, and access for a convenience store and gas station.

The Technical Committee Recommended: **Postponement.** to discuss Royal Springs Aquifer Committee recommendations.

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

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

13. Remove signage from plan face.
14. Denote lots on vicinity map to locate area of amendment.
15. Denote location of access for construction vehicles.
16. Addition of information for Outlot 5 per MJDP-24-00046.
17. Addition of Note #26 from previous plan.
18. Addition of zoning boundaries and zone category labels.
19. Addition of all street cross-sections and location on plan face.
20. Denote boundary changes on Outlots 6 & 7 per plat S-550.
21. Document lighting plan per Article 30 of the Zoning Ordinance.
22. Document compliance with Articles 16, 18, 20, & 26 of the Zoning Ordinance.
23. Discuss conflict between dumpster and sanitary sewer easement.
24. Discuss recommendations of the Royal Springs Aquifer Committee.

- b. PLN-MJDP-24-00078: FRITZ FARM, TRACT C (AMD) (1/5/25)\* – located at 250 HARRISON, LEXINGTON, KY  
Council District: 4  
Project Contact: HDR Engineering

Note: The purpose of this amendment is to depict new development of buildings and parking on Tract C.

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. Addition of record plat information for development and adjacent property.
14. Identify front building face for hotel and event space to ensure compliance with Article 28-6(d) of the Zoning Ordinance.
15. Documentation of lighting plan per Article 30 of the Zoning Ordinance.
16. Documentation of elevations of structures to depict building features per Article 28-6(c) of the Zoning Ordinance.

- c. PLN-MJDP-24-00079: THE MAXWELL (LYNHURST SUBDIVISION) (1/5/25)\* – located at 201-235 E. MAXWELL STREET & 247-251 STONE AVENUE, LEXINGTON, KY  
Council District: 3  
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict the development of a six-story residential complex with associated parking.

The Technical Committee Recommended: **Postponement**. There are questions regarding timing of roadway dedication and closure, and site functionality.

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. Correct zoning in site statistics.
  14. Delete Note #13.
  15. Denote property perimeter landscape screening buffers.
  16. Dimension widths of pedestrian walkways and entrances.
  17. Update cross-section E-E to show 5-foot sidewalk.
  18. Correct open space total in site statistics.
  19. Documentation of lighting plan per Article 30 of the Zoning Ordinance.
  20. Correct Conditional Zoning format.
  21. Discuss location of dumpster/mechanics areas.
  22. Discuss changes to site access and traffic impact study.
  23. Discuss street trees and landscaping along Maxwell Street.
  24. Discuss changes to townhouse units along Stone Avenue.
  25. Discuss buffer around 40" black walnut tree adjoining 260 Lexington Street.
  26. Discuss timing of closure of existing and dedication of new Hagerman Court right-of-way and consolidation of separate lots.
- d. PLN-MJDP-24-00080: ARTHUR E. ABSHIRE PROPERTY (LEXINGTON CUT STONE AND MARBLE CO.) (MIDLAND STATION) (1/5/25)\* – located at 262-276 MIDLAND AVENUE & 604-610 WINCHESTER ROAD, LEXINGTON, KY  
Council District: 3  
Project Contact: Prime AE

Note: The purpose of this amendment is to depict the construction of two apartment buildings with a total of 258 dwelling units with associated parking.

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. Correct cross-sections A-A and B-B to match plan view.

14. Provide cross-sections for Winchester Road and Owens Avenue.
15. Dimension all structures.
16. Use updated site statistics box per the Division of Planning.
17. Label blank areas of floor plan.
18. Correct dimensions on Dumpster Enclosure Detail.
19. Documentation of lighting plan per Article 30 of the Zoning Ordinance.
20. Discuss Notes #16 and #20 on Preliminary Development Plan regarding railroad easement.
21. Discuss Note #15 regarding 15" sanitary sewer main below Building A to be relocated based on approval of the Division of Water Quality.

- e. PLN-MJDP-24-00082: LEXMARK INTERNATIONAL, SECTION 2, LOT 2 (AMD) (1/5/25)\* – located at 751 FREIGHT BOULEVARD, LEXINGTON, KY  
Council District: 1  
Project Contact: Banks Engineering

Note: The purpose of this amendment is to depict improvements on Section 2, Lot 2, including building square footage, associated parking, and outdoor storage for construction equipment and location of fuel tank.

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. Depict other streets in the vicinity to clarify location of lot.
13. Use updated site statistics box for all of development per the Division of Planning.
14. Addition of Lot 7 information, if plan is certified.
15. Denote review and recommendations of Royal Springs Aquifer Committee.
16. Documentation of lighting plan per Article 30 of the Zoning Ordinance.
17. Denote all parking areas and driveways shall be paved with concrete, asphalt, or other suitable hard surface per Article 16-3(f) of the Zoning Ordinance.

- f. PLN-MJDP-24-00083: GEORGE WEST ESTATE PROPERTY (HOWARD PROPERTY) (AMD) (1/5/25)\* – located at 4538, 4568, & 4578 GEORGETOWN ROAD, LEXINGTON, KY  
Council District: 12  
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict new building, sidewalks, and parking.

The Technical Committee Recommended: **Postponement**. There were questions regarding compliance with Articles 19, 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. 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 developer of property.
14. Addition of building, access, sidewalk, and drive aisle dimensions on the whole development.
15. Addition of proposed and existing easements.
16. Addition of tree inventory map per Article 26 of the Zoning Ordinance.
17. Addition of 5 car stacking for drive-throughs and label pick up windows.
18. Clarify Note #19 ("consolidation prior to certification").
19. Correct Note #28 from Building #3 to Lot #3.
20. Use updated site statistics box per the Division of Planning.
21. Discuss dumpsters in the floodplain.
22. Discuss the timing of LOMR process.
23. Discuss the lot coverage per Articles 2-4 and 8-20 of the Zoning Ordinance.

**4. ZONING DEVELOPMENT PLANS** – Tentatively scheduled for the **November 21, 2024** Planning Commission meeting.

- a. PLN-MJDP-24-00081: LANE ALLEN PARK, LOTS 2 & 3 (1/5/25)\* – located at 1899 PARKERS MILL ROAD, LEXINGTON, KY  
Council District: 10  
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict lotting layout for 25 single-family homes, in support of the requested zone change from a Single Family Residential (R-1A) zone to a Planned Neighborhood Residential (R-3) zone.

The Technical Committee Recommended: **Postponement**. There are questions regarding the historic nature of the existing home and need for a floodplain study to identify the extent of the floodplain.

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

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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
7. Clarify discrepancy between number of trees on preliminary development plan and Tree Inventory Map.
8. Discuss preservation of existing residential structure.
9. Discuss need for a floodplain study to identify the extent of the floodplain.
10. Discuss street improvements or right-of-way reservation for Parkers Mill Road.
11. Discuss Placebuilder criteria.

**5. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS** - Tentatively scheduled for the **November 14, 2024** Planning Commission meeting.

- a. PLN-MJSUB-19-00006: TUSCANY, UNIT 15 (1/19/25)\* - located at 1970 WINCHESTER ROAD, LEXINGTON, KY  
Council District:  
Project Contact: EA Partners

Note: The applicant requested an extension on October 7, 2024 for a plan that was approved by the Planning Commission on November 14, 2019.

- Staff will report at the meeting.

- b. PLN-MJDP-23-00040: SOUTH BROADWAY PLACE, PHASE IIC (AMD) (1/19/25)\* - located at 1080 EXPORT STREET, LEXINGTON, KY  
Council District:  
Project Contact: Carman

Note: The applicant requested a re-approval on October 21, 2024 for a plan that was approved by the Planning Commission on August 10, 2023.

- 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 **November 14, 2024** Planning Commission meeting.

- a. 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

- b. 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

- c. 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

- Tentatively scheduled for the **November 21, 2024** Planning Commission meeting.

- d. 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

**D. STAFF ITEMS** - Tentatively scheduled for the **November 14, 2024** Planning Commission meeting.

1. PLN-MNDP-24-00025: ETHINGTON & ETHINGTON, TRACT 1 (CHICK-FIL-A) (AMD) (12/15/24)\* - located at 4275 HARRODSBURG ROAD, LEXINGTON, KY  
Council District:  
Project Contact: GBC Design  
  
- Staff will report at the meeting.
2. 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.....November 7, 2024  
**Subdivision Items Public Hearing**, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers, Government Center.....**November 14, 2024**  
**Zoning Items Public Hearing**, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers, Government Center.....**November 21, 2024**  
Technical Committee, Wednesday, 8:30 a.m., 7<sup>th</sup> Floor Conference Room, Phoenix Building.....November 27, 2024  
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....December 5, 2024