

AGENDA
SUBDIVISION COMMITTEE MEETING
December 5, 2024
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, November 27, 2024 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Ben Cornett, and Brooke Gray, Division of Environmental Services; Greg Lengal and Embry Beatty, Division of Fire; Steve Parker, Division of Traffic Engineering; Rob Poage, Division of Addressing; Scott Burton, Division of Waste Management; Scott Thompson and Boyd Sewe, Division of Planning; and Craig Prater and Chris Dent, Division of Water Quality. Other staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, Paula Schumacher; and Brittany Smith, 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** – None at this time.

3. **DEVELOPMENT PLANS** – Tentatively scheduled for the **December 12, 2024** Planning Commission meeting.

- a. PLN-MJDP-24-00084: HART PROPERTY (GREENBRIAR ESTATES) UNIT 2-J, LOTS 10 & 11 (AMD) (3/5/25)*
– located at 3412 BRIARCROFT WAY, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this amendment is to revise building footprint and envelope on Lot 11.

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. 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.
4. Addition of bearings and distances for Lot 11.
5. Denote location of construction access.

- b. PLN-MJDP-24-00085: SEBASTIAN PROPERTY, UNIT 3 (AMD) (2/3/25)* – located at 525 WHITE OAK TRACE, LEXINGTON, KY
Council District: 2
Project Contact: EA Partners

Note: The purpose of this amendment is to revise lotting, add two single-family lots, and add 18 townhomes.

The Technical Committee Recommended: **Postponement**. There are questions regarding a relocation of stormwater management and easement conflicts.

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. Utilize standard site statistics box.
 15. Clarify if there are significant trees on the subject property.
 16. Include note listing the exact nature of the requested changes per Article 21-7(d)(2) of the Zoning Ordinance.
 17. Provided the Planning Commission approves a waiver of Article 6-4(c) for lot frontage and sole access from an access easement.
 18. Discuss relocation of stormwater management and easement conflicts.
- c. PLN-MJDP-24-00086: COVEY RIDGE DEVELOPMENT, LOT 4 (AMD) (2/3/25)* – located at 125 CANEBRAKE DRIVE, LEXINGTON, KY
Council District: 12
Project Contact: D & J Realty Inc.

Note: The purpose of this amendment is to develop site for construction of a “value-added retail center”.

The Technical Committee Recommended: **Postponement**. There are questions regarding compliance with Articles 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.
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 name and address of developer and plan preparer.
15. Ensure graphic scale and all dimensions are accurate as printed.
16. Denote subject property boundary with solid line.
17. Denote vicinity map oriented with north to top of page.
18. Denote all dimensions of proposed structures, driveways, and parking areas.
19. Provide a tree inventory map per Article 26 of the Zoning ordinance.
20. Denote a tree preservation plan per Article 26 of the Zoning Ordinance.
21. Utilize standard site statistics box.
22. Addresses must be included on all lots.
23. Add note per Article 21-6(a)(17) of the Zoning Ordinance.
24. All text and graphic information must be carried forward from previous development plan (MJDP-17-00017).

- d. PLN-MJDP-24-00087: SPRINGHURST SUBDIVISION, UNIT 2, LOT 2 (2/3/25)* – located at 2090 HARRODSBURG ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict the construction of a drive thru coffee shop, commercial building, and associated parking and drive aisles.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Article 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.
13. Denote purpose of plan.
14. Denote Harrodsburg Road cross-section.
15. Label all significant trees over 12" DBH.
16. Provide tree inventory map and tree preservation plan per Article 26 of the Zoning Ordinance.
17. Provide lighting plan per Article 30 of the Zoning Ordinance.
18. Denote conditional zoning landscape buffer on plan face.
19. Denote access easement maintenance note per Article 5-4(h)(1) of the Land Subdivision Regulations.
20. Denote access easements depicted on Final Record Plat with associated notes.
21. Lighten or reduce hatching on patio area on Lot 1 for legibility of dimensions.
22. Clarify if there are canopies and dimension on primary structure on Lot 1.
23. Discuss possible turn lane on Harrodsburg Road.
24. Discuss the possibility of combining dumpster enclosures.
25. Discuss the location of customer entrance on Lot 1 primary structure.

- e. PLN-MJDP-24-00088: GIVENS PROPERTY, OUTLOT 11 (AMD) (2/3/25)* – located at 2300 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: CMW

Note: The purpose of this amendment is to depict a restaurant, drive-thru, parking, and circulation on Outlot 11.

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. All information needs to be on one page, and use insert on same page for a blow up of Outlot 11.
14. Update lot boundaries for Lots 5 & 6 per Plat S-550 and site statistics box.
15. Addition of topography information for Outlot 11.
16. Dimension points of ingress/egress.
17. Addition of dimensions for building, sidewalks, and parking for Outlot 10.
18. Denote review and recommendation of the Royal Springs Wellhead Protection Committee.
19. Document lighting plan per Article 30 of the Zoning Ordinance.
20. Addition of Note #26 from previous plan.
21. Addition of Outlots 1 and 5, if they are signed before plan certification.
22. Resolve five car stacking for second drive lane.

- f. PLN-MJDP-24-00089: FIRST UNITED METHODIST CHURCH (AMD) (2/3/25)* – located at 200 W. HIGH STREET, LEXINGTON, KY
Council District: 3
Project Contact: Thoroughbred Engineering

Note: The purpose of this amendment is to remove previously proposed stormwater grant improvements and building addition and to keep the new approved entrance, parking, and circulation.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Waste Management's approval of refuse collection locations.
9. Addition of record plat information (R-973).
10. Addition of height of building.

11. Depict proposed record plat information and correct site statistics.
12. Documentation of lighting plan per Article 30 of the Zoning Ordinance.

- g. PLN-MJDP-24-00090: INTERSTATE SERVICE CENTER (AMD) (2/3/25)* – located at 1943 STANTON WAY, LEXINGTON, KY
Council District: 12
Project Contact: Banks Engineering

Note: The purpose of this amendment is to depict proposed building addition, new parking and circulation and the consolidation of lots.

The Technical Review Committee Recommended: Postponement. There are questions regarding meeting the requirements of Sections 11,16,18,20, and 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.
13. Denote location of construction access.
14. Addition of purposed and existing easements.
15. Addition of tree inventory per Article 26 of the Zoning Ordinance.
16. Addition of lot coverage in the site statistics per Article 11-7(e) of the Zoning Ordinance.
17. Clarify uses on the property to refer to hotel, restaurant of convenient store and gas pumps.
18. Denote review and recommendation of the Royal Springs Wellhead Protection Committee.
19. Denote location of the fuel tanks.
20. Discuss lot coverage per Articles 11-7(e) and 8-20(I)(1) of the Zoning Ordinance for the required lot coverage.
21. Discuss Article 16-6(a) of the Zoning Ordinance for vehicular use area in the front yard.

4. ZONING DEVELOPMENT PLANS – Tentatively scheduled for the **December 12, 2024** Planning Commission meeting.

- a. PLN-MJDP-24-00093: MARLBORO MANOR SUBDIVISION, LEXINGTON MOTEL (BLAIR PROPERTY & KOPPIUS & HART PROPERTY) (TRANSY HAGGARD APARTMENTS) (2/3/25)* – located at 475 & 495 HAGGARD LANE and 450 RADCLIFFE ROAD, LEXINGTON, KY
Council District: 1
Project Contact: Prime AE

Note: The purpose of this plan is to depict the development of 29 single-family dwellings, 26 townhomes, and 5 multi-family buildings in support of the requested zone change from a Neighborhood Business (B-1), Corridor Business (B-3) zones, Interchange Service Business (B-5P), and Mixed Low Density Residential (R-2) to a Mixed Low Density Residential (R-2), Planned Neighborhood Residential (R-3), and Medium Density Residential (R-4) zone.

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

1. Provided the Urban County Council approves the zone change to R-2, R-3, & R-4; 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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Provide tree inventory map per Article 26 of the Zoning Ordinance.
9. Denote building coverage and floor area in site statistics box.
10. Include purpose statement.
11. Provided the Planning Commission grants the requested variances.
12. Discuss location of possible driveways for single-family and townhomes.
13. Discuss potential pedestrian bump-outs at Benton Road and Radcliffe Road intersection for traffic calming.
14. Discuss lots proposed to be dedicated public right-of-way.
15. Discuss Building 5 as a group residential structure per Article 9 of the Zoning Ordinance.
16. Discuss required open space for Lots 63 and 64.
17. Discuss Placebuilder criteria.

5. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS – None at this time.

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS

1. Preliminary Subdivision Plans – Tentatively scheduled for the **December 12**, 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
 - 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
2. Development Plans - Tentatively scheduled for the **December 12**, 2024 Planning Commission meeting.
 - a. PLN-MJDP-24-00056: RED MILE MIXED-USE DEVELOPMENT (AMD) (12/12/24)* - located at 1101 WINBAK WAY, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering
 - b. PLN-MJDP-24-00074: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY, LOT 4 (THE FOUNTAINS OF PALOMAR) (AMD) (12/12/24)* - located at 3855 FOUNTAINBLUE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

- c. 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
 - d. 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
 - e. 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
3. Zoning Development Plans - Tentatively scheduled for the **December 12, 2024** Planning Commission meeting.
- a. PLN-MJDP-22-00059: HIGBEE MILL COURT, LOT 11 (12/12/24)* – located at 940 HIGBEE MILL ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Matt Miniard/Palmer Engineering
 - b. 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

D. STAFF ITEMS - None at this time.

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....December 5, 2024
Subdivision & Zoning Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center....**December 12, 2024**
 Technical Committee, Wednesday, 8:30 a.m., 7th Floor Conference Room, Phoenix Building.....December 18, 2024
 Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....January 9, 2025