

AGENDA
SUBDIVISION COMMITTEE MEETING
January 9, 2025
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, December 18, 2024 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Ben Cornett, Eric Sutherland, and Brooke Gray, Division of Environmental Services; Embry Beatty and Shannon Ison, 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 Salazar Carrillo, Kentucky Utilities. Other staff members in attendance were Chris Chaney, Cheryl Gallt, 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** – None at this time.

3. **DEVELOPMENT PLANS** – Tentatively scheduled for the **January 16, 2025** Planning Commission meeting.

- A. PLN-MJDP-24-00095: NEWTOWN SPRINGS, LOT 4 (AMD) (2/23/25)* – located at 1425 Newtown Center Way, LEXINGTON, KY
Council District: 1
Project Contact: EA Partners

Note: The purpose of this amendment is to depict a restaurant, drive-thru, parking, and circulation on Outlot 4.

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 the 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. Document lighting plan per Article 30 of the Zoning Ordinance.
15. Dimension all access points, drive aisles and walkways. (southeast access point and rear walkway missing).
16. Denote review and recommendations of the Royal Springs Aquifer Wellhead Protection Committee.

17. Denote variances approved by the Board of Adjustment on September 9, 2024.
18. Provided the Board of Adjustment approves the drive-through facilities.

- B. PLN-MJDP-24-00096: RAMSEY SULLIVAN PROPERTY, UNIT 3, LOT 1 (AMD) (2/23/25)* – located at 2530 KEARNEY RIDGE LANE, LEXINGTON, KY
Council District: 2
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict a revised building layout to face Kearney Ridge Boulevard., to revise gas pump location and to revise the parking circulation.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Articles 16 and 26 of the Zoning Ordinance.

Should this plan 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 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. Clarify the size of existing trees per Article 26 of the Zoning Ordinance.
13. Addition of new site statistics box to include missing site information.
14. Correct Planning Commission Certification date on plan.
15. Document lighting plan per Article 30 of the Zoning Ordinance.
16. Discuss front yard setback maximum of 20 feet.
17. Discuss building layout to meet Article 16-6 of the Zoning Ordinance for a corner lot.

- C. PLN-MJDP-24-00097: PARK HILLS SHOPPING CENTER, LOT 4 (AMD) (2/3/25)* – located at 3120 PIMLICO PARKWAY, LEXINGTON, KY
Council District: 8
Project Contact: CMW

Note: The purpose of this amendment is to depict the location of an accessory drive-thru pick-up window to an existing building on Lot 4.

The Technical Committee Recommended: **Postponement.** There are questions regarding on-site circulation.

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. 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. Addition of new site statistics box for the development.
13. Denote contour interval values.
14. Discuss site circulation and proposed stacking lanes.
15. Discuss turn radius at corner of building.

- D. PLN-MJDP-24-00098: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY (THE FOUNTAINS AT PALOMAR) (AMD) (2/23/25)* – located at 3855 Fountainblue Lane, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict the location of the freestanding monument sign on Lot 8, proposed to be located within a utility easement. Freestanding sign locations shall be approved by the Planning Commission per conditional zoning restriction #3.

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. Addition of new site statistics box.

4. ZONING DEVELOPMENT PLANS – None at this time.

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 – None at this time.
2. Development Plans - Tentatively scheduled for the **January 16, 2025** Planning Commission meeting.
 - a. PLN-MJDP-24-00010: DISTILLERY DISTRICT-WEST, UNIT 1 (AMD) (5/1/25)* - located at 1158-1170 & 1186-1228 (even only) MANCHESTER STREET, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering
 - b. PLN-MJDP-24-00056: RED MILE MIXED-USE DEVELOPMENT (AMD) (1/30/25)* - located at 1101 WINBAK WAY, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering
 - c. PLN-MJDP-24-00074: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY, LOT 4 (THE FOUNTAINS OF PALOMAR) (AMD) (1/30/25)* - located at 3855 FOUNTAINBLUE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering
 - d. PLN-MJDP-24-00078: FRITZ FARM, TRACT C (AMD) (1/30/25)* – located at 250 HARRISON, LEXINGTON, KY
Council District: 4
Project Contact: HDR Engineering

- e. 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.

3. Zoning Development Plans - Tentatively scheduled for the **January 30, 2025** Planning Commission meeting.

- a. PLN-MJDP-22-00059: HIGBEE MILL COURT, LOT 11 (1/30/25)* – 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 (1/30/25)* – 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., 3 rd Floor Conference Room, Phoenix Building.....	January 9, 2025
Subdivision Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	January 16, 2025
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	January 23, 2025
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	January 29, 2025
Zoning Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	January 30, 2025
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	February 6, 2025