

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
January 16, 2025

- 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 September 26, 2024, October 17, 2024, October 31, 2024, and November 14, 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, January 9, 2025 at 8:30 a.m. The meeting was attended by Commission members Bruce Nicol, Ivy Barksdale, and Mike Owens. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, Paula Schumacher; Embry Beaty, Division of Fire and Emergency Services; and Tracy Jones, 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

2. Development Plans

- a. PLN-MJDP-24-00010: DISTILLERY DISTRICT- WEST UNIT 1 (AMD) (5/9/24)* - located at 1158-1170 & 1186-1228 (even only) MANCHESTER STREET, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

Note: The purpose of this plan is to add 4,500 square foot building on 1158 Manchester Street and revise use of building on 1170 Manchester Street.

Note: This plan requires then posting of a sign and an affidavit of such.

Note: The Planning Commission indefinitely postponed this item on May 9, 2024. The applicant submitted a revised plan and request for re-activation on December 30, 2024.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with Article 19 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. Correct spelling in required parking calculations table.
15. Correct numbering in general notes.
16. Discuss compliance with storage restrictions of Article 19 of the Zoning Ordinance.
17. Discuss proposed retail use in new building.
18. Discuss angled vehicle parking along east side of property.
19. Discuss proposed compliance with new construction requirements of Article 19 of the Zoning Ordinance.
20. Provided a Special Uses Permit is granted by Engineering for activity within the Flood plain.

- 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

Note: The purpose of this amendment is to depict a new hotel and entertainment building and revise parking circulation.

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

Note: The Planning Commission postponed this item at the August 8, 2024, August 22, 2024, September 12, 2024, September 26, 2024, November 14, 2024, and December 12, 2024 meetings.

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.
- 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

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

Note: The Planning Commission postponed this item at the November 14, 2024 and December 12, 2024 meetings.

The Subdivision 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.

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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 compliance with Section 16-6 of the Zoning Ordinance for corner lots.

- d. 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.

Note: The Planning Commission postponed this item at the November 14, 2024 and December 12, 2024 meetings.

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. United States Postal Service Office's approval of kiosk locations or easement.
12. Addition of record plat information for development (R-977).
13. Documentation of lighting plan per Article 30 of the Zoning Ordinance.
14. Documentation of elevations of structures to depict building features per Article 28-6(c) of the Zoning Ordinance.

- e. PLN-MJDP-24-00079: THE MAXWELL (LYNHURST SUBDIVISION) (1/5/25)* – located at 201-235 E. MAXWELL STREET & 245-251 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.

Note: The Planning Commission postponed this item at the November 14, 2024 meeting, and continued it at the December 12, 2024 meeting.

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.

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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. Provided the Planning Commission grants the requested waiver for Article 6-8(l) of the Land Subdivision Regulations.
 14. Discuss changes to site access and traffic impact study.
 15. Discuss changes to townhouse units along Stone Avenue.
 16. Discuss timing of closure of existing and dedication of new Hagerman Court right-of-way and consolidation of separate lots.
 17. Discuss multi-family design standard rendering/elevation changes.
- f. 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 Staff Recommends: 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).

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- g. 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 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 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.

- h. 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 Subdivision Committee Recommended: **Postponement**. The applicant must demonstrate compliance with Article 8-16(b)(14).

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. Document lighting plan per Article 30 of the Zoning Ordinance.
14. Discuss compliance with Article 8-16(b)(14) for an automobile service station.

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- i. 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 Subdivision 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.

- j. 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 Subdivision Committee Recommended: **Approval,** subject to the following conditions: a

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.

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.

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1. **PFR-6 Henry Clay High School** – A request for a Public Facility Review to reconstruct and expand Henry Clay High School, located at 2100 Fontaine Road.

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 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 January and February

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 , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	January 30, 2025
Subdivision Committee, Thursday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	February 6, 2025
Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	February 6, 2025
Subdivision Items Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	February 13, 2025

X. ADJOURNMENT

TW/DC/CC/CG/PS

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