

**AGENDA**  
**SUBDIVISION COMMITTEE MEETING**  
**February 6, 2025**  
**8:30 a.m., Phoenix Building, 3rd Floor Conference Room**

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, January 29, 2025 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; David Filiatreau, Division of Traffic Engineering; Ben Cornett, Eric Sutherland, and Brooke Gray, Division of Environmental Services; Embry Beatty and Shannon Ison, Division of Fire; 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 Autumn Dmytrewycz, Columbia Gas. Other staff members in attendance were Traci Wade, Daniel Crum, 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** – Tentatively scheduled for the **February 13, 2025** Planning Commission meeting.

- a. PLN-MJSUB-24-00011: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION, LOTS 4 & 5 (AMD) (4/6/25)\* – located at 3840 FOUNTAINBLUE LANE, LEXINGTON, KY  
Council District: 9  
Project Contact: Vision Engineering

Note: The purpose of the plan is to subdivide Lot 4 into 2 lots, creating lot 5, and adding an access easement to Lots 3 & 4, giving access to Lot 5.

The Technical Committee Recommended: **Disapproval**, for the following reasons:

1. This proposal appears to be creating a lot for a use that is not permitted in the B-3 zone and a lot that will not be occupied by a responsible party to ensure ongoing maintenance.
2. This proposal appears to be facilitating an attempted circumvention of the Zoning Ordinance requirements for corner lots.

3. **DEVELOPMENT PLANS** – Tentatively scheduled for the **February 13, 2025** Planning Commission meeting.

- a. PLN-MJDP-20-00073: LIBERTY ROAD SERVICE CENTER (4/6/25)\* – located at 1833, 1837, & 1865 LIBERTY ROAD, LEXINGTON, KY  
Council District: 5  
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict construction of 63,965 square feet of office/warehouse space with associated parking.

Note: The Planning Commission approved this plan at their December 10, 2020, March 11, 2021, and February 10, 2022 meetings. The applicant requested re-approval and submitted a revised plan on January 17, 2025.

The Subdivision Committee Recommended: **Re-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. Addition of "Office/Warehouse Mixed-use Project" to title.
  14. Resolve stormwater management plan.
  15. Resolve parking, dumpster, and mailbox near access at Liberty Road.
  16. Resolve location of pedestrian doors and overhead doors to verify compliance with Article 8-21(o) of the Zoning Ordinance.
  17. Correct Note #2 "to the approval of the Urban County Traffic Engineer".
  18. Correct Note #8 to include "screening and landscaping" and remove reference to the "Georgetown Road Landscaping Corridor".
  19. Addition of Note #9 referencing "no parking signs".
  20. Addition of Note #10 referencing maintenance of detention basin.
  21. Addition of outdoor lighting plan per Article 30 of the Zoning Ordinance.
  22. Discuss depth of parking spaces (all spaces are shown as 15' 6") and addition of dimension between parking and Vehicular Use Area.
- b. PLN-MJDP-24-00094: AYLESFORD SUBDIVISION (HOLY SPIRIT NEWMAN CENTER) (AMD) (4/6/25)\* – located at 320 ROSE STREET, LEXINGTON, KY  
Council District: 3  
Project Contact: Carman

Note: The purpose of this amendment is to allow the removal of a portion of the existing building to be replaced with a larger addition and upgrades to patio and sidewalks.

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. Denote purpose of plan.
13. Denote dimensions of vehicular access point.
14. Amend to incorporate standard site statistics box.

15. Provide Tree Inventory Map per Article 26 of the Zoning Ordinance.
16. Provide Tree Preservation Plan per Article 26-4(c) of the Zoning Ordinance.
17. Correct year in Commission's Certification.
18. Denote bicycle parking in site statistics box.
19. Update Columbia Terrace cross-section to match preliminary development plan.
20. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
21. Discuss how Note #12 from Preliminary Development Plan is resolved. (Information regarding the plan for stormwater management and information related to the resolution of the proposed building addition conflict with the existing sanitary sewer will be provided at the time of the final development plan).

- c. PLN-MJDP-24-00099: GIVENS PROPERTY, OUTLOT 7 (7BREW) (AMD) (4/6/25)\* – located at 2349 REMINGTON DRIVE, LEXINGTON, KY  
 Council District: 2  
 Project Contact: Vision Engineering  
 Planning Contact: C. Gallt

Note: The purpose of this amendment is to depict building square footage, parking circulation and spaces, and drive-through and pickup window on Outlot 7.

The Technical Committee Recommended: Postponement. There are questions regarding compliance with Articles 8,16, 18, 20, 21, & 30 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. Update site statistics box to include cabinet/slide and total column, remove 85% line for parking reduction, and clarify title on building square footage.
14. Denote review and recommendation of the Royal Springs Wellhead Protection Committee.
15. Clarify area of amendment on vicinity map.
16. Correct property boundaries for Lots 6 & 7 per Plat S-500.
17. Addition of dimensions for canopy, buildings, driveways, and access on all lots.
18. Depict construction vehicle access point.
19. Depict location of street cross-section A-A on plan face.
20. Addition of street cross-section on plan to meet Plat S-500.
21. Clarify easements with dashed lines.
22. Addition of Note #26 from previous plan.
23. Clarify information for approval of Outparcel 1, 5, 6, and 11.
24. Provide lighting plan per Article 30 of the Zoning Ordinance.
25. Discuss compliance with Articles 16, 18, 20, and 30 of the Zoning Ordinance.
26. Discuss the approved square footage/lot coverage in the B-3 zone, prior to June 27, 2024.

- d. PLN-MJDP-24-00100: HAMBURG EAST, LOT 4-C (FIREBIRDS WOOD FIRED GRILL) (AMD) (4/6/25)\* – located at 2400 POLO CLUB BOULEVARD, LEXINGTON, KY  
Council District: 8  
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the building footprint, square footage, parking, and vehicular circulation on Lot 4-C.

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

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. 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. Remove or modify line depicting "limits of Preliminary Development Plan" that cut through Lots 4-D and 4E.
15. Update tree protection note regarding Article 26-5(4) of the Zoning Ordinance.
16. Update Tree Protection Plan and Tree Inventory for Lot 4C.
17. Correct date in Planning Commission's Certification block.
18. Denote exactions to the approval of the Division of Planning.
19. Provide Lighting Plan per Article 30 of the Zoning Ordinance.

- e. PLN-MJDP-25-00001: GDK FARM, LLC (TURNER PROPERTY) (4/6/25)\* – located at 5447 TATES CREEK ROAD, LEXINGTON, KY  
Council District: 12  
Project Contact: Eagle Engineering

Note: The purpose of this plan is to develop 9 single-family residential lots and 20 townhomes.

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. 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 purpose of plan.
  15. Amend site statistics to utilize standard site statistics box.
  16. Provide Lighting Plan for townhome area per Article 30 of the Zoning Ordinance.
  17. Provided the Planning Commission finds that use of access easements for sole access and frontage is appropriate for Lots 10-29.
  18. Denote timing of sanitary sewer improvements relative to pump station capacity per Note #22 on Preliminary Development Plan.
  19. Update driveways for townhomes to meet Article 16-5(b).
  18. Discuss stormwater detention per Note # 21 on Preliminary Development Plan.
  20. Discuss resolution of access to Bates Creek Road per Note #23 on Preliminary Development Plan.
- f. PLN-MJDP-25-00002: GIVENS PROPERTY, OUTLOT 6 (WENDY'S) (AMD) (4/6/25)\* – located at 2341 REMINGTON DRIVE, LEXINGTON, KY  
Council District: 2  
Project Contact: Weaver Consultants Group

Note: The purpose of this amendment is to depict building square footage, parking circulation and spaces, and drive-through with pick-up window on Outlot #6.

The Technical Committee Recommended: Postponement. There are questions regarding compliance with the lot coverage requirements of Article 8 and Articles 20 & 30 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. Improve plan legibility.
14. Addition of scale and graphic scale.
15. Remove copyright note.
16. Correct plan title to match staff report.
17. Depict property boundaries of the entire development with solid line and adjacent property boundaries with dashed line.
18. Correct record plat information in site statistics box per S-550.
19. Depict location of construction vehicle access.
20. Addition of street cross-section on plan per Plat S-550.
21. Clarify building lot coverage and addition of missing information in site statistics box.
22. Addition of dimensions for buildings, driveway, and access on all lots.
23. Clarify information for approval of Outlots 1, 5, 7, and 11.
24. Dimension Vehicular Use Area (VUA) on the southeast side of property at access point.
25. Addition of north arrow.
26. Denote review by Royal Springs Wellhead Protection Committee.

27. Document open space per Article 20 of the Zoning Ordinance.
28. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
29. Discuss the approved square footage /lot coverage in the B-3 zone prior to June 27, 2024.

- g. PLN-MJDP-25-00003: SIKURA JUSTICE PROPERTY, UNIT 6 (POLO CLUB CENTER, LOT 1) (AMD) (4/6/25)\*  
– located at 2945 POLO CLUB LANE, LEXINGTON, KY  
Council District: 12  
Project Contact: NJL, LLC

Note: The purpose of this amendment is to revise Lot 1 and change proposed use from townhomes/commercial to commercial only.

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

The Technical Committee Recommended: Postponement. There are questions regarding compliance with Article 23A-9(k)(4) 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. 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 scale (1:50) and correct graphic scale to match.
  15. Provide Expansion Area Master Plan compliance letter.
  16. Amend site statistics to utilize standard site statistics table.
  17. Depict Vehicular Use Area (VUA) perimeter buffer per Article 18-3(a)(2) of the Zoning Ordinance.
  18. Denote bearings and distance for all lots in this development.
  19. Denote height of proposed structures in feet.
  20. Depict compliance with Article 18(3)(b) of the Zoning Ordinance.
  21. Denote exactions to the approval of the Division of Planning.
  22. Denote building lines on Lot 1.
  23. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
  24. Discuss compliance with Article 23A-9(k)(4) of the Zoning Ordinance.
  25. Discuss proximity of northern access point and circulation onto Lot 1.
  26. Discuss submission of Infrastructure and Expansion Area Master Plan compliance statements.
- h. PLN-MJDP-25-00004: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 2) (AMD) (4/6/25)\* – located at 2709 RUBY RIVER DRIVE, LEXINGTON, KY  
Council District: 2  
Project Contact: Barrett Partners, Inc

Note: The purpose of this amendment is to increase clubhouse building and pool deck amenity area and revise bedroom count on the townhomes.

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. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
6. Division of Waste Management's approval of refuse collection locations.
7. 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.
8. Depict location of construction vehicle access point.
9. Addition of street cross-section for Madison River Road.
10. Addition of tree inventory per Article 26 of the Zoning Ordinance (list 105 trees).
11. Update site statistics box to utilize standard site statistics box.
12. Provide Lighting Plan per Article 30 of the Zoning Ordinance.

- i. PLN-MJDP-25-00005: DENTON FARMS, UNIT 2, LOT 1 (AMD) (5/6/25)\* – located at 3950 RICHMOND ROAD, LEXINGTON, KY  
Council District: 7  
Project Contact: Barrett Partners, Inc.

Note: The purpose of this amendment is to revise building types on Unit 2, Lot 1 to include 61 multi-family units and 34 townhomes.

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. Improve plan legibility.
14. Addition of bearings and distances for area of amendment.
15. Addition of record plat information (R-526).
16. Addition of topography information for area of amendment.
17. Addition of dimensions for driveway, walkways and parking spaces, ingress and egress, and townhomes, and label new townhomes Unit 2, Lot 1.
18. Depict location of construction vehicle entrance.
19. Addition of tree inventory to be preserved per Article 26 of the Zoning Ordinance.
20. Denote height of building in feet.
21. Addition of floor area.
22. Addition of proposed and existing utilities.
23. Correct street names in Note #4.
24. Denote exactions to the approval of the Division of Planning.
25. Depict paired driveways for townhomes per Article 16-5(b)(3) of the Zoning Ordinance.

26. Increase plan size to 36" x 42" for an insert of area of amendment.
27. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
28. Provided the Planning Commission finds the development to be in compliance with the Expansion Area Master Plan.
29. Discuss use of section "N-N" within a mixed type residential area.

**4. ZONING DEVELOPMENT PLANS** – Tentatively scheduled for the **February 27, 2025** Planning Commission meeting.

- a. 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 plan is to depict indoor storage facility for large recreational vehicles near the interstate, in support of the requested zone change from an Interchange Service Business (B-5P) zone to a Light Industrial (I-1) zone.

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

1. Provided the Urban County Council approves the zone change to I-1; 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 of 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. Verify plan is printed to scale.
9. Provide dimensions on cross-sections.
10. Depict zone-to-zone landscape buffer per Article 18 of the Zoning Ordinance.
11. Depict existing tree canopy.
12. Amend purpose of plan to include reference to plan supporting zone change request from B-5P to I-1.
13. Denote existing zoning for Lot 4 in site statistics box.
14. Depict parking per Article 16 of the Zoning Ordinance.
15. Denote addresses on all lots.
16. Denote height of building in feet.
17. Denote plan type as Preliminary Development Plan.
18. Discuss Placebuilder criteria.

- b. PLN-MJDP-25-00006: WOODWARD HEIGHTS (CHEEK & TAYLOR PROPERTIES) (4/6/25)\* – located at 724 W. HIGH STREET and 300 & 309 MADISON PLACE, LEXINGTON, KY  
Council District: 12  
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a change of use from residential to commercial in support of the requested zone change from a Mixed Low Density Residential (R-2) zone to a Lexington Center Business (B-2B) zone.

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

1. Provided the Urban County Council approves the zone change to B-2B; 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. Landscape Examiner's approval of landscaping and landscaping buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
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. Division of Waste Management's approval of refuse collection locations.
12. Addition of purpose of plan.
13. Addition of height of building in feet.
14. Provided the Planning Commission approves requested landscape buffer variances.
15. Discuss Placebuilder criteria.

## 5. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS

- a. PLN-MJDP-23-00079: LAIL PROPERTY (2/25/24)\* - located at 1551 GREENDALE ROAD, LEXINGTON, KY  
Council District: 2  
Project Contact: EA Partners

Note: The purpose of this amendment is to depict structure and lot layout.

Note: The Planning Commission approved this plan on January 11, 2024. The applicant requested re-approval on January 16, 2025.

The Planning Commission approved this plan, 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. Denote Kentucky Transportation Cabinet's approval of access to Greendale and Spurr Roads.
  14. 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.
  15. Addition of purpose of plan.
  16. Addition of dimensions for driveway off Spurr Road.
  17. Denote height of building in feet and proposed use of building.
  18. Denote Royal Springs Aquifer review date and recommendations.
  19. Addition of species and size of trees per Article 26 of the Zoning Ordinance.
  20. Addition of Floor Area Ratio and lot coverage in site statistics.
  21. Depict proposed and existing easements.
  22. Denote pedestrian connection to rights-of-way.
  23. Resolve improvements to Greendale and Spurr Road and connection to sanitary sewers from preliminary development plan.
  24. Resolve compliance with Article 20 for useable open space.
- Staff will report at the meeting.

**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 **February 13, 2025** Planning Commission meeting.
  - a. PLN-MJDP-24-00010: DISTILLERY DISTRICT-WEST, UNIT 1 (AMD) (4/1/25)\* - 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) (2/13/25)\* - located at 1101 WINBAK WAY, LEXINGTON, KY  
Council District: 11  
Project Contact: Vision Engineering
  - c. 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
  - d. PLN-MJDP-24-00097: PARK HILLS SHOPPING CENTER, LOT 4 (AMD) (2/23/25)\* – located at 3120 PIMLICO PARKWAY, LEXINGTON, KY  
Council District: 8  
Project Contact: CMW

- Tentatively scheduled for the **March 13, 2025** Planning Commission meeting.

  - e. PLN-MJDP-24-00074: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY, LOT 4 (THE FOUNTAINS OF PALOMAR) (AMD) (2/13/25)\* - located at 3855 FOUNTAINBLUE LANE, LEXINGTON, KY  
Council District: 9  
Project Contact: Vision Engineering
3. Zoning Development Plans - Tentatively scheduled for the **February 27, 2025** Planning Commission meeting.
  - a. 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 <sup>rd</sup> Floor Conference Room, Phoenix Building.....                    | February 6, 2025         |
| <b>Subdivision Items Public Hearing</b> , Thurs., 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers, Gov't Center..... | <b>February 13, 2025</b> |
| Work Session, Thursday, 1:30 p.m., 3 <sup>rd</sup> Floor Conference Room, Phoenix Building.....                        | February 20, 2025        |
| Technical Committee, Wednesday, 8:30 a.m., 3 <sup>rd</sup> Floor Conference Room, Phoenix Building.....                | February 26, 2025        |
| <b>Zoning Items Public Hearing</b> , Thurs., 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers, Gov't Center.....      | <b>February 27, 2025</b> |
| Subdivision Committee, Thursday, 8:30 p.m., 3 <sup>rd</sup> Floor Conference Room, Phoenix Building.....               | March 6, 2025            |