

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
February 13, 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 December 12, 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, February 6, 2025 at 8:30 a.m. The meeting was attended by Commission members Bruce Nicol, Ivy Barksdale, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and Jeff Neal and Steve Parker, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, Paula Schumacher; Shannon Ison, 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

- 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 Subdivision Committee Recommended: **Continuance** to the March 6, 2025 Subdivision Committee.

The Staff 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.

2. Development Plans

- 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 applicant requested re-approval 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. Resolve stormwater management plan.
14. Provide outdoor lighting plan per Article 30 of the Zoning Ordinance.
15. Addition of dimension of landscape buffer adjacent to Vehicular Use Area along 1869 Liberty Road.

- b. PLN-MJDP-23-00079: LAIL PROPERTY (4/6/25)* - located at 1551 GREENDALE ROAD, LEXINGTON, KY
Council District: 2
Project Contact: EA Partners

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

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 Subdivision Committee recommended **Re-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 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 Wellhead Protection Committee 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.
- c. 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
- 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 postponed the plan at the January 16, 2025 meeting.

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.

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

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. Clarify proposed retail use in new building.
17. Provided a Special Uses Permit is granted by the Floodplain Appeals Committee for activity within the Flood plain.
18. Denote conditions and requirements of Floodplain Appeals Committee, if approved.
19. Discuss outdoor storage restrictions of Article 19 of the Zoning Ordinance.
20. Discuss proposed compliance with new construction requirements of Article 19 of the Zoning Ordinance.

- d. 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

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

Note: The Planning Commission postponed this item at the August 8, 2024, August 22, 2024, September 12, 2024, September 26, 2024, November 14, 2024, December 12, 2024 and January 16, 2025 meetings.

The Subdivision Committee Recommended: **Postponement**. There remain questions and concerns regarding the removal of significant trees from tree protection plan on previous plan and adherence to conditional zoning restrictions along Red Mile Road.

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 street cross-section for Winbak Way.
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 39.

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18. Clarify site statistics totals and purpose of amendment.
19. Remove drive aisle from required landscape buffer per conditional zoning restrictions.
20. Clarify number of floors on Buildings 36, 37, 38, and 39.
21. Provide mitigation plan for removal of trees.
22. Discuss the removal of tree protection areas from previous plan.

- e. 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.

Note: The Planning Commission postponed this item at the January 16, 2025 meeting.

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

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

- f. 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

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.

Note: The Planning Commission postponed this item at the January 16, 2025 meeting.

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.

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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.

- g. 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 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. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
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. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
14. Resolve stormwater management and building addition conflict with the existing sanitary sewer.

- h. 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

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 Subdivision 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:

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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.

- i. 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 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. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.

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

12. United States Postal Service Office's approval of kiosk locations or easement.
13. Update Tree Protection Plan and Tree Inventory for Lot 4C.
14. Denote exactions to the approval of the Division of Planning.
15. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
16. Record consolidation plat for lot line change prior to certification.
17. Proposed consolidation must match limits of previously approved development plan(s).

- j. 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 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 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).
20. Discuss stormwater detention per Note # 21 on Preliminary Development Plan.
21. Discuss resolution of access to Tates Creek Road per Note #23 on Preliminary Development Plan.

- k. 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 Subdivision Committee Recommended: **Postponement**. There are questions regarding compliance with the lot coverage requirements of Article 8 and Articles 20 & 30 of the Zoning Ordinance.

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

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

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.

- I. 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 Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with Article 23A-9(k)(4) of the Zoning Ordinance and submittal of required infrastructure and EAMP compliance statements.

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. 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.
- m. 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 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. 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.
- n. 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.

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

The Staff Recommends: **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. Improve plan legibility for conditional zoning notes.
13. Addition of tree inventory to be preserved per Article 26 of the Zoning Ordinance.
14. Denote exactions to the approval of the Division of Planning.
15. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
16. Provided the Planning Commission finds the development to be in compliance with the Expansion Are Master Plan.
17. Denote Planning Commission approval of a waiver for lot frontage and access for Units 12-31 shall be required at the final record plat stage..
18. Denote 50' buffer along Richmond Road per conditional zoning restrictions.
19. Resolve compliance with Article 23A-2(i) for garage setbacks along Ellerslie Park Boulevard.

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.

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 February and March

Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....February 20, 2025
 Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....February 26, 2025
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**February 27, 2025**
 Subdivision Committee, Thursday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....March 6, 2025
 Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....March 6, 2025
Subdivision Items Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**March 13, 2025**

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X. ADJOURNMENT

TW/DC/CC/CG/PS

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