

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

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, February 26, 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, Division of Fire; Rob Poage, Division of Addressing; Scott Burton, Division of Waste Management; Scott Thompson and Eve Miller, Division of Planning; Craig Prater and Chris Dent, Division of Water Quality, and Holly Salazar Carrillo, Kentucky Utilities. 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** – None at this time.

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

- a. PLN-MJDP-24-00101: CURRENT ADDITION PROPERTY, LOTS 31, & 38-40 (OLDHAM & COLUMBIA TOWNHOMES) (5/4/25)* – located at 550, 556, 560, & 568 COLUMBIA AVENUE, LEXINGTON, KY
Council District: 3
Project Contact: Element Design

Note: The purpose of this plan is to develop 13 townhomes, reconfigure 3 lots, and depict shared parking.

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. Correct plan title to match staff report.

16. Denote Final Development Plan and Preliminary Subdivision Plan in title block.
17. Depict lotting scheme for adjacent and subject properties per Article 5-2(d) of the Land Subdivision Regulations.
18. Depict property location on vicinity map.
19. Denote right-of-way widths in cross-sections and discuss possible waiver.
20. Consolidate all general notes in one group and number accordingly.
21. Denote a consolidation plat will be required prior to issuance of building permits.
22. Use standard site statistics table.
23. Provide Lighting Plan per article 30 of the Zoning Ordinance.
24. Discuss purpose of Vehicle Use Area on the south end of Unit 1.

- b. PLN-MJDP-25-00007: COWGILL PARTNERS, LP PROPERTIES (MEADOWCREST) (AMD) (5/4/25)* – located at 2550 WINCHESTER ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Vision Engineering

Note: The purpose of this plan is to revise the layout on Lots 1 & 2 for a planned mixed-use office and residential development.

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

The Technical Recommended: Postponement. There are several discussion questions that need to be addressed.

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. Provide a Lighting Plan per Article 30 of the Zoning Ordinance.
15. Correct plan title to match staff report.
16. Depict or remove I-I cross-section.
17. Depict buildings without residential delineations. (hallways and unit layout)
18. Provided the Planning Commission finds that the development complied with the Expansion Area Master Plan.
19. Denote exactions to the approval of the Division of Planning.
20. Discuss status of Hume Road improvements and Note #24.
21. Discuss continuation of Paramount Drive as a private street, angled parking at the south end of Paramount Drive.
22. Discuss irregular configuration of Lot 1.
23. Discuss stated lot coverage and Floor Area Ratio for Lot 2.
24. Discuss Notes #27 and #28 related to vehicular access to Lots 1 & 2 and Polo Club Boulevard.
25. Discuss proposed supportive uses on Lots 1 & 2.

- c. PLN-MJDP-25-00008: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON, LOTS 3 & 4 (AMD) (5/4/25)* – located at 3992 & 3980 HARRODSBURG ROAD, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to make Syringa Drive a private access easement and to revise building and parking layouts on Lots 3 & 4.

The Technical Committee Recommended: **Postponement.** There are questions regarding the lot coverage from previous plan in the B-3 zone per Article 8-20(l)(1) of the Zoning ordinance and regarding an access easement instead of a public street.

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. Depict boundaries of property with solid dark line.
15. Depict new site statistics with cabinet & slide, uses, and total column on the right side.
16. Denote location of construction vehicle access.
17. Label HOA areas.
18. Label tree protection areas per Article 26 of the Zoning Ordinance.
19. Provide a Lighting Plan per Article 30 of the Zoning Ordinance.
20. Denote gas pump locations.
21. Discuss reduction of lot coverage for Lots 3 & 4 in the B-3 zone. (Lot 3 was 16.68%, now 10.92% and Lot 4 was 15.97%, now 8.88%)
22. Discuss driveway access points no longer lining up with access across Fountainblue Lane and new egress points.
23. Discuss drive-thru between building and canopy on Lot 3.
24. Discuss what type of road Syringa Drive is, public street or access easement.

- d. PLN-MJDP-25-00009: SOUTH LEXINGTON DEVELOPMENT CO, INC (WYNNDAL DEVELOPMENT, LLC) (HIGBEE CREEK) LOT 5 (5/4/25)* – located at 1850 & 1870 OLD HIGBEE MILL ROAD, LEXINGTON, KY
Council District: 9
Project Contact: EA Partners

Note: The purpose of this amendment is to depict development on Lot 5.

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 Waste Management's approval of refuse collection locations.
10. United States Postal Service Office's approval of kiosk locations or easement.
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. Depict all property information for Lot 2 including site statistics and a total column.
13. Addition of building line on Lot 5.
14. Addition of tree protection area on Lot 5.
15. Discuss retaining wall on adjacent property.
16. Discuss Note #15 from previous plan about greenway dedication.

- e. PLN-MJDP-25-00010: HIGHLAWN SUBDIVISION, BLOCK A, LOTS 10-12 (5/4/25)* – located at 1400 N. LIMESTONE, LEXINGTON, KY
Council District: 1
Project Contact: Banks Engineering

Note: The purpose of this plan is to update the street cross-section for Bolser Avenue.

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
5. Enlarge dimensions and text on street cross-section.
6. Provide a lighting plan per Article 30 of the Zoning Ordinance.

- f. PLN-MJDP-25-00011: DELAWARE GROUP & CLAY INGELS COMPANY, LLC (RAIL YARD) (6/3/25)* – located at 968, 976, and 1000 DELAWARE AVENUE, LEXINGTON, KY
Council District: 5
Project Contact: Earthcycle Design

Note: The purpose of this plan is to incorporate 976 & 1000 Delaware Avenue into the existing adaptive reuse development.

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. Correct plan title to match staff report.
15. Provide a Lighting Plan per Article 30 of the Zoning Ordinance for areas of new construction.
16. Denote developer in the title block.
17. Provided the Planning Commission finds that the Adaptive Reuse Project meets the requirements of Article 8-21(o)(4) of the Zoning Ordinance.
17. Discuss use of banquet area and canopy at 976 Delaware Avenue and discrepancy with description in Comprehensive Plan Statement.
18. Discuss compliance of principal structures with 20-foot front yard setback of the I-1 zone.

4. ZONING DEVELOPMENT PLANS – None at this time.

5. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS

1. Preliminary Subdivision Plans – Tentatively scheduled for the **March 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
2. Development Plans - Tentatively scheduled for the **March 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-24-00074: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY, LOT 4 (THE FOUNTAINS OF PALOMAR) (AMD) (3/13/25)* - located at 3855 FOUNTAINBLUE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering
 - c. PLN-MJDP-24-00097: PARK HILLS SHOPPING CENTER, LOT 4 (AMD) (3/13/25)* – located at 3120 PIMLICO PARKWAY, LEXINGTON, KY
Council District: 8
Project Contact: CMW
 - d. 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
 - 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

- 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
- 3. Zoning Development Plans - Tentatively scheduled for the **March 27, 2025** Planning Commission meeting.
 - a. PLN-MJDP-24-00081: LANE ALLEN PARK, LOTS 2 & 3 (3/27/25)* – located at 1899 PARKERS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

D. STAFF ITEMS - None at this time.

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....March 6, 2025
Subdivision Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**March 13, 2025**
Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....March 20, 2025
Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....March 26, 2025
Zoning Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**March 27, 2025**
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....April 3, 2025