

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
March 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** – None 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, March 6, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Frank Penn, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and Steve Parker, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Chris Chaney, Cheryl Gallt, Paula Schumacher; Shannon Ison and Embry Beatty, Division of Fire and Emergency Services; and Brittany Smith, 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** – None at this time.

2. **Preliminary 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 April 10, 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.

3. **Development Plans**

- 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

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 and February 13, 2025 meetings.

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. Correct spelling in required parking calculations table.
15. Correct numbering in general notes.
16. Clarify proposed retail use in new building.

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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.

- 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

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, January 16, 2024, January 27 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.
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. Correct Note #16 to remove reference to Article 27 of the Zoning Ordinance.
23. Correct site statistics to remove buildings 2 & 28 which are no longer depicted.
24. Depict compliance with Article 28-6 for building features for Building 39.
25. Discuss timing of construction of a mixed-use building per the restrictions of Article 28-5(h)(5)(c)(1).

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- c. 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

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, December 12, 2024, and January 16, 2025 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.
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-24-00095: NEWTOWN SPRINGS, LOT 4 (AMD) (3/13/25)* – 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.

Note: This plan was postponed at the January 16, 2025 meeting for two months.

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.

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12. United States Postal Service Office's approval of kiosk locations or easement.
13. Correct spelling in purpose statement.
14. Document lighting plan per Article 30 of the Zoning Ordinance.
15. Denote review and recommendations of the Royal Springs Aquifer Wellhead Protection Committee.
16. Provided the Board of Adjustment approves the drive-through facilities.
17. Depict dimensions and bearings of proposed Lot 4.
18. Denote access easement over Lot 3A for the benefit of Lot 4.
19. Label dashed lines parallel to western boundary of Lot 3A.
20. Dimension covered patio and add square footage on face of plan.

- e. 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

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 and February 13, 2025 meetings.

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.

- f. 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.

* - 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 plan at the February 13, 2025 meeting.

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:

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.

- g. 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 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.

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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 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. Resolve purpose of Vehicle Use Area on the south end of Unit 1.

- h. 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.

Note: The Planning Commission postponed this plan at the February 13, 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.
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.

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

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.

- i. 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.

Note: The Planning Commission postponed this plan at the February 13, 2025 meeting.

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:

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.

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- j. 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 Subdivision Committee 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. Provide a Lighting Plan per Article 30 of the Zoning Ordinance.
14. Denote height in feet on buildings 1-4 on Lots 1 & 2.
15. Denote residential square footage in site statistics.
16. Provided the Planning Commission finds that the development complies with the Expansion Area Master Plan.
17. Provided the Planning Commission grants a waiver to Article 6-8(a) of the Land Subdivision Regulations.
18. Denote exactions to the approval of the Division of Planning.
19. Discuss continuation of Paramount Drive as a private street and angled parking at the south end of Paramount Drive.
20. Discuss Notes #27 and #28 related to vehicular access to Lots 1 & 2 and Polo Club Boulevard.
21. Discuss proposed supportive uses on Lots 1 & 2 and compliance with Article 23A-10 of the Zoning Ordinance..

- k. 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 Subdivision 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.

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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 site statistics with cabinet & slide for Lots 1-7
14. Provide a Lighting Plan per Article 30 of the Zoning Ordinance.
15. Denote HOA on Lot 23 for the detention basin.
16. Label tree protection areas per Article 26 of the Zoning Ordinance per Note 1 in the inventory list.
17. Addition of private street and access easement maintenance note for Syringa Drive (private street) and Fountainblue Lane (access easement).
18. Discuss driveway access points no longer lining up with access across Fountainblue Lane and new egress points.
19. Discuss drive-thru between building and canopy on Lot 3.
20. Discuss gas pump locations and dimension from a residential zone.
21. Discuss proposed gate and compliance with the Land Subdivision Regulations.
22. Discuss Syringa Drive termination point from a public street to the purposed private street.

- I. PLN-MJDP-25-00009: SOUTH LEXINGTON DEVELOPMENT CO, INC (WYNNDALE 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 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 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.
16. Resolve Note #15 from previous plan about greenway dedication.

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

- m. 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 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. 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.

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

4. **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.

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

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 March & April**

Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	March 20, 2025
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	March 26, 2025
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	March 27, 2025
Subdivision Committee, Thursday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	April 3, 2025
Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	April 3, 2025
Subdivision Items Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	April 10, 2025

X. **ADJOURNMENT**

TW/CC/CG/PS

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