

AGENDA
SUBDIVISION COMMITTEE MEETING
April 3, 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 Boyd Sewe, Division of Planning; Craig Prater and Chris Dent, Division of Water Quality. Other staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, 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 **April 10, 2025** Planning Commission meeting.

- a. PLN-MJDP-25-00012: LOCUST HILL SHOPPING CENTER (B-6P AREA) (JAGGERS) (AMD) (6/1/25)* – located at 3029 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: Greenberg Farrow

Note: The purpose of this amendment is to depict revised building and parking layout and addition of a double car drive-through.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Article 12-8 of the Zoning Ordinance for lot coverage on parking requirements.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.

13. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
 14. Correct scale of plan to 1"=60' per engineer's scale.
 15. Remove title block for minor plan on plan face and correct plan title to match staff report on right side of plan.
 16. Remove Parcel 2, Lot 1, Blk B at 133 N. Locust Hill Drive as no longer part of the subject development.
 17. Remove copyright note.
 18. Addition of all bearings and distance for lot.
 19. Enlarge area of amendment on vicinity map.
 20. Addition of topography for property.
 21. Dimension all driveways, walkways, parking spaces, and points of ingress & egress.
 22. Denote location of access point for construction vehicles.
 23. Denote location of street cross-sections and increase text size on cross sections for legibility.
 24. Correct Note #1 adding, "...such plan must be submitted in accordance with Chapter 16 of the Code of Ordinance."
 25. Correct Commission certification.
 26. Addition of new site statistics box completing all information for the lot being amended.
 27. Label location of multi-modal accommodations per Article 12-8(h) of the Zoning Ordinance.
 28. Addition of purpose of amendment.
 30. Addition of a zone line and zoning information on adjacent properties.
 31. Document account with Lynn Imaging per Article 21-7(7)(b)(3) of the Zoning Ordinance.
 32. Provide lighting plan per Article 30 of the Zoning Ordinance.
 33. Discuss Floor Area Ratio of 4% per Article 12-8(d)(1) of the Zoning Ordinance.
 34. Discuss parking maximum of 4 spaces per 1,000 per Article 12-8(d)(3) of the Zoning Ordinance.
- b. PLN-MJDP-25-00013: LEXMARK INTERNATIONAL CORPORATION (DKY5 - EXTERIOR AVI) (AMD) (6/1/25)* – located at 1180 NEWTOWN PIKE, LEXINGTON, KY
Council District: 1
Project Contact: Progressive Companies

Note: The purpose of this amendment is to revised development to include automated vehicle inspection building and associated improvements.

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. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
13. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
14. Denote identifying information in vicinity map.
15. Depict correct orientation of north arrow.
16. Correct plan type "amended final development plan" in title block.
17. Depict contour intervals of two feet.
18. Depict Nandino Boulevard and Silver Springs Drive cross-section.

19. Indicate locations of cross-sections on plan-face and check spelling.
20. Denote height of proposed structure in feet.
21. Include all general notes from MNDP-24-00031.
22. Utilize standard site statistics table.
23. Provide a Tree Inventory Map and Tree Protection Plan per Article 26 of the Zoning Ordinance.
24. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
25. Denote correct Commission Certification per Article 21-6(a)16 of the Zoning Ordinance.
26. Document compliance with the stormwater manual quality requirements.

- c. PLN-MJDP-25-00015: HAMBURG EAST, TRACT 4 (THE SPRINGS AT POLO CLUB) (6/1/25)* – located at 1840 LITTLE HERB WAY, LEXINGTON, KY
Council District: 12
Project Contact: Bayer & Becker, Inc.

Note: The purpose of this plan is to depict 10 multi-family buildings with 268 dwelling units, clubhouse, and parking layout.

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

The Technical Committee Recommended: Postponement. There are questions regarding compliance with Articles 12, 23, & 26 of the Zoning Ordinance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
14. Correct plan title to match staff report.
15. Clarify area on vicinity map.
16. Depict driveway locations on all buildings labeled S20-8.
17. Addition of street cross section for Man o' War Boulevard.
18. Addition of proposed and existing easements and remove pipelines for utilities.
19. Denote size and species of trees in tree Protection Area per Article 26 of the Zoning Ordinance.
20. Remove shading off of plan face.
21. Clarify denotation of "A" and "y" on plan face.
22. Addition of adjacent property zoning information.
23. Denote height of all proposed walls.
24. Denote location of steep slopes.
25. Provide copies of letters and statements for EAMP compliance and infrastructure statement per Article 23B-4 of the Zoning Ordinance.
26. Denote exactions to the approval of the Division of Planning.
27. Provided the Planning Commission grants a waiver of the Land Subdivision Regulations.
28. Denote cabinet and slide for dedication of Little Herb Way.
29. Denote cabinet and slide for dedication of drainage easement.
30. Depict access point to the existing permanent drainage.

31. Denote use of the building adjacent to dog park.
32. Addition of site statistics box, completing required information.
33. Depict all sidewalks to be 5' in width.
34. Document account with Lynn Imaging per Article 21-7(7)(b)(3) of the Zoning Ordinance.
35. Discuss proposed wall in the 25' floodplain setback.
36. Discuss greenway dedication per Article 23A-2(g) of the Zoning Ordinance.

- d. PLN-MJDP-25-00016: PLEASANT RIDGE SUBDIVISION, LOT 127 (AMD) (6/1/25)* – located at 2156, 2176, & 2184 LIBERTY ROAD and 766 PARADISE LANE, LEXINGTON, KY
Council District: 7
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict a mixed-use senior living community with apartments, townhomes, and medical clinic.

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

The Technical Committee Recommended: Postponement. There are questions regarding information discrepancies between the plan face and the site statistics, and missing information per Article 21 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. Addition of Lighting Plan per Article 30 of the Zoning Ordinance.
 14. Dimension access, drive aisle, sidewalks, and parking spaces (denote number of spaces in each string of spots).
 15. Denote location of construction access.
 16. Denote Board of Adjustment approval, including landscape buffer adjacent to wilderness Road lots.
 17. Remove median at entrance on Liberty Road.
 18. Remove 5' side building line on side and rear property lines.
 19. Clarify building square footage on plan face for totals in site statistics box.
 20. Addition of site statistics box completing all information.
 21. Correct Note #18 referencing "connection to Paradise Lane prior to the time of Certificate of Occupancy of 100 dwelling units."
 22. Depict parking layout under building E3.
 23. Denote number of units in each building.
 24. Discuss terminus point for Paradise Lane on adjacent property.
- e. PLN-MJDP-25-00017: COLUMBIANS, INC (VERSAILLES ROAD PROPERTY) (AMD) (6/1/25)* – located at 1604 VERSAILLES ROAD, LEXINGTON, KY
Council District: 11
Project Contact: Barret Partners, Inc.

Note: The purpose of this plan is to revise footprint of the 3-story apartment building and the footprint and location of the townhomes.

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. 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. Clarify purpose of amendment.
14. Provided the Board of Adjustment grants variance for 15' perimeter setback.
15. Utilize standard site statistics table.
16. Depict detention easements shown on MJDP-21-00059.
17. Depict zone lines between R-2 and R-3.
18. Depict north arrow for vicinity map.
19. Relocate owner and property info on plan for eligibility.
20. Depict vehicular use area buffer.
21. Provide Tree Inventory Map per Article 26 of the Zoning Ordinance.
22. Denote street name on cross-sections.
23. Discuss increase of open space proposed from MJDP-21-00059.

- f. PLN-MJDP-25-00018: JAMES MOTOR CO & KATHRYN M MCBRAYER PROPERTY (AMD) (6/1/25)* – located at 2350 LAKE PARK ROAD, LEXINGTON, KY
Council District: 5
Project Contact: EA Partners

Note: The purpose of this plan is to depict vehicle sales lot as a principal use, and reconfiguring display/parking areas.

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. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace planner's approval of the treatment of greenways and greenspace.
8. Division of Waste Management's approval of refuse collection locations.
9. 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.
10. Depict VUA landscape buffer along New Circle Road.
11. Provide Tree Inventory Map per Article 26 of the Zoning Ordinance.
12. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
13. Denote: No building permits shall be issued unless and until a Final Development Plan is approved by the Planning Commission.
14. Discuss stormwater management.
15. Discuss outdoor storage and sales lot coverage per Article 8-20(l)(2) of the Zoning Ordinance.

4. **ZONING DEVELOPMENT PLANS** – Tentatively scheduled for the **April 24, 2025** Planning Commission meeting.

- a. PLN-MJDP-25-00014: SUBTEXT DEVELOPMENT II (6/1/25)* – located at 245-271 LEXINGTON AVENUE (odd only) and 169-185 EAST MAXWELL STREET (odd only), LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

Note: The purpose of this plan is to depict a multi-story mixed use structure in support of the requested zone change from a Professional Office (P-1) zone and Medium Density Residential (R-4) to a Downtown Frame Business (B-2A) zone.

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

1. Provided the Urban County Council approves the zone change to B-2A; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Denote purpose of plan.
10. Correct plan title to match staff report.
11. Addition of north arrow on vicinity map.
12. Denote: Final Development Plan shall reflect the design elements indicated in the Multi-Family Design Standards.
13. Provide Tree Inventory Map and per Article 26 of the Zoning Ordinance.
14. Depict dimensions of building on all levels and distances from property lines.
15. Discuss drop-off location(s).
16. Discuss release of right-of-way of Club Alley.
17. Discuss proximity of parking in the first level with property line for constructability.
18. Discuss Placebuilder criteria.

5. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS

- a. PLN-MJDP-24-00015: TERRACE VIEW SUBDIVISION, UNIT 2B (6/11/25)* - located at 1702 VERSAILLES ROAD, LEXINGTON, KY
Council District: 11
Project Contact: EA Partners

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS

1. Preliminary Subdivision Plans – Tentatively scheduled for the **April 10, 2025** Planning Commission meeting.
 - a. PLN-MJSUB-24-00011: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION, LOTS 4 & 5 (AMD) (4/10/25)* – located at 3840 FOUNTAINBLUE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering
2. Development Plans - Tentatively scheduled for the **April 10, 2025** Planning Commission meeting.
 - a. PLN-MJDP-24-00010: DISTILLERY DISTRICT-WEST, UNIT 1 (AMD) (4/10/25)* - located at 1158-1170 & 1186-1228 (even only) MANCHESTER STREET, LEXINGTON, KY
Council District: 11

Project Contact: Vision Engineering

- b. PLN-MJDP-24-00056: RED MILE MIXED-USE DEVELOPMENT (AMD) (2/13/25)* - located at 1101 WINBAK WAY, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering
 - c. PLN-MJDP-24-00074: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY, LOT 4 (THE FOUNTAINS OF PALOMAR) (AMD) (4/10/25)* - located at 3855 FOUNTAINBLUE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering
 - d. PLN-MJDP-24-00097: PARK HILLS SHOPPING CENTER, LOT 4 (AMD) (4/10/25)* – located at 3120 PIMLICO PARKWAY, LEXINGTON, KY
Council District: 8
Project Contact: CMW
 - e. PLN-MJDP-25-00001: GDK FARM, LLC (TURNER PROPERTY) (4/10/25)* – 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) (4/10/25)* – located at 2341 REMINGTON DRIVE, LEXINGTON, KY
Council District: 2
Project Contact: Weaver Consultants Group
3. Zoning Development Plans - Tentatively scheduled for the **April 24, 2025** Planning Commission meeting.
- a. PLN-MJDP-24-00081: LANE ALLEN PARK, LOTS 2 & 3 (4/24/25)* – located at 1899 PARKERS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

D. STAFF ITEMS

- a. PLN-MJDP-24-00088: GIVENS PROPERTY, OUTLOT 11 (AMD) (6/15/25)* – located at 2300 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: CMW

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....April 3, 2025
Subdivision Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**April 10, 2025**
 Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....April 17, 2025
 Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....April 23, 2025
Zoning Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**April 24, 2025**
 Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....May 1, 2025