

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
April 10, 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 January 16, 2025 and February 13, 2025 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, April 4, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Chris Chaney, Cheryl Gallt, Paula Schumacher; Embry Beatty, 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** – None at this time.
2. **Preliminary Subdivision Plans** – None at this time.
3. **Development Plans**

- 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
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 this plan at the January 16, 2025 meeting, continued on February 13, 2025 meeting, and postponed on March 13, 2025.

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

Note: The purpose of this plan is to depict apartment building development on the lot.

Note: The Planning Commission approved this plan on April 11, 2024. Due to funding issues with affordable housing, the applicant has requested a one-year extension.

The Subdivision Committee Recommended: **Approval**, of the one-year extension.

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

The Planning Commission **Approved** this plan, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscaping buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. 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.
- c. PLN-MJDP-24-00056: RED MILE MIXED-USE DEVELOPMENT (AMD) (4/10/25)* - 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, March 10, 2025 meetings. The planning Commission heard and continued this item on March 27, 2024 meeting.

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.

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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).

- d. 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

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, January 16, 2025, February 13, 2025, and March 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. Correct building square footage noted to match dimensioned structures and reflect 30% lot coverage.

- e. PLN-MJDP-24-00088: GIVENS PROPERTY, OUTLOT 11 (AMD) (6/1/25)* – located at 2300 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: CMW

Note: The Planning Commission approved this plan on December 12, 2024. The applicant submitted a revised plan on March 31, 2025 that depicts a retail building and associated parking. The staff is referring the plan to the Commission for continued discussion in order to document consistency with previously approved plans related to the lot coverage requirements of the B-3 zone. The original final development and preliminary subdivision plan was certified with a lot coverage of 11.8%. Based on this submittal, staff can offer the following revised conditions.

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.

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5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. United States Postal Service Office's approval of kiosk locations or easement.
 12. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
 13. Revise purpose of amendment.
 14. Denote Lots 6 & 7 as preliminary.
 15. Clarify square footage on Outlot 9.
 16. Document lighting plan per Article 30 of the Zoning Ordinance.
 17. Update information for Outlots 6 & 7 prior to plan certification, if necessary.
- f. 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

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, February 13, 2025, and March 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.
- g. PLN-MJDP-25-00001: GDK FARM, LLC (TURNER PROPERTY) (4/10/25)* – located at 5447 TATES CREEK ROAD, LEXINGTON, KY
Council District: 12

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

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 and March 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. 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.

h. 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

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 and March 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.

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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. Clarify information for approval of Outlots 1, 5, 7, and 11.
 14. Denote review by Royal Springs Wellhead Protection Committee.
 15. Document open space per Article 20 of the Zoning Ordinance.
 16. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
 17. Clarify building square footage for Outlots 9 & 11 in site statistics.
 18. Clarify building square footage for Outlot 6 across page.
 19. Clarify vehicular connection between Outlots 5 & 6.
- i. 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 Subdivision 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.

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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.

- j. 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 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. 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.

- k. 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

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

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 Subdivision Committee Recommended: **Postponement**, due to concerns about the proposed development.

Should this plan be considered, 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. Depict location of street cross-section for Man o' War Boulevard on plan face.
14. Provided the Planning Commission finds the proposal is in compliance with the Expansion Area Master Plan.
15. Denote exactions to the approval of the Division of Planning.
16. Provided the Planning Commission grants a waiver of the Land Subdivision Regulations for appropriate termination of a public street and public street improvements along Man o' War Boulevard.
17. Denote cabinet and slide for dedication of Little Herb Way.
18. Denote cabinet and slide for dedication of drainage easement.
19. Dimension garages and maintenance building on plan face including building height on all buildings.
20. Addition of site statistics box, completing required information.
21. Depict all sidewalks to be 5' in width.
22. Addition of 5' building line setback along street frontage.
23. Depict the proposed 15' permanent access easement to the approval of The Division of Water Quality for access to drainage easement.
24. Resolve proposed wall in the 25' floodplain setback per Article 19 of the Zoning Ordinance.
25. Resolve greenway dedication per Article 23A-2(g) of the Zoning Ordinance.

- I. 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: The applicant submitted a revised plan on April 1, 2025. Based on that submittal, staff can offer the following revised recommendation.

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

The Subdivision Committee Recommend: **Approval**, subject to the following revised conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscaping buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 12. United States Postal Service Office's approval of kiosk locations or easement.
 13. Addition of Lighting Plan per Article 30 of the Zoning Ordinance.
 14. Remove all shading.
 15. Clarify building square footage on plan face for totals in site statistics box.
 16. Correct Note #18 referencing "connection to Paradise Lane prior to the time of Certificate of Occupancy of 100 dwelling units."
 17. Depict parking layout under building E3, listing number of spaces being provided.
 18. Discuss terminus point and improvements for Paradise Lane on adjacent property.
- m. 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 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. Provided the Board of Adjustment grants variance for 15' perimeter setback.
 14. Depict north arrow for vicinity map.
 15. Depict and label vehicular use area buffer.
- n. 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

* - 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 plan is to depict vehicle sales lot as a principal use, and reconfiguring display/parking areas.

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. 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, if necessary.
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.

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.

- V. **ZONING ITEMS** – The Zoning Committee met on April 3, 2024, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Larry Forester, Zach Davis, William Wilson, Robin Michler, Molly Davis, Bruce Nicol, and Johnathon Davis. Staff members present were Traci Wade, Daniel Crum, Jeremy Young, Chris Chaney, Chris Taylor, and Bill Sheehy; as well as Tracy Jones and Will Rasor, Department of Law.

A. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA-25-00001: MINISTERIAL REVIEW OF DEVELOPMENT PLANS** – an amendment to Articles 1, 6, 9, 11, 12, 15, 16, 18, 21, 23, and 28 to update the Development Plan review process, and create objective standards for plan review.

INITIATED BY: URBAN COUNTY COUNCIL

PROPOSED TEXT: Copies are available from the staff.

Note: The Planning Commission held a public hearing on March 27, 2025 and continued this item at that time.

The Zoning Committee Recommended: **Postponement**.

The Staff Recommends: **Approval of the Staff Alternative Text**, for the following reasons:

1. The proposed text amendment makes the necessary change to existing Zoning Ordinance provisions to allow them to be administered ministerially, in line with the requirements of House Bill 443.
2. The proposed language provides for pathways for review and consideration by the Planning Commission in instances where a development plan cannot meet the objective criteria, or if the proposal would result in a threat to the public health, safety, or welfare.

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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.

1. PLN-MJDP-25-00008: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON (AMD)
2. PLN-FRP-25-00005: JONES SUBDIVISION, LOTS 7 & 8 (GLEN CREEK) (DOVE CREEK) UNIT 3B, SECTION 6 (AMD)

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 April & May**

Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	April 17, 2025
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	April 23, 2025
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	April 24, 2025
Subdivision Committee, Thursday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	May 1, 2025
Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	May 1, 2025
Subdivision Items Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Government Center.....	May 8, 2025

X. **ADJOURNMENT**

TW/CC/CG/PS

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