

AGENDA
SUBDIVISION COMMITTEE MEETING
May 1, 2025
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, April 23, 2025 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; David Filiatreau, Division of Traffic Engineering; Ben Cornett, 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, 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** – Tentatively scheduled for the **May 8, 2025** Planning Commission meeting.
 - a. PLN-MJSUB-25-00001: LEXINGTON CENTER CORPORATION HIGH STREET PARKING LOT PROPERTY (6/29/25)* – located at 371 SOUTH BROADWAY and 500 WEST HIGH STREET, LEXINGTON, KY
Council District: 11
Project Contact: Gresham Smith

Note: The purpose of the plan is to create 5 lots and depict street layout.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Correct plan name to match staff report.
11. Include 371 South Broadway in plan address.
12. Denote adjacent property information to the southeast, including access points.
13. Denote construction access.
14. Denote bearings and distances of proposed lots per the Land Subdivision Regulations.
15. Depict existing and proposed easements.
16. Provided the Planning Commission grants waivers for alternate cross-sections.
17. Provided the Planning Commission grants waivers for access spacing along West Maxwell Street and West High Street.
18. Utilize standard site statistics table.
19. Consolidate and number general notes.

20. Denote purpose of plan.
21. Discuss Lexington Center Drive intersection with west Maxwell Street.
22. Discuss access to South Broadway.

3. DEVELOPMENT PLANS – Tentatively scheduled for the **May 8, 2025** Planning Commission meeting.

- a. PLN-MJDP-24-00091: LEXMARK INTERNATIONAL, INC. SECTION 1, LOT 7 (6/29/25)* – located at 650 SETZER WAY, LEXINGTON, KY
Council District: 1
Project Contact: Abbie Jones Consulting

Note: The purpose of this amendment is to revise building parking and lotting layout.

The Technical Committee Recommended: **Postponement**. There are questions regarding square footage information and inconsistencies with approved plat.

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 lot coverage in square feet.
14. List all general notes together as shown on previous plan.
15. Denote outdoor storage area with asphalt paving for all driveways, parking, and drive aisles per Article 16-3(f) of the Zoning Ordinance.
16. Clarify the uses on lots 7A & 7C.
17. Clarify lot coverage and building square footage in site statistics.
18. Clarify all statistics for vehicular use, landscape, tree canopy, and open space in site statistics.
19. Provided the Planning Commission grants the requested waivers for the access easement and sidewalk designs.
20. Denote release of sanitary sewer and storm sewer easements prior to plan certification.
21. Clarify purpose of amendment.
22. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
23. Discuss timing of plat recordation (PLN-FRP-24-00029).
24. Discuss removal of proposed access easement from FRP-24-00029 before recordation.

- b. PLN-MJDP-25-00019: LEESTOWN INDUSTRIAL PARK, UNIT 1, BLOCK B, LOTS 1A & 2 (6/29/25)* – located at 2405 & 2409 MERCHANT STREET, LEXINGTON, KY
Council District: 5
Project Contact: Banks Engineering

Note: The purpose of this plan is to depict proposed structure and associated site improvements for lots 1A & 2.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.

5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 12. United States Postal Service Office's approval of kiosk locations or easement.
 13. Remove consolidation marks from plan face.
 14. Denote consolidation plat shall be required prior to certification of Final Development Plan.
 15. Correct building envelope to allow only 5' around structure.
 16. Depict all building dimensions.
 17. Depict location of bicycle racks.
 18. Depict pedestrian connection to sidewalk on Leestown Road.
 19. Remove shading and provide separate open space exhibit in compliance with Article 20 of the Zoning Ordinance.
 20. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
- c. PLN-MJDP-25-00020: HOSPITALITY MOTOR INNS (BP OIL INC.) (AMD) (6/29/25)* – located at 2115 & 2143 NORTH BROADWAY, LEXINGTON, KY
Council District: 6
Project Contact: Earthcycle Design

Note: The purpose of this amendment is to depict removal of existing gas station and construction of new building in a different location on site.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscaping buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 12. United States Postal Service Office's approval of kiosk locations or easement.
 13. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
 14. Denote building line along interstate frontage.
 15. Correct purpose of amendment to match staff report.
 16. Discuss use of vehicle rental operation which is not permitted in B-5P zone.
 17. Discuss potential pedestrian connection to existing sidewalk along North Broadway.
- d. PLN-MJDP-25-00021: SCHROYER PROPERTY LOTS 3 & 4 (PALOMAR PLACE) (AMD) (6/29/25)* – located at 1009 & 1017 WELLINGTON WAY, LEXINGTON, KY
Council District: 10
Project Contact: Earthcycle Design

Note: The purpose of this amendment is to depict building and parking layout for Lots 3 & 4 in the R-4 zone.

The Technical Committee Recommended: **Postponement**. There are questions regarding stormwater detention, location of bus stop, crosswalk modifications, and other missing information from previous plan.

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 open space for greater than 25 dwelling units.
 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. Depict boundaries of property with a solid dark line.
 13. Clarify Palomar Centre Drive in the vicinity map.
 14. Dimension access point, parking spaces, and sidewalks.
 15. Denote location of construction access.
 16. Delete duplicate Note #20.
 17. Capitalize the "P" in Palomar in the site statistics.
 18. Denote: Consolidation of property shall occur prior to plan certification.
 19. Update the purpose of the plan to reference the new layout of building and parking.
 20. Addition of Note #17 from previous plan to withdrawn plans that have expired.
 21. Addition of Note #18 from previous plan regarding ADA curb and gutter.
 22. Addition of Note #19 from previous plan regarding bus stop and shelter.
 23. Addition of conditional zoning restrictions per ordinance.
 24. Provide outdoor lighting plan per Article 30 of the Zoning Ordinance.
 26. Discuss underground stormwater detention from previous plan.
- e. PLN-MJDP-25-00022: SHRINERS HOSPITAL/MASONIC TEMPLE ASSOCIATION OF LEXINGTON, LOTS 1 & 2 (AMD) (6/29/25)* – located at 4085 HARRODSBURG ROAD & 3957 FOUNTAINBLUE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to add an accessory drive-through facility, and revise parking and open space.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Depict location of amendment on vicinity map.
13. Revise site statistics box to indicate residential in one column.

14. Clarify number of handicap parking spaces.
15. Correct Commission Certification approval date.
16. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
17. Discuss drive-through facility circulation and stacking.
18. Discuss large amount of common open space from previous plan and in areas not being amended in purpose note.
19. Discuss reduction in vehicular area from previous plan while adding drive-through.

- f. PLN-MJDP-25-00023: COVEY RIDGE DEVELOPMENT, LOT 4 (6/29/25)* – located at 125 CANEBRAKE DRIVE, LEXINGTON, KY
Council District: 12
Project Contact: D & J Realty, Inc.

Note: The purpose of this plan is to construct a facility for indoor storage of large recreational vehicles.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
14. Include Note #15 from Preliminary Development Plan.
15. Depict pedestrian connection to sidewalk along Canebrake Drive.
16. Lighten contour lines for clarity.
17. Provide Lighting Plan in compliance with Article 30 of the Zoning Ordinance.

- g. PLN-MJDP-25-00024: CHARLES & DARLENE MARTHA PROPERTY (6/29/25)* – located at 2417 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Contour Collaborative, LLC

Note: The purpose of this plan is to depict building, parking and layout for product of commercial wood lot.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with 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. Correct plan type to "Final Development Plan".
14. Addition of name and address of developer.
15. Addition of record plat information (K-143).
16. Addition of elevations for contours.
17. Dimension driveways, walkway, parking, and egress.
18. Denote location for construction vehicle access.
19. Remove note for location of signage.
20. Depict sidewalk on plan face to match street cross-section.
21. Denote height of buildings in feet in site statistics.
22. Addition of proposed and existing easements.
23. Addition of tree preservation plan note.
24. Denote location of streets/access across Georgetown Road.
25. Label building line setback.
26. Denote any significant tree and size where trees are to be removed.
27. Kentucky Transportation Cabinet's approval of access to Georgetown Road.
28. Provide Lighting Plan in compliance with Article 30 of the Zoning Ordinance.
29. Denote review and recommendations of the Royal Springs Wellhead Protection Committee.
30. Addition of Conditional Zoning Restrictions per ordinance.
31. Addition of new site statistics box format.
32. Discuss note to re-stripe center lane of Georgetown Road for left turn lane.
33. Discuss compliance with Article 16-3(f) and proposed use of "recycled asphalt millings" versus asphalt pavement.

4. ZONING DEVELOPMENT PLANS – None at this time.

5. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS

- a. PLN-MJDP-19-00013: PAPPERT PROPERTY (AMD) (7/13/25)* - located at 2811 SPURR ROAD, LEXINGTON, KY
Council District: 2
Project Contact: EA Partners

- Staff will report at the meeting.
- b. PLN-FRP-24-00029: LEXMARK INTERNATIONAL INC., SECTION 1, LOT 7 (AMD) (7/13/2025)* – located at 650 SETZER WAY, LEXINGTON, KY
Council District: 1
Project Contact: Abbie Jones Consulting

- Staff will report at the meeting.

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS

1. Preliminary Subdivision Plans – None at this time.
2. Development Plans - Tentatively scheduled for the **May 8, 2025** Planning Commission meeting.
 - a. PLN-MJDP-24-00056: RED MILE MIXED-USE DEVELOPMENT (AMD) (5/8/25)* - located at 1101 WINBAK WAY, LEXINGTON, KY
Council District: 11

Project Contact: Vision Engineering

- b. PLN-MJDP-25-00001: GDK FARM, LLC (TURNER PROPERTY) (5/8/25)* – located at 5447 TATES CREEK ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Eagle Engineering
 - c. 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
3. Zoning Development Plans - Tentatively scheduled for the **May 22, 2025** Planning Commission meeting.
- a. PLN-MJDP-24-00081: LANE ALLEN PARK, LOTS 2 & 3 (5/22/25)* – located at 1899 PARKERS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

D. STAFF ITEMS

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	May 1, 2025
Subdivision Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	May 8, 2025
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	May 15, 2025
Zoning Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	May 22, 2025
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	May 28, 2025
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	June 5, 2025