

AGENDA
SUBDIVISION COMMITTEE MEETING
June 5, 2025
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, May 28, 2025 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Steve Parker, Division of Traffic Engineering; Ben Cornett, Eric Sutherland, and Lane Gilliam, Division of Environmental Services; Embry Beatty, Division of Fire; Rob Volpenhein, 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; and Holly Salazar Carrillo, Kentucky Utilities. Other staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, Jeremy Young, James Mills, and 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 PLANS** – Tentatively scheduled for the **June 12, 2025** Planning Commission meeting.

- a. PLN-MJSUB-25-00003: PATCHEN WILKES UNIT 1, PHASE 2 (AMD) (8/3/25)* – located at 1811 WINCHESTER ROAD, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners

Note: The purpose of the plan is to revise the street layout and increase the number of proposed lots to 115, plus one HOA lot.

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. Denote source of contours.
11. Addition of Note #11 from previous plan referencing HOA maintenance.
12. Resolve access from Patchen Wilkes Drive to the greenway.

3. **DEVELOPMENT PLANS** – Tentatively scheduled for the **June 12, 2025** Planning Commission meeting.

- a. PLN-MJDP-25-00012: LOCUST HILL SHOPPING CENTER (B-6P AREA) (JAGGERS) (AMD) (6/12/25)* – located at 3029 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: Greenberg Farrow

Note: The purpose of this plan 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 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. Remove Texas Roadhouse off plan face and replace with title on staff report.
15. Clarify topography lines are existing and not proposed for Lots 8 & 9.
16. Dimension of canopy on Lots 8 & 9 plus the height for clearance.
17. Denote location of access point for construction vehicles.
18. Correct Commission certification for a major development plan per Article 21-6(a)(16) of the Zoning Ordinance.
19. Addition of a zone line and zoning information on adjacent properties, and remove zoning label from each lot.
20. Document account with Lynn Imaging per Article 21-7(7)(b)(3) of the Zoning Ordinance.
21. Provide lighting plan per Article 30 of the Zoning Ordinance at 1"=40' scale.
22. Addition of street cross-section on access easement showing sidewalk location.
23. Correct owners certification for a major development plan per Article 21-6(a)(15) of the Zoning Ordinance.
24. Clarify number of parking spaces on the ground and on the plan face versus the number in site statistics boxes.
25. Addition of notes from previous plan in reference to access to Richmond Road, revised Urban County Council Ordinance to the waiver for Richmond Road landscaping, and the retention volume to be maintained.
26. Correct the parking layout in front of building on Outlot 9 to meet Article 16 of the Zoning Ordinance.
27. Denote bicycle parking of 10% of proposed parking.
28. Denote the removal of parking on site until "proposed/future office building" is constructed.
29. Addition of parking spaces in the shopping area depicted on plan in front of existing retail shops.
30. Discuss parking maximum of 4 spaces per 1,000 per Article 12-8(d)(3) of the Zoning Ordinance.
31. Discuss the drive-through functionality for second lane pickup.
32. Discuss the number of access points from the access easement.
33. Discuss the removal of parking spaces in the rear.

- b. PLN-MJDP-25-00025: ENTERPRISE INDUSTRIAL WEST UNIT 1, LOTS 6, 7, & 8 (THOMAS PROPERTY) (UNITED CONTRACTING) (AMD) (8/3/25)* – located at 790 ENTERPRISE DRIVE, LEXINGTON, KY
Council District: 11
Project Contact: Mizu Engineering
Planning Contact: C. Chaney

Note: The purpose of this plan is to depict proposed expansion to existing commercial building.

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. 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. Orient design scheme and vicinity map with north to top of plan.
14. Add north arrow to vicinity map.
15. Denote written scale in addition to graphic scale.
16. Update plan title to match staff report.
17. Depict subject property boundary with solid lines.
18. Depict contours with dashed lines, all line types should be different and distinct.
19. Depict 20-foot building line.
20. Delineate and dimension all parking, drive aisles, bicycle parking, and walkways per Article 16.
21. Depict VUA (vehicular use area) perimeter buffer per Article 18-3(a)(2).
22. Denote height in feet of existing building and proposed addition.
23. Depict all existing and proposed easements.
24. Provide a Tree Inventory Map and Tree Protection Plan per Article 26 of the Zoning Ordinance.
25. Provide Lighting Plan in compliance with Article 30 of the Zoning Ordinance, if necessary.

- c. PLN-MJDP-25-00029: COLEMAN PROPERTY (NEWTOWN PIKE HAMPTON INN AND SUITES) (AMD) (8/3/25)* – located at 1880 NEWTOWN PIKE & 1480 COLEMAN COURT, LEXINGTON, KY
Council District: 2
Project Contact: Thoroughbred Engineering

Note: The purpose of this amendment is to reconfigure building square footage increasing lot coverage and revising parking and dumpster location.

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. Addition of total column for site statistics box.
12. Remove copyright note from plan face (This is public information after plan submittal.)
13. Remove Note #26 and submit Lighting Plan per article 30 of the Zoning Ordinance (Plan should be submitted at time of filing.)
14. Addition of record plat information. (Cabinet B, Slide 12)
15. Dimension access points, building, and canopy.
16. Denote review and recommendation of Royal Springs Wellhead Protection Committee.
17. Addition of number of rooms in hotel in site statistics.
18. Clarify numbers in site statistics for square footage, floor area ratio, open space, and tree canopy.
19. Addition of proposed and existing easements.
20. Addition of lot frontage in site statistics.
21. Denote height of retaining walls.
22. Clarify area/areas for bike parking.
23. Correct direction of vicinity map should be in the same direction of plan.
24. Addition of open space exhibit.
25. Discuss the relocation of dumpster and removal of emergency access lane from previous plan.

4. ZONING DEVELOPMENT PLANS – Tentatively scheduled for the **June 26, 2025** Planning Commission meeting.

- a. PLN-MJDP-25-00026: SOUTH BROADWAY PLACE AND LYNN GROVE ADDITION (8/3/25)* – located at 103-119 BURLEY AVENUE (odd only), 1104 FERN AVENUE, 1100-1109 PROSPECT AVENUE (odd only) and 101-201 SIMPSON AVENUE (odd only), LEXINGTON, KY
Council District: 10
Project Contact: Barrett Partners

Note: The purpose of this plan is to depict area of development of 220 multi-family dwelling units in support of the requested zone change from a Single Family Residential (R-1D) zone and Townhouse Residential (R-1T) to a Medium Density Residential (R-4) zone.

The Technical Committee Recommended: **Postponement.** There are questions regarding stormwater management plan for the property.

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

1. Provided the Urban County Council approves the zone change to R-4; 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 inventory map.
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. Addition of names and address of developers.
9. Remove gray shading.
10. Denote location of construction access.
11. Addition of proposed and existing easements and building line setbacks.
12. Denote location of common open space.
13. Addition of sidewalks to Burley Avenue.
14. Addition of exhibits to meet multi-family design standards.
15. Remove Note #18.
16. Addition of contour elevations.

17. Correct height information in site statistics (total).
18. Discuss termination of a public street, Simpson Avenue.
19. Discuss removal of existing driveway by townhomes on Burley Avenue.
20. Discuss stormwater management plan, including proposed relocation of existing modified detention basin from previous plan.
21. Discuss Placebuilder criteria.

- b. PLN-MJDP-25-00027: PATCHEN WILKES, UNIT 2 (AMD) (8/3/25)* – located at 1811 WINCHESTER ROAD, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners

Note: The purpose of this plan is to depict a 127,000 sq. ft. grocery store with parking, a gas station, and 154 multi-family dwelling units in support of the requested zone change from a Neighborhood Business (B-1) zone and Planned Neighborhood Residential (R-3) zone to a Commercial Center (B-6P) zone and removing the conditional zoning from the remaining B-1 zoned area.

The Technical Committee Recommended: **Postponement**. There are questions regarding the intended uses of the outlots and incomplete information per Article 21 of the Zoning Ordinance.

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

1. Provided the Urban County Council approves the zone change to B-6P and removing conditional zoning; 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. Add north arrow to vicinity map.
9. Add section line for cross-section E-E.
10. Provide Tree Inventory Map per Article 26 of the Zoning Ordinance.
11. Depict VUA (Vehicular Use Area) perimeter buffering per Article 18(a)(2) of the Zoning Ordinance.
12. Depict proposed development of Outlots #2-6 per Article 21 of the Zoning Ordinance.
13. Discuss lack of pedestrian connection between multi-family residential and grocery store.
14. Discuss orienting proposed grocery store to Charleston Drive instead of Winchester Road.
15. Discuss Placebuilder criteria.

- c. PLN-MJDP-25-00028: ON THE BLOCK LLC PROPERTY (8/3/25)* – located at 400 CHESTNUT STREET, LEXINGTON, KY
Council District: 1
Project Contact: Mizu Engineering

Note: The purpose of this plan is to depict an existing structure and lot, in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Residential (B-1) zone.

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

1. Provided the Urban County Council approves the zone change to B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscaping buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Department of Environmental Quality's approval of environmentally sensitive areas.

8. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
9. Greenspace planner's approval of the treatment of greenways and greenspace.
10. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
11. Division of Waste Management's approval of refuse collection locations.
12. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
13. United States Postal Service Office's approval of kiosk locations or easement.
14. 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.
15. Denote written scale in addition to graphic scale.
16. Orient design scheme and vicinity map with north to the top of page.
17. Correct plan title to match staff report.
18. Depict contour lines at 2' intervals.
19. Depict all doors on existing structure.
20. Provided a variance is approved for zone-to-zone screening per Article 18 of the Zoning Ordinance.
21. Denote height of building in feet.
22. Provide Tree Inventory Map and Tree Protection Plan per Article 26 of the Zoning Ordinance.
23. Discuss Placebuilder criteria.

5. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS

- a. PLN-MJDP-24-00030: GREEDALE HILLS, UNIT 3 (DOWNING PROPERTY, PARCELS 2 & 3) (OAKDALE DEVELOPMENT) (AMD) (8/17/25)* - located at 2425 MULUNDY WAY, LEXINGTON, KY
Council District: 2
Project Contact: Carman/Beargrass Development

- Staff will report at the meeting.
- a. PLN-MJDP-24-00099: GIVENS PROPERTY (OUTPARCEL 7) (7BREW COFFEE) (AMD) (8/17/25)* - located at 2349 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: EA Partners

- Staff will report at the meeting.

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS – None at this time.

D. STAFF ITEMS

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	June 5, 2025
Subdivision Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	June 12, 2025
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	June 25, 2025
Zoning Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	June 26, 2025
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	July 3, 2025