

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
June 12, 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 April 10, 2025 and May 8, 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, June 5, 2025 at 8:30 a.m. The meeting was attended by Commission members Mike Owens, Frank Penn, 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, Daniel Crum, Chris Chaney, Jeremy Young, Cheryl Gallt, James Mills, Paula Schumacher; Embry Beatty, Division of Fire and Emergency Services; and Will Razor, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria: (1) The Subdivision Committee recommendation is for approval, as listed on this agenda, and
(2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
(3) no discussion of the item is desired by the Commission, and
(4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
(5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

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

1. **Final Subdivision Plans** – None at this time.

2. **Preliminary Subdivision Plans**

- a. PLN-MJSUB-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 Subdivision 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**

- a. PLN-MJDP-24-00030: GREENDALE HILLS, UNIT 3 (DOWNING PROPERTIES, PARCELS 2 & 3) (OAKDALE DEVELOPMENT) (AMD) (6/30/24)* - located at 2425 MULUNDY WAY, LEXINGTON, KY
Council District: 2
Project Contact: Carman

Note: The purpose of this amendment is to depict commercial buildings and associated parking.

Note: The applicant requested an extension of this plan on May 19, 2025.

The Subdivision Committee Recommended: **Approval** of a one-year extension, subject to the following revised recommendations:

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. Remove hatching from plan face.
13. Clarify purpose of amendment note to include as a preliminary subdivision plan.
14. Addition of dimensions for sidewalks.
15. Addition of dimension for width of Greendale Road at the location of the cross-section line.

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16. Addition of new site statistics box to clarify and consolidate.
17. Clarify parking meets Article 16 of the Zoning Ordinance.
18. Addition of Outdoor Lighting Plan per Article 30 of the Zoning Ordinance.

- b. PLN-MJDP-24-00099: GIVENS PROPERTY, OUTLOT 7 (7BREW) (AMD) (6/12/25)* – located at 2349 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict building square footage, parking circulation and spaces, and drive-through and pickup window on Outlot 7.

Note: The Planning Commission indefinitely postponed this item on March 13, 2025. The applicant submitted a revised plan on May 23, 2025 and requested that the plan be re-activated.

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.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Update site statistics box to include Floor Area Ratio information.
14. Denote review and recommendation of the Royal Springs Wellhead Protection Committee.
15. Addition of dimensions for canopy, buildings, driveways, and access on all lots.
16. Depict construction vehicle access point.
17. Addition of street cross-section on plan to meet Plat S-550.
18. Clarify information for approval of Outparcels 6 and 11.
19. Provide lighting plan per Article 30 of the Zoning Ordinance.

- c. 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 amendment is to depict revised building and parking layout and addition of a double car drive-through.

Note: The Planning Commission postponed this plan at the April 10, 2025 meeting.

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. 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 five car stacking.
 14. Clarify area of canopy for drive-through.
 15. Denote the removal of parking on Lot 1, Block A will be completed at the time of redevelopment of Lots 8 & 9 to maintain existing non-conformity for maximum parking.
 16. Update site statistics for Lots 8 & 9.
- d. 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

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

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. 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.

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- e. 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 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.
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. Remove gray shading and hatching.
12. Denote review and recommendation of Royal Springs Wellhead Protection Committee.
13. Clarify numbers in site statistics for parking.

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.

VI. COMMISSION ITEMS – The Chair will announce that any item a Commission member would like to present will be heard at this time.

- A. NOMINATING COMMITTEE FOR COMMISSION OFFICERS** – The Commission's By-Laws state that at the first regular and official meeting in June, the Commission will elect three members to a nominating committee. This committee will present a slate of officers for consideration by the Planning Commission. The slate will be forwarded to the full membership of the Commission and presented at the Planning Commission meeting on June 26, 2025. Election of Officers will be held at the July 10, 2025 Planning Commission meeting.

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-MJSUB-23-00003: COLDSTREAM FARM PHASE II PROPERTY (LEGACY BUSINESS PARK)

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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 June & July**

Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....June 25, 2025
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**June 26, 2025**
Subdivision Committee, Thursday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....July 3, 2025
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....July 3, 2025
Subdivision Items Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Government Center.....**July 10, 2025**

X. **ADJOURNMENT**

TW/CC/CG/PS

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