

MINUTES
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
June 12, 2025

- I. **CALL TO ORDER** – Chair Forester called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **ATTENDANCE** – Planning Commission members present were Larry Forester, Mike Owens, Judy Worth, Bruce Nicol, Robin Michler, Zach Davis, William Wilson, and Ivy Barksdale (arrived late). Planning staff members present were Jim Duncan, Traci Wade, Daniel Crum, Chris Chaney, Cheryl Galt, and Paula Schumacher. Other staff present were Brittany Smith, Department of Law; David Filiatreau, Division of Traffic Engineering; Vaughan Adkins, Division of Engineering; and Embry Beatty, Division of Fire and Emergency Services.
- III. **APPROVAL OF MINUTES** – Ms. Worth made a motion, seconded by Mr. Z. Davis, and carried 7-0 (Owens abstained, M. Davis, Penn, J. Davis, Barksdale absent) to approve the May 8, 2025 minutes as presented.
- Note: Ms. Barksdale arrived at 1:34 p.m.
- IV. **POSTPONEMENTS AND WITHDRAWALS** – None at this time.
- V. **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 Galt, 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.

Ms. Wade read the consent agenda. At this time, members of the audience requested that both PLN-MJSUB-25-00003: PATCHEN WILKES UNIT 1, PHASE 2 (AMD) and PLN-MJDP-25-00029: COLEMAN PROPERTY (NEWTOWN PIKE HAMPTON INN AND SUITES) (AMD) be removed from the consent agenda for a full hearing.

1. 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.

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

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.
 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.
2. 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.

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18. Clarify information for approval of Outparcels 6 and 11.
19. Provide lighting plan per Article 30 of the Zoning Ordinance.

3. 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.
 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.
4. 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.

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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.

Action – Mr. Mr. Wilson made a motion, seconded by Mr. Owens, and carried 8-0 (M. Davis, Penn, J. Davis absent), to approve the consent agenda as presented, with the removal of PLN-MJSUB-25-00003: PATCHEN WILKES UNIT 1, PHASE 2 (AMD) and PLN-MJDP-25-00029: COLEMAN PROPERTY (NEWTOWN PIKE HAMPTON INN AND SUITES) (AMD).

- B. PERFORMANCE BONDS AND LETTERS OF CREDIT** – Mr. Z. Davis made a motion, seconded by Mr. Owens, and carried 8-0 (M. Davis, Penn, J. Davis absent), to approve the performance bonds and letters of credit as presented.
- C. 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.

1. 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.

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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.

Staff Presentation – Ms. Gallt oriented the Commission to the Preliminary Subdivision Plan for single family lots. The applicant had increased the previously approved number of lots from 72 to 115 lots. She explained the remaining clean-up conditions. She pointed out the future connection of Joan Drive from the Eastland Parkway neighborhood.

Commission Question – Mr. Michler asked if there had been any discussion regarding the use of rear alleys rather than front driveways on the lots, similar to an adjoining property. Ms. Gallt said that the previous developer had laid it out that way, but the new developer chose to have front driveway access, which is allowable in this area.

Applicant Representation – Rory Kahly, EA Partners, and Attorney Nick Nicholson were present to represent the applicant. Mr. Kahly stated that he was in agreement with the conditions and asked for approval.

Citizen Comments – Barbara Hatton, 1472 Ft. Sumpter Drive, and representative of the Eastland Parkway Neighborhood Association, shared her concern about the driving conditions and safety on Eastland Parkway and the connection of Joan Drive. She did not want construction equipment to be on Joan Drive. She asked about screening or buffering between the current homes and the proposed homes.

Councilmember Denise Gray spoke on behalf of several residents that had reached out to her concerning the new homes and traffic in the area. She said that there had been six accidents in the last three months on Eastland Parkway, and there was concern that additional traffic caused by new residents would exacerbate the issue. Her residents also felt that Joan Drive was too small and that there were flooding issues in the area.

Applicant Rebuttal – Mr. Kahly replied that there would be no buffering between the new lots and old lots because they were the same zone. He said that the applicant felt like the front driveway design would be better received by potential buyers. He added that Joan Drive was a stub street that had to be connected to give the new subdivision a second access that was required. Mr. Kahly assured the neighbors that most of the construction equipment would come from Patchen Wilkes Drive rather than Joan Drive.

Commission Questions – Mr. Michler asked about the lack of multi-modal connection from the existing Patchen Wilkes neighborhood to the new one. Mr. Kahly explained that the current Patchen Wilkes Subdivision utilized the alley system, and the owner and developer had agreed to let that alley remain as is, without connection.

Ms. Worth asked Mr. Kahly to address the flooding concern of Councilmember Gray. Mr. Kahly replied that it was not a FEMA floodplain, but the subject property was higher in elevation and ponding could happen because of it. He added that once Joan Drive was extended and the property was graded, the issue should be resolved.

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Ms. Worth asked about pedestrian safety, particularly to the nearby schools. Mr. Kahly pointed out the street features including a new roundabout, and said that pedestrian safety has been discussed throughout the development process. He reminded the Commission that they would have to work with the Kentucky Transportation Cabinet for improvements on Winchester Road.

Mr. Owens asked for clarification about the second entrance to the subject property. Mr. Kahly replied that Patchen Wilkes Drive would be the primary entrance and Joan Drive would be the secondary entrance.

Mr. Owens asked if there was a time estimate for the other end of Patchen Wilkes to be completed. Mr. Kahly replied that it would be at least a year before they brought another plan with more of Patchen Wilkes Drive before the Commission.

Mr. Z. Davis asked where the existing farmhouse was in relation to the current plan. Mr. Kahly pointed to its location and stated that there were plans to keep the farmhouse with a large lot, as long as there was a family descendant that wanted to live there.

Mr. Z. Davis said that he believed that there was a horse cemetery near the farmhouse, and asked that it be denoted on future plans.

Mr. Wilson said he was empathetic regarding the traffic problems on Eastland Parkway, and agreed that it was very dangerous to drive or walk there. He hoped that something could be done to address the concerns in the future. Mr. Kahly agreed.

Citizen Rebuttal – Ms. Hatton told the Planning Commission that she had suggested an elevated pedway to cross Winchester Road. She said there were no painted lines on Winchester Road and no sidewalks, so she hoped that something could be done. She also hoped that a library branch could be opened in the area.

Applicant Comments – Mr. Nicolson informed that Commission that the state was currently doing a corridor study for Winchester Road, which includes the area near the high school.

Commission Questions - Mr. Nicol praised the idea of a raised pedway across Winchester Road, but asked who would be responsible to pay for it. Mr. Nicholson replied that it would have to be a state funded project. He added that the current corridor study would include several global concepts.

Ms. Worth asked the staff to inform Ms. Hatton who to contact regarding the library branch suggestion. Ms. Wade did so.

Action – Ms. Barksdale made a motion, seconded by Ms. Worth, and carried 8-0 (M. Davis, Penn, J. Davis absent), to approve PLN-MJSUB-25-00003: PATCHEN WILKES UNIT 1, PHASE 2 (AMD) as presented by staff.

2. Development Plans

- a. 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.

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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.

Staff Presentation – Ms. Gallt oriented the Planning Commission to the amended final development plan. She said that while the plan had recently been approved, the applicant wanted to revise parking and the footprint of the building. She said that the applicant had originally placed the dumpster in the access easement on this amendment, but they had changed the plan at the request of the Staff. Ms. Gallt briefly described the cleanup conditions of approval.

Applicant Representation – Daniel Rehner, Thoroughbred Engineering, was present to represent the applicant. He said that they had multiple conversations with the Division of Engineering to make sure they were in agreement with the detention areas on the plan. He was in agreement with the conditions.

Citizen Comments – Attorney Jon Woodall was present to represent the hotel next door. He said they did not have a problem with the hotel there, but they were concerned about drainage. They also wanted to make sure that the gate on the access easement remained on the plan.

Applicant Rebuttal – Mr. Rehner further detailed the plans for detention on the property. He said that the Division of Engineering asked them not to change the current drainage, so they changed the plan to reflect the original location of detention. He added that they intended to keep the emergency gate on the access easement.

Citizen Rebuttal – Mr. Woodall asked if the Division of Fire approved of the gate. Mr. Beatty nodded in the affirmative. Mr. Woodall reiterated his concern about the removal of a drainage pipe and the drainage situation.

Applicant Comments – Mr. Rehner described the plan to replace the drainage pipe in question.

Commission Question – Mr. Forester asked Mr. Woodall why there had not been any discussion to resolve these questions previously. Mr. Woodall said that he had just seen the plan on the agenda and the applicant had not had any discussions with them since the revision was submitted.

Ms. Worth asked the Division of Engineering to speak to the drainage issue. Ms. Adkins told the Commission that they had been in conversation with the applicant and they were keeping the drainage patterns undisturbed.

Mr. Owens asked if the Division of Engineering wanted the drainage to be undisturbed. Ms. Adkins clarified that it was what they had asked of the applicant, and they approved.

Mr. Z. Davis asked Mr. Woodall if he felt these questions were worthy of a continuance. Mr. Woodall replied that he did feel like a continuance would give time for his clients to look at the plan to make sure they were in agreement.

Mr. Owens asked Ms. Gallt about the emergency gate on the access easement. Ms. Gallt reiterated that the dumpster had been placed in the access easement in the first iteration of the plan, so staff had added

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a condition that it was to be moved out of the access easement. The applicant had changed the dumpster location and placed the emergency gate back.

Action – Mr. Z. Davis made a motion, seconded by Ms. Worth, and carried 8-0 (M. Davis, Penn, J. Davis absent), to continue PLN-MJDP-25-00029: COLEMAN PROPERTY (NEWTOWN PIKE HAMPTON INN AND SUITES) (AMD) to the July 10, 2025 meeting.

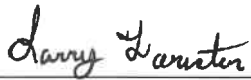
V. COMMISSION ITEMS

- 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.

Chair Forester asked Mr. Nicol, Mr. Wilson, Ms. Barksdale, and Ms. Worth to be the nominating committee for Planning Commission officers. They agreed.

Mr. Duncan told the Commission that there would be no work session the coming week due to the Juneteenth holiday.

IX. ADJOURNMENT – Chair Forester adjourned the meeting at 2:25 p.m.



Larry Forester, chair



Robin Michler, secretary