

AGENDA
SUBDIVISION COMMITTEE MEETING
July 3, 2025

8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, June 25, 2025 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; David Filiatreau, Division of Traffic Engineering; Ben Cornett, Eric Sutherland, Brooke Gray, and Lane Gilliam, Division of Environmental Services; Embry Beatty, Division of Fire; Rob Poage, Addressing Office; Scott Burton, Division of Waste Management; Boyd Sewe, Division of Planning; Craig Prater, Division of Water Quality; and Holly Salazar Carrillo, Kentucky Utilities. 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 – Tentatively scheduled for the **July 10, 2025** Planning Commission meeting.

- a. PLN-FRP-25-00014: BOONESBORO MANOR (INTERSTATE PARK PROPERTY) (IVCP ATHENS SOUTH LLC) (AMD) (8/31/25)* – located at 5354 ATHENS BOONSBORO ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Spencer Surveying

Note: The purpose of this amendment is to create 15 lots and dedicate right-of-way for Hat Trick Way and a portion of Doe Run Trail. A waiver of the Land Subdivision Regulations for the cross-sections for Hat Trick Way and Doe Run Trail has been requested.

The Technical Committee Recommended: **Postponement.** There are questions regarding sewer capacity.

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.
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 and Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote: This property shall be developed in accordance with the approved final development plan.
13. Correct plan title to match staff report.
14. Denote developer on plan.
15. Number general notes per Article 5-4(f) of the Land Subdivision Regulations.
16. Add private street/access easement note per Article 5-4(h)(1) of the Land Subdivision Regulations contingent upon the approval of waiver requests.
17. Correct Commission Certification to meet Articles 5-4(h)(4) of the Land Subdivision Regulations.

18. Update property owner information.
19. Provided the Planning Commission grants requested waivers.
20. Discuss labeling lots non-buildable.
21. Discuss proposed dedication of Hat Trick Way and Doe Run Trail.

2. PRELIMINARY SUBDIVISION PLANS – None at this time.

3. DEVELOPMENT PLANS – Tentatively scheduled for the **July 10, 2025** Planning Commission meeting.

- a. PLN-MJDP-25-00031: MARLBORO MANOR SUBDIVISION, LEXINGTON MOTEL (BLAIR PROPERTY, KOPPUS AND HART PROPERTY) (TRANSY HAGGARD APARTMENTS) (8/31/25)* – located at 450 RADCLIFFE ROAD and 475 & 495 HAGGARD LANE, LEXINGTON, KY
Council District: 1
Project Contact: Prime Engineering

Note: The purpose of this plan is to depict lotting scheme for 29 single-family dwellings, 26 townhomes, four multi-family structures and one senior living facility. A waiver of the Land Subdivision Regulations for an alley has been requested.

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. Add north arrow to vicinity map.
 14. Remove proposed contours and elevations.
 15. Remove previous zoning designations and previous lot sizes from parcel information on plan face.
 16. Denote 20' screening easement along Radcliffe Road and Haggard Lane to be released with final record plat.
 17. Consolidate plan title to include title per staff report and "final development plan and preliminary subdivision plan".
 18. Denote name and address of plan preparer and developer.
 19. Clearly denote lot/block numbers for Lots 57 & 58.
 20. Include section line on Benton Road.
 21. Denote location of construction access.
 22. Include vegetated open space in site statistics per Article 20 of the Zoning Ordinance.
 23. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
 24. Provided the Planning Commission grants a waiver of the Land Subdivision Regulations for the proposed alley.
 25. Remove typical single family dwelling drawing and structure on Lot 7.
- b. PLN-MJDP-25-00032: INTERSTATE PARK PROPERTY (BOONESBORO MANOR) (IVCP ATHENS SOUTH LLC) (TACO BELL) (AMD) (8/31/25)* – located at 5354 ATHENS BOONSBORO ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Karpinski Engineering

Note: The purpose of this amendment is to depict proposed quick service drive-through on Tract 1D and proposed access road.

The Technical Committee Recommended: **Postponement.** There are questions regarding sewer capacity and need for plan to be preliminary subdivision plan to address new lotting scheme and public improvements.

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 written and graphic scale.
 14. Correct title block to match staff report.
 15. Provide lighting plan that conforms to Article 30 of the Zoning Ordinance.
 16. Label or clearly identify all pedestrian walkways.
 17. Depict Vehicular Use Area (VUA) buffer per Article 18-3(a)(2) of the Zoning Ordinance.
 18. Provide open space exhibit that clearly delineates between vegetated and usable open space per Article 20 of the Zoning Ordinance.
 19. Remove date in Commission Certification.
 20. Denote: No Building permits shall be issued unless and until a final record plat is recorded.
 21. Remove "non-buildable lot" labels.
 22. Correct adjacent owner information.
 23. Denote: This property shall be developed in accordance with Final Development Plan.
 24. Discuss sewer capacity.
 25. Discuss plan type.
- c. PLN-MJDP-25-00033: JERRICO, INC., PROFESSIONAL OFFICE PROJECT (LOT 3) (AMD) (8/31/25)* – located at 251 YORKSHIRE BOULEVARD, LEXINGTON, KY
Council District: 7
Project Contact: Thoroughbred Engineering

Note: The purpose of this amendment is to add 40 parking spaces and required interior landscaping to Lot 3.

The Technical Committee Recommended: **Postponement.** There are questions regarding Vehicular Use Area (VUA) and compliance with Article 16-6 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. 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. United States Postal Service Office's approval of kiosk locations or easement.

10. 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.
 11. Denote name and address of owner and developer.
 12. Dimension existing drive aisles and parking spaces in area of amendment.
 13. Depict pedestrian connection to public right-of-way per Article 16-6(a)(3) of the Zoning Ordinance.
 14. Correct date in Commission Certification.
 15. Depict building line and all easements on subject property.
 16. Provide Lighting Plan that conforms with Article 30 of the Zoning Ordinance.
 17. Discuss location of proposed VUA in front yard and compliance with Article 16-6 of the Zoning Ordinance.
- d. PLN-MJDP-25-00034: BLUE SKY INDUSTRIAL ESTATES, TRACT A, BLOCK A (LEADERSHIP & SHARED SERVICES BUILDING) (8/31/25)* – located at 673 & 689 BLUE SKY PARKWAY, LEXINGTON, KY
Council District: 12
Project Contact: MHL Civil Engineers

Note: The purpose of this plan is to depict a 23,500 square foot building and parking layout.

The Technical Review 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. Depict property boundaries as solid dark lines.
 14. Denote location of construction access.
 15. Denote location of street cross-section on plan face.
 16. Dimension proposed and existing buildings, sidewalks, and parking spaces.
 17. Addition of total column for site statistics.
 18. Provide open space exhibit.
 19. Provide lighting plan in compliance with Article 30 of Zoning Ordinance.
 20. Depict bicycle racks on plan face.
 21. Adjust boundary of development to include all of 673 Blue Sky Parkway.
 22. Denote gate to the approval of Division of Fire.
 23. Add sidewalk along Blue Sky Parkway.
- e. PLN-MJDP-25-00035: HAMBURG PLACE MALL, UNIT 1 PARCEL 2, OUTLOT 4 (AMD) (8/31/25)* – located at 1849 ALYSHEBA WAY, LEXINGTON, KY
Council District: 6
Project Contact: MHL Civil Engineers

Note: The purpose of this amendment is to add 220 square feet to building and revise parking and circulation.

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. 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. Remove "Frisch's" from plan face.
 13. Addition of graphic scale text.
 14. Depict property boundaries in solid dark line on insert.
 15. Rotate vicinity map to match plan.
 16. Complete dimensions for building, drive-through lane, and width of parking spaces.
 17. Provide Lighting Plan per Article 30 of the Zoning ordinance.
 18. Addition of revised site statistics box for height, use, and lot coverage.
 19. Addition of multi-modal accommodation per Article 12-8(h) of the Zoning Ordinance.
 20. Dimension all buildings on outlots.
 21. Discuss sidewalks along street frontage and sidewalk to building.
- f. PLN-MJDP-25-00036: TURNER PROPERTY AND MEADOWTHORPE COMMUNITY BUSINESS CENTER (TURNER COMMONS) (AMD) (8/31/25)* – located at 125 TURNER COMMONS WAY, LEXINGTON, KY
Council District: 11
Project Contact: Palmer Engineering

Note: The purpose of this amendment is to add land to reconfigure main entrance, modify buildings and parking layouts across the plan.

The Technical Committee Recommended: **Postponement.** There are questions regarding meeting the requirements of Articles 16, 21, & 30 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. Correct type of plan title "Amended Final Development Plan".
15. Depict property boundaries in solid, dark lines and adjacent properties in dashed lines.
16. Addition of zone line depicting adjacent property zoning and information.
17. Rotate vicinity map to match direction of plan.
18. Addition of topography information with contour intervals of 5 feet.
19. Remove proposed trees.
20. Denote location of Penrod Drive on vicinity map per Note 15.
21. Dimension ingress and egress into property and driveways for parking.
22. Denote construction vehicle access.

23. Denote location of street cross-sections on plan face.
24. Addition of private street maintenance note.
25. Correct Commission Certification for a major plan.
26. Addition of new site statistics box and completing all information.
27. Submit tree inventory on a separate page per Article 26 of the Zoning Ordinance.
28. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
29. Discuss compliance with Article 16 of the Zoning Ordinance for parking.
30. Discuss removal of the trail.

4. ZONING DEVELOPMENT PLANS – None at this time.

5. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS – None at this time.

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS

1. **Development Plans** – Tentatively scheduled for the **July 10, 2025** Planning Commission meeting.
 - 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
2. **Zoning Development Plans** – Tentatively scheduled for the **July 10, 2025** Planning commission meeting.
 - a. 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
 - b. 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

– Tentatively scheduled for the **July 24, 2025** Planning commission meeting.

 - c. 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

D. STAFF ITEMS

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	July 3, 2025
Subdivision Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	July 10, 2025
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	July 17, 2025
Zoning Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	July 24, 2025
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	July 30, 2025
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	July 31, 2025
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	August 7, 2025