

AGENDA
SUBDIVISION COMMITTEE MEETING
August 7, 2025

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

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, July 30, 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, 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, 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 PLANS** – None at this time.

3. **DEVELOPMENT PLANS** – Tentatively scheduled for the **August 14, 2025** Planning Commission meeting.

- a. PLN-MJDP-25-00041: VERNON & ROXIE HARRIS PROPERTY (AMD) (10/5/25)* – located at 363 PASADENA DRIVE, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict layout for 16 townhomes, and denoting HOA lots.

Requirements Not Met:

1. Addition of purpose of plan. (Planning)
2. Addition of bearings & distance for all property lines (Z.O. Art. 21-6(a)(2)) (Planning)
3. Correct direction of vicinity map to match plan. (Z.O. Art. 21-6(a)(3)) (Planning)
4. Clarify street cross-section for C-C. (There are two locations on Hill n' Dale Drive) (Z.O. Art. 21-6(a)(6)) (Planning)
5. Correct typical lot layout for townhome to match plan face. (Z.O. Art. 21-6(a)(8)) (Planning)
6. Clarify building square footage and lot coverage. (Z.O. Art. 21-6(a)(13)) (Planning)
7. Addition of proposed and existing easements. (Z.O. Art. 21-6(a)(10)) (Planning)
8. Addition of landscape berm from previous plan. (Planning)
9. Provide verification of notification to neighborhood per Note #9. (Planning)
10. Addition of building line on Pasadena Drive, Hill n' Dale Drive, Eastway Drive, and access easement. (Z.O. Art. 8-10(h) and Art. 21-6(a)(14)) (Planning)
11. Addition of length of street frontage and acreage of right-of-way and access easement to be constructed in site statistics. (LSR Art. 5-2(f)) (Planning)
12. Addition of lot numbers for all HOA areas. (LSR Art. 5-4(d) (6)) (Planning)
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. (Z.O. Art. 21-6(b)(3)) (Planning)
14. Addition of stop sign to Eastway Drive for new intersection. (Traffic Engineering)

15. Denote: Structures built in areas of alluvial soils will have a foundation and footer detail prepared by a licensed professional engineer prior to issuance of a building permit. (LSR Article 6-11) (Environmental Quality)
16. Depict Tree Protection Areas to scale, and provide mitigation information. (Z.O. Art. 26-4(d)) (Urban Forester)
17. Addition of sewer line extension and easement to sewer the development. (Sanitary)
18. See Accela comments provided by the Divisions of Engineering and Water Quality.

Waiver(s) Necessary:

1. LSR Art. 6-8(m) - Access Easement (finding).
2. LSR Art. 6-8(f) - Terminus of public/private street.

Design Considerations: None at this time.

Plan Questions or Concerns:

1. Identify location of roll cart service, Hill n' Dale Drive or Pasadena Drive. (Waste Management)
2. Submit a street name suggestion, or Addressing Office will assign name. (Addressing)
3. Design likely does not preserve/protect the greatest number of trees, though several of these are not great specimens. (Z.O. Art. 26-4(d)) (Urban Forester)
4. Consider the possibility of bulb outs at the new intersection to help address concerns of neighborhood. (Traffic Engineering)

The Technical Committee recommended: **Referral** to the Planning Commission.

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. 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. Provided the Planning Commission approves sole access to these lots by an access easement rather than a public or private street. (LSR Art. 6-8(m)) (Planning)
13. Provided the Planning Commission grants the requested waiver for terminus of a public street/access easement. (LSR Art. 6-8(f)) (Planning)
14. Correct all noted deficiencies listed as "requirements not met" herein.

4. ZONING DEVELOPMENT PLANS – Tentatively scheduled for the **August 28, 2025** Planning Commission meeting.

- a. PLN-MJDP-25-00039: HAMBURG PLACE B-5P & B-6P HIGHWAY COMMERCIAL AREA (AMD) (10/5/25)* – located at 2200, 2201, 2212, 2217, 2235, 2251, 2277 WAR ADMIRAL WAY, 2200 & 2344 ELKHORN ROAD, and 2300, 2317, 2320, 2350 GRAY LAG WAY, LEXINGTON, KY
Council District: 6
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict the removal of conditional zoning restriction limitation of 532,000 square feet of gross building area.

Requirements Not Met:

1. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission. (Z.O. Art. 21-6(b)) (Planning)
2. Depict north arrow on plan face. (Planning)
3. Remove area of amendment bubble from Outlot 10. (Planning)
4. Remove Note #36. (Planning)
5. Correct Note #20 to match Article 21-6(a)(17) and include Outlot 10. (Planning)
6. Correct "KYDOH" to "KYTC" in Note #18. (Planning)
7. Depict interior landscape areas on Outlots 5 & 6. (Z.O. Art. 18-3(b)(4)(a)) (Planning)
8. Depict height of proposed buildings in feet. (Planning)
9. Provide dumpster enclosure information and denote location for Lot 6. (Waste Management)
10. Label centerline of blueline stream present in the greenway. (Environmental Quality)
11. Denote: Structures built in areas of alluvial soils will have a foundation and footer detail prepared by a licensed PE prior to issuance of a building permit. (LSR Art. 6-11) (Environmental Quality)
12. Denote: No buildings or structures shall be located on any land with a slope greater than 30%. For areas with slopes between 15% and 30%, the provisions of Article 6-11 of the Land Subdivision Regulations shall be applicable. (Environmental Quality)
13. Provide Tree Inventory Map and Tree Preservation Plan exhibit. (Urban Forester)
14. Ensure Outlot 6 will meet requirements of Z.O. Art. 18. (Landscape Examiner)
15. Addition of internal pedestrian walkways in compliance with Z.O. Art. 16-6(a)(3)(a).
16. Addition of bicycle parking facilities in compliance with Z.O. Art. 16-12.
17. See Accela notes provided by the Division of Engineering.

Waiver(s) Necessary: None at this time.

Design Considerations:

1. When placing fill on the current sanitary sewer line, be sure the new design criteria is followed for the correct pipe material to be used for the new depth and easement encroachment/pipe protection is followed. (Sanitary)

Plan Questions or Concerns:

1. Discuss changes in lot sizes and overall total acreage in site statistics from previous development plan. (Planning)

The Technical Committee Recommended: **Approval**, subject to the following division or utility approvals:

1. Provided the Urban County Council approves the removal of the conditional zoning restrictions; 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. Correct all noted deficiencies listed as "requirements not met" herein.

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

B. COMMISSION ITEMS – None at this time.

C. POSTPONED AND CONTINUED ITEMS

1. **Final Record Plans** – Tentatively scheduled for the **August 14, 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

2. **Development Plans** – Tentatively scheduled for the **August 14, 2025** Planning Commission meeting.
 - a. 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
3. **Zoning Development Plans** – Tentatively scheduled for the **August 14, 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

D. STAFF ITEMS

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	August 7, 2025
Subdivision Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	August 14, 2025
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	August 21, 2025
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	August 27, 2025
Zoning Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	August 28, 2025
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	September 4, 2025