

AGENDA
TECHNICAL COMMITTEE MEETING

Wednesday, August 27, 2025
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

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.*

1. FINAL SUBDIVISION PLANS

- a. PLN-FRP-25-00019: MASTERSON HILLS, UNIT 1-R (11/2/25)* – located at 2900 SPURR ROAD (a portion of), LEXINGTON, KY
Council District: 2
Project Contact: EA Partners
Planning Contact: C. Gallt
- b. PLN-FRP-25-00020: MASTERSON HILLS, UNIT 1-S (11/2/25)* – located at 2900 SPURR ROAD (a portion of), LEXINGTON, KY
Council District: 2
Project Contact: EA Partners
Planning Contact: C. Gallt
- c. PLN-FRP-25-00021: COLDSTREAM FARM (PHASE II PROPERTY) LOT 41 (AMD) (11/2/25)* – located at 1490 CITATION BOULEVARD, LEXINGTON, KY
Council District: 2
Project Contact: Strand Associates
Planning Contact: C. Chaney

2. PRELIMINARY SUBDIVISION PLANS – None at this time.

3. DEVELOPMENT PLANS

- a. PLN-MJDP-25-00040: NDC PROPERTY, UNIT 4, UNIT 1-A, & UNIT 3 (AMD) (11/2/25)* – located at 483 W. REYNOLDS ROAD and 519 & 523 WELLINGTON WAY, LEXINGTON, KY
Council District: 9
Project Contact: Prime AE
Planning Contact: C. Chaney
- b. PLN-MJDP-25-00042: PHELPS PROPERTY (11/2/25)* – located at 4075 OLD RICHMOND ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Barrett Partners, Inc.
Planning Contact: C. Gallt
- c. PLN-MJDP-25-00043: LEXINGTON INDUSTRIAL FOUNDATION, UNIT 2, LOT 6 (AMD) (11/2/25)* – located at 524 BUCK PLACE, LEXINGTON, KY
Council District: 2
Project Contact: Sigma Engineering
Planning Contact: C. Gallt
- d. PLN-MJDP-25-00044: INTERSTATE PARK DEVELOPMENT (IVCP ATHENS SOUTH, LLC) TRACT 1M (FAIRFIELD) (AMD) (11/2/25)* – located at 5354 & 5380 ATHENS BOONESBORO ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Palmer Engineering
Planning Contact: C. Chaney
- e. PLN-MJDP-25-00046: INGELSIDE APARTMENTS (THE STRETCH) (AMD) (11/2/25)* – located at 1051 RED MILE ROAD, LEXINGTON, KY
Council District: 11
Project Contact: Earthcycle Design
Planning Contact: C. Gallt

* - Denotes date by which Commission must either approve or disapprove plan.

- f. PLN-MJDP-25-00047: INTERSTATE PARK DEVELOPMENT (IVCP ATHENS SOUTH, LLC) TRACT 1K (RETAIL CENTER) (AMD) (11/2/25)* – located at 5354 & 5380 ATHENS BOONESBORO ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Palmer Engineering
Planning Contact: C. Chaney
- g. PLN-MJDP-25-00048: COLDSTREAM FARM, PHASE II PROPERTY (ARCHVIEW PROPERTIES MULTI-FAMILY DEVELOPMENT) (AMD) (11/2/25)* – located at 921 CITATION BOULEVARD, LEXINGTON, KY
Council District: 2
Project Contact: Strand Associates
Planning Contact: C. Gallt
- h. PLN-MJDP-25-00049: PATCHEN WILKES, UNIT 2, LOT 8 (11/2/25)* – located at 1811 WINCHESTER ROAD, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners
Planning Contact: C. Chaney
- i. PLN-MJDP-25-00052: GAINSWAY MALL SHOPPING CENTER (SOUTHEASTERN HILLS SUBDIVISION, UNIT 3) (AMD) (11/2/25)* – located at 1163 & 1165 CENTRE PARKWAY, LEXINGTON, KY
Council District: 8
Project Contact: Vision Engineering
Planning Contact: C. Chaney

4. ZONING DEVELOPMENT PLANS – None at this time.

- a. PLN-MJDP-25-00050: CANEBRAKE SUBDIVISION, UNIT 1 (BAESLER PROPERTY) (12/2/25)* – located at 200, 201, 250, 251, & 301 CANEBRAKE DRIVE, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners
Planning Contact: D. Crum
- b. PLN-MJDP-25-00051: LYNDHURST SUBDIVISION, BLOCK C, LOTS 1-12 (THE HUB ON EAST MAXWELL) (11/2/25)* – located at 251-273 E. MAXWELL STREET (odd only) & 256-270 KALMIA AVENUE (even only), LEXINGTON, KY
Council District: 3
Project Contact: Vision Engineering
Planning Contact: C. Chaney

5. MINOR PLANS – None at this time.

6. STAFF ITEMS – REAPPROVALS/CONTINUED DISCUSSION – None at this time.

7. POSTPONED ITEMS

- a. PLN-FRP-24-00025: HAMBURG PLACE MALL, UNIT 2, LOT 3 (AMD) (9/28/24)* – located at 2130 SIR BARTON WAY, LEXINGTON, KY
Council District: 6
Project Contact: Foresite Group
Planning Contact: C. Gallt
First Heard by TRC: 7/24/2024
- b. PLN-FRP-25-00003: STEPHENS AND WINSLOW SUBDIVISION (PARSONS GREEN DEVELOPMENT PROPERTY, LLC) (5/4/25)* – located at 226, 228, & 232 W. MAXWELL STREET, LEXINGTON, KY
Council District: 3
Project Contact: CAM Surveying
Planning Contact: C. Gallt
First Heard by TRC: 2/26/2025
- c. PLN-FRP-25-00009: BALL HOMES PROPERTY & LILLIAN HUNT PROPERTY (7-ELEVEN/SPEEDWAY 47346) (AMD) (6/1/25)* – located at 1318 & 1320 VERSAILLES ROAD, LEXINGTON, KY
Council District: 11
Project Contact: CESO
Planning Contact: C. Chaney
First Heard by TRC: 3/26/2025

Note: Next Technical Committee Meeting – Wednesday, September 24, 2025 at 8:30 a.m.