

AGENDA
SUBDIVISION COMMITTEE MEETING
September 4, 2025
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, August 27, 2025 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; David Filiatreau, Division of Traffic Engineering; Eric Sutherland and Lane Gilliam, Division of Environmental Services; Embry Beatty, Division of Fire; Rob Poage, Addressing Office; Scott Burton, Division of Waste Management; Eve Miller and Scott Thompson, Division of Planning; Craig Prater and Chris Dent, 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 and Brittany Smith, 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 **September 11, 2025** Planning Commission meeting.
 - a. 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.

Note: The purpose of the plan is to depict development of a convenience store and gas station, a restaurant, multi-family and townhouse residential. The applicant is requesting a waiver(s) of ZO Art. 16-6(a)(1), ZO Art. 16-6(a)(2), and ZO Art. 23A-9(k)(4).

Requirements Not Met:

1. Provide dumpster enclosure and pad specifications in compliance with DSG pgs. 7, 8, & 10. (Waste Management)
2. Depict all existing and proposed easements. (ZO Art. 21-6(a)(10)) (Engineering & Planning)
3. Dimension all driveways and walkways. (ZO Art. 21-6(a)(5)) (Engineering)
4. Provide open space exhibit depicting location and area calculations for usable open space that complies with ZO Art. 23A-9(k)(1). (Open Space & Planning)
5. Clarify street cross-sections C-C & E-E, and addition of cross-section for private street. (ZO Art. 21-6(a)(6)) (Planning)
6. Depict internal walkways in compliance with ZO Art. 16-6(a)(3). (Traffic & Bike/Ped)
7. Modify raised pedestrian crossing to comply with ZO Art. 16-6(a)(3)(c). (Traffic)
8. Addition of new cross-section of Aphids Way, including pedestrian path. (ZO Art. 21-6(a)(6)) (Planning)
9. Addition of building line. (ZO Art. 23A-9(i)) (Planning)
10. Addition of purpose of plan note. (Planning)
11. Provide a 15' buffer between the adjacent EAR-1 properties in compliance with ZO Art. 18-3(a)(1). (Landscape)
12. Provide typical detail for landscape berm. (Planning)
13. Modify VUA in the front yard of Richmond Road and Aphids Way. (ZO Art. 16-6(a)(1)) (Planning)
14. Modify the placement of parking areas between buildings and street. (ZO Art. 23A-9(k)(4)) (Planning)

Waiver(s) Necessary:

1. ZO Art. 16-6(a)(1)
2. ZO Art. 16-6(a)(2)
3. ZO Art. 23A-9(k)(4)

Design Considerations:

1. Review all Accela comments and design considerations provided by the Division of Engineering.
2. Submit a 50% design report to Planning and Engineering. (LSR Art. 4-5(b)) (Engineering)
3. Appears that there are line levels that may need to be turned off for Aphids Way. (Traffic)

Plan Questions or Concerns:

1. Provide street name suggestion or Addressing Office will assign a name. (Addressing)
2. Discuss connectivity with Lots 2 & 3 to provide a secondary means of egress. (Fire)
3. Clarify if trail connect to Jacobson Park entrance. (Open Space)
4. Discuss how the property will be sewerred and sanitary sewer capacity. (LSR Art.5-2(h)) (Engineering & Sanitary)
5. Discuss section E-E and where it is shown on the plan. (Engineering)
6. Is the intersection in the middle a 4-way stop condition? Discuss the "raised pedestrian table" and vehicular movement. (Engineering)
7. What is the cross-section of the 16'-6" right-in only off of Athens Boonesboro Road and 16' right-in from Aphids Way? (Engineering)
8. Have proposed entrances been approved by KYTC/Traffic Engineering? (LSR 6-8(p) & (q)) (Engineering)
9. Discuss construction entrance shown on the west side of the property (a construction easement/encroachment from KYTC would be required for this). (Engineering)
10. Discuss Old Richmond Road regarding timing of closure, take back of right-of-way, and what it will become. (Engineering)
11. What are the specifications for the 8' path? (Engineering)
12. Will the parcel be subdivided? Is a sanitary sewer tap available for each proposed lot? If subdivided, Public Sewers are needed. (LSR 6-6(d)) (Engineering)
13. What is the proposal for stormwater management? (ZO 21-6(a)(9)) (Engineering)
14. The plan shows encroachment into an existing stormwater management facility. Has there been an analysis to determine if the proposed reconfiguration will be of adequate size/volume for stormwater quantity and quality from the existing and this proposed development? (Engineering)
15. Discuss who will own and maintain the Stormwater Management areas. (SWM 1.5 & LSR 6-7) (Engineering)
16. Discuss addition of "Do Not Enter" sign for the access from Richmond Road. (Traffic)

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Articles 16 and 18 of the Zoning Ordinance.

Should the 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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Open Space Planner's approval of open space areas.
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. Kentucky Transportation Cabinet's approval of access to Athens Boonsboro Road.
13. Correct all noted deficiencies listed as "requirements not met" herein.
14. Provided the Planning Commission grants the requested waivers.

- b. 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

Note: The purpose of the plan is to depict parking and circulation for a new multi-tenant retail building. The applicant is requesting a waiver(s) of ZO Articles 16-6(a)(1) and 16-6(a)(3).

Requirements Not Met:

1. Denote address for new structure. (1189 Centre Parkway) (Addressing)
2. Provide sidewalk for all adjacent rights-of-way to the building entrance that meet ZO Art. 16-6(a)(3). (Traffic)
3. Re-orient building to front either Appian Way or Centre Parkway. (Traffic)
4. VUA shall not be in the front yard for corner lots. (ZO Art. 16-6(a)(1) (Traffic)
5. Revise dumpster enclosure detail to include gate retainers (drop rods) along with drilled holes and one additional bollard. (Waste Management)
6. 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 Art. 6-11) (Environmental Services)
7. Provide internal pedestrian walkways that comply with ZO Art. 16-6(3). (Bike/Ped)
8. Provide bicycle facilities that comply with ZO Art. 16-12. (Bike/Ped)
9. Provide open space exhibit that complies with ZO Art. 20, and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
10. Provide crosswalk or sidewalk to the park per ZO Art. 20-5. (Open Space)
11. Submit tree protection plan that complies with ZO Art. 26-4(c) and denote tree protection areas per ZO Art. 26-2. (Urban Forester)

Waiver(s) Necessary:

1. ZO Art. 16-6(a)(1)
2. ZO Art. 16-6(a)(3)

Design Considerations: None at this time.

Plan Questions or Concerns:

1. Identify box depicted along driveway at the rear of the building. (Traffic Engineering)
2. Discuss drive aisle around building only 16' wide. (Fire)
3. Please revise Note #4 to include public streets. (Engineering)
4. Is an access easement needed to allow this parcel to use the existing driveway? (Engineering)
5. Is a sanitary sewer tap available for each proposed lot? If subdivided, public sewers are needed. (LSR 6-6(d)) (Engineering)
6. It isn't clear where the new lot lines will be. An easement for the proposed service connection may be required. (Engineering)
7. What is the proposal for stormwater management? (ZO 21-6(a)(9)) (Engineering)
8. Where is the stormwater management facility for this area? (Engineering)
9. Verify that stormwater management requirements for quantity and quality are being met. (Engineering)
10. Who owns and maintains the existing stormwater system? (Engineering)
11. Consider if easements are required. (Engineering)
12. Is a commercial maintenance agreement and an organized commercial development group to share responsibility for the driveway and the existing storm system planned? (Engineering)
13. Provided the Planning Commission approves the requested waivers.

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

The Staff 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. Open Space Planner's approval of open space areas.
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 all noted deficiencies listed as "requirements not met" herein.

4. ZONING DEVELOPMENT PLANS – Tentatively scheduled for the **September 25, 2025** Planning Commission meeting.

- 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

Note: The purpose of this plan is to depict flex space and residential development in support of the requested zone changes from an Agricultural Rural (A-R) zone to a Light Industrial (I-1) zone and a Medium Density Residential (R-4) zone.

Requirements Not Met:

1. Depict direct pedestrian connection for all buildings to the street. (ZO Art 16-6(a)(3)) (Traffic Engineering)
2. Update Canebrake Drive cross-section as a typical boulevard section and include a protected bike lane. (UGMP pgs. 174 & 189) (Traffic & Planning)
3. Revise intersection of Canebrake Drive and new street to be a roundabout as indicated by the UGMP, p. 181. (Traffic & Planning)
4. All internal walkways shall comply with ZO Art. 16-6(c)(2). (Traffic)
5. Label the centerline of the blueline stream on property as indicated by the Kentucky Geologic Map website. (Environmental Services)
6. 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 Art. 6-11)) (Environmental Services)
7. 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 Services)
8. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission. (ZO Art. 21-6(a)(17)) (Planning & Engineering)
9. Provide a 15' landscape buffer between the I-1 zone and the adjacent B-5P zones. (ZO Art. 18-3) (Landscape)
10. Dimension access points, driveways, sidewalks, and parking spaces. (ZO Art. 21-6(a)(5)) (Planning)
11. Clarify residential unit count in site statistics box. (Planning)
12. Update R-4 zone requirements to reflect the different standards for the single-family and multi-family uses. (Planning)
13. Depict 100-foot Rural Service Area setback. (UGMP pg. 211) (Planning)
14. Depict group residential project yard requirements. (ZO Art. 9) (Planning)
15. Depict all existing and proposed easements. (ZO Art. 21-6(a)(10)) (Planning & Engineering)
16. Depict vegetative buffer per ZO Art. 19-7(g) and add Vegetative Buffer Zone maintenance note per SWM 1.4.4. (Engineering)
17. Provide open space exhibit that is in compliance with ZO Art. 20. (Open Space)

Waiver(s) Necessary: None at this time.

Design Considerations: None at this time.

Plan Questions or Concerns:

1. Forward street name suggestions or Addressing Office will assign. (Addressing)
2. Discuss street layout and alley system requirement within UGMP. (Planning)
3. Discuss street connectivity to adjoining tracts. (Planning)
4. Discuss proposed setbacks for single-family residential and duplex uses. (Planning)
5. Discuss extent of floodplain and the need for a flood study. (ZO Art. 19-7(g)) (Planning)
6. Discuss compliance with multi-family guidelines. (Planning)
7. Discuss timing of Note #12 concerning sidewalks and handicap spaces. (Engineering)
8. Discuss how the existing sanitary sewer system will be accessed by the proposed development as well as the availability and capacity for the area. (Engineering)
9. Discuss location of stormwater management areas and who will construct, own, and maintain them. (Engineering)
10. Discuss Placebuilder Criteria. (Planning)

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with the Urban Growth Master Plan.

Should the plan be approved, the following requirements should be considered:

1. Provided the Urban County Council approves the zone change to I-1 & R-4; 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. Open Space Planner's approval of open space areas.
 6. Department of Environmental Quality's approval if environmentally sensitive areas.
 7. United States Postal Service Office's approval of kiosk locations or easement.
 8. Correct all noted deficiencies listed as "requirements not met" herein.
- b. PLN-MJDP-25-00051: LYNDHURST SUBDIVISION, BLOCK C (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

Note: The purpose of this plan is to depict a multi-family residential structure in support of the requested zone change from a Medium Density Residential (R-4) zone to a Downtown Frame Business (B-2A) zone.

Requirements Not Met:

1. Denote purpose of plan. (Planning)
2. Use standard site statistics box. (ZO Art. 21-6(a)(13)) (Planning)
3. Denote plat cabinet and slide of previous plat. (ZO Art. 21-6(a)(2)) (Planning)
4. Remove land use criteria from development plan and provide as separate exhibit. (Planning)
5. Dimension all driveways and walkways. (ZO Art. 21-6 (a)(5)) (Planning and Engineering)
6. Revise Note #4 to include public streets. (Engineering)
7. Provide Open Space exhibit that complies with ZO Art. 20 and discuss how the requirements are being met. (Open Space)
8. Existing canopy coverage in site statistics must be depicted on Development Plan. (Urban Forester)
9. Include soil type/location on Tree Inventory Map. (ZO Art. 26-4(b)) (Urban Forester)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. Consider creating a larger plaza space on the corner of Rose and Maxwell to accommodate more pedestrians. (Traffic Engineering)

2. Continue Maxwell Street traffic calming bulb outs that were depicted on adjacent project (The Maxwell). (Traffic Engineering)
3. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)

Plan Questions or Concerns:

1. Discuss type and location (in proximity to Rose Street) of garage entry system. (Traffic Engineering)
2. Confirm use of on-site compactor. (Waste Management)
3. What is the proposal for stormwater management? (ZO 21-6(a)(9)) (Engineering)
4. Check existing and proposed layer management in CAD and cleanup plan. (DWQ Storm)
5. There is a known stormwater concern on Maxwell Street. Clarify where the final site storm sewer will tie into existing system. (DWQ Storm)
6. How will the existing sanitary sewer system be accessed for the proposed development? (Engineering)
7. A consolidation plat will be required prior to construction, if approved. (Planning)
8. Discuss how open space requirements are being met, and provide open space exhibit that corresponds to those specified in site statistics. (Open Space)
9. Discuss Placebuilder Criteria. (Planning)

The Technical Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to **B-2A**; 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. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. 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 – Tentatively scheduled for the **September 11, 2025** Planning Commission meeting.

1. 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

D. STAFF ITEMS

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....September 4, 2025
Subdivision Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**September 11, 2025**
Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....September 18, 2025
Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....September 24, 2025
Zoning Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**September 25, 2025**
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....October 2, 2025