

AGENDA
SUBDIVISION COMMITTEE MEETING
October 2, 2025

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

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, September 24, 2025 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; David Filiatreau, Division of Traffic Engineering; Eric Sutherland, Brooke Gray, 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 Owens; 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** – Tentatively scheduled for the **October 9, 2025** Planning Commission meeting.

- a. PLN-MJSUB-25-00004: COX PROPERTY (REVERE RUN, UNIT 2) (JACOBS FARM) (12/1/25)* – located at 2449 LIBERTY ROAD, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners

Note: The purpose of the plan is to reflect development of single-family lots and public street.

Requirements Not Met:

1. Depict internal pedestrian walkways to connect to all adjacent rights-of-way. (ZO Art. 16-6(a)(3)) (Traffic)
2. Depict ungated pedestrian access from Liberty Road. (Traffic)
3. Remove 10-foot gated vehicular access. (Planning)
4. Remove vehicular access to Liberty Road. (LSR 6-8(q)(2) (Planning)
5. Denote arterial landscape easement for double frontage lots. (ZO Art. 18-3(b)) (Planning)

Waiver(s) Necessary:

1. Waiver for lot frontage along a public street. (LSR 6-4(c))
2. Waiver for street patterns and continuity. (LSR 6-8(b))
3. Finding for Access Easement. ((LSR 6-8(m))

Design Considerations:

1. Kentucky Utilities requests utility easement along 20-foot building line in Lots 14-16.

Plan Questions or Concerns:

1. Depict proposed cross-section for Liberty Road. (Traffic)
2. Pedestrian access from Liberty Road should meet the location for the new multi-use path that will be on that side of the street. (Traffic)
3. Discuss location of second access easement location. (Traffic & Planning)
4. Discuss lotting pattern that requires access easement. (Engineering)
5. Discuss stormwater management plan including location, ownership, and maintenance. (DWQ Storm)

6. Is sanitary sewer tap available to each proposed lot, and where will it connect to the existing sewer? (DWQ-Sanitary)
7. Discuss connecting to Gerardi Road. (Planning)

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Articles 6-4(c), 6-8(b), 6-8(m), and 6-8(q)(2) of the Land Subdivision Regulations and connectivity.

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

1. Urban County Engineer's acceptance of drainage, 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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Provided the Planning Commission grants a waiver for LSR 6-4(c), LSR 6-8(m), and LSR 6-8(b).
9. Correct all noted deficiencies listed as "requirements not met" herein.

3. DEVELOPMENT PLANS – Tentatively scheduled for the **October 9, 2025** Planning Commission meeting.

- a. 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

Note: The purpose of the plan is to depict development of a Kroger Marketplace and automobile fuel station on Lot 8.

Requirements Not Met:

1. Provide dumpster enclosure and pad specifications for behind the grocery store and at the fuel station. (DSG pgs. 6 & 10) (Waste Management)
2. Clarify street names. (Addressing)
3. Remove Note #12. (Sidewalk location should not be conceptual at this stage.) (Traffic)
4. Depict internal pedestrian walkways that comply with ZO Art. 16-6(a)(3)(c). (Traffic)
5. Denote site totals in site statistics. (ZO Art. 21-6(a)(13)) (Planning)
6. Dimension all driveways and walkways. (ZO Art. 21-6(a)(5)) (Engineering)
7. Depict all existing and proposed easements. (ZO Art. 21-6 (a)(10) & (c)(5)) (Engineering)
8. Correct Note #4 per ZO Art. 21-6(b)(1)). (Engineering)
9. Denote crosswalks shall be raised where they exceed 24' maximum. (ZO Art. 16-6(a)(3)(c)) (Planning & Traffic)
10. Correct location of external bike racks. (ZO Art. 16-12(b)) (Planning & Bike/Bed)
11. Provide internal walkways that comply with ZO Art. 16-6(c)(2). (Bike/Ped)
12. Provide open space exhibit that corresponds to those specified in the site statistics, and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
13. List VUA tree canopy provided. (ZO Art. 18-3) (Urban Forester)

Waiver(s) Necessary:

1. PLN-WAV-25-00002
 - a. ZO Art. 16-12(b) - location of bicycle parking
 - b. ZO Art. 16-15(b) - commercial entrances standards

Design Considerations: None at this time.

1. Review all Accela comments and design considerations provided by the Division of Engineering.
2. At-grade entrance should be reserved for an access easement or private street. (Traffic Engineering & Engineering)

Plan Questions or Concerns:

1. Clarify whether there will be a dumpster or compactor behind the grocery store. (Waste Management)
2. Discuss which portions of Thunderstick Drive and Charleston Drive will be built as part of this plan. (Traffic Engineering)
3. Discuss timing of infrastructure construction. (Engineering)
4. Is a sanitary sewer tap available for each lot? (Engineering)
5. Address sanitary sewer capacity. (ZO 5-2(h)) (Engineering)
6. How will the existing sanitary sewer system be accessed for the proposed development? (ZO 5-2) (Engineering)
7. What is the proposal for stormwater management? (ZO 21-6(a)(9). Where will the proposed discharge to or connect to a public system or drainage easement? Are any additional easements going to be required to make the connections? (Engineering)
8. Will easements be needed for pass-through drainage? (Engineering)
9. Discuss who will own and maintain the Stormwater Management areas or storm sewer system. (Engineering)
10. Discuss access to frontage road. (ZO Art. 16-15(e)) (Planning)

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. 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. Provided the Planning Commission grants the requested waivers.
14. Correct all noted deficiencies listed as "requirements not met" herein.

4. ZONING DEVELOPMENT PLANS – Tentatively scheduled for the **October 23, 2025** Planning Commission meeting.

- a. PLN-MJDP-25-00056: SHUCK & TUCKER PROPERTY (12/1/25)* – located at 451 CHILESBURG ROAD, LEXINGTON, KY
Council District: 7
Project Contact: EA Partners

Note: The purpose of this plan is to depict 67 attached single family residential units (townhouses) in support of the requested zone change from an Agricultural Rural (A-R) zone to an Expansion Area Residential (EAR-2) zone.

Requirements Not Met:

1. 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(b)(1)) (Building Inspection)
2. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission. (ZO Art. 21-6(b)(2)) (Planning)
3. Denote: Structures built in areas of alluvial soils as determined by the USDA Web Soil Survey 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)

4. Denote: No land disturbance, construction, clearing of native vegetation, or mowing shall occur in the vegetative buffer zone. Invasive species may be removed by hand-held equipment or a forestry grinder. (SWM 1.4.4) (Engineering)
5. Addition of sidewalks along access easement to Chilesburg Road. (Traffic & Planning)
6. Denote HOA parcel(s) and location(s). (Addressing)
7. Denote all existing easements. (ZO Art. 21-6(a)(10) & (LSR 5-4(d)(4)) (Engineering)
8. Depict Special Design Area and reference ZO Art. 23A-2(t). (Planning & Engineering)
9. Depict regulatory flood elevation. (ZO Art. 19-7(g)) (Engineering)
10. Depict Vegetative Buffer. (ZO Art. 19-7(g) & SWM)) (Engineering)
11. All Sidewalks must be dimensioned at 5 feet or 7 feet where appropriate. (ZO Art. 21-6(a)(5) (Bike/Ped)
12. Provide open space exhibit the complies with ZO Art. 23A-6(k)(2). (OpenSpace)
13. Include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
14. Tree inventory map must include RLA stamp/ISA Certified Arborist name and certification number. (Sec. 26-4(b)) (Urban Forester)
15. Denote purpose of plan. (Planning)
16. Denote written scale. (ZO Art. 21-6(a)(1)) (Planning)
17. Correct plan title to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
18. Denote record plat information. (ZO Art. 21-6(a)(2)) (Planning)
19. Dimension walkways, drive aisles, and parking. (ZO Art. 21-6(a)(5)) (Planning)
20. Denote proposed dwelling unit density. (Art. 23A-6(k)(2)) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. Confirm use of dumpster on site. (Waste)
2. See Accela notes provided by the Division of Engineering.
3. See Accela notes regarding shared use path provided by the Bicycle/Pedestrian Planner.
4. Kentucky Utilities requests utility easement along front of properties and along Ridgeview Way.

Plan Questions or Concerns:

1. Discuss possibility of cross-access. (Traffic)
2. Plan will require at east two street names. Send suggestions or Addressing will assign. (Addressing)
3. Discuss Placebuilder criteria.

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

1. Provided the Urban County Council approves the zone change to EAR-2; 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-25-00057: MILLER PROPERTY (12/1/25)* – located at 2575 WINCHERSTER ROAD, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this plan is to depict a commercial structure and a multi-family residential complex in support of the requested zone change from a Single Family Residential (R-1A) zone to a Community Center (CC) zone and a Medium Density (R-4) zone.

Requirements Not Met:

1. 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(b)(1)) (Building Inspection)
2. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission. (ZO Art. 21-6(b)(2)) (Planning)
3. Denote: Structures built in areas of alluvial soils as determined by the USDA Web Soil Survey 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)
4. 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. (LSR Art. 6-11) (Environmental)
5. Depict all existing easements. (ZO Art. 21-6(a)(10)) (Planning, Engineering, & Kentucky Utilities)
6. Internal sidewalk must connect to the rear of building. (ZO Art. 16-6(a)(2)) (Traffic)
7. Access easement must depict sidewalks from Hume Road onto site and cross drive aisle. (ZO Art. 16-6(a)(3)) (Traffic)
8. Dimension all walkways, driveways, and parking areas. (ZO Art. 21-6(a)(10)) (Planning & Traffic)
9. Addition of stop bars at conflict points. (Traffic)
10. Label recreation area in parking area. (Traffic)
11. Depict floodplain/greenway on adjacent property. (Engineering)
12. Depict regulatory floodplain elevation and/or flood protection elevation. (ZO Art. 19-7(g)) (Engineering)
13. Depict 25-foot building setback from floodplain. (SWM & ZO Art. 19-7(g)) (Engineering)
14. Depict vegetative buffer from stream on adjacent parcel. If it extends into this parcel, add required note from SWM 1.4.4. (Engineering)
15. Denote no parking on street cross-section A-A. (Fire)
16. Depict bicycle parking and storage that complies with ZO Art. 16-12(a) & (b). (Bike/Ped)
17. Dimension sidewalks at 5 feet and 7 feet at appropriate locations. (ZO Art. 16-6(9)(3)) (Bike/Ped)
18. Depict pedestrian connections to western road reservation and an ADA compliant access to dog park. (Bike/Ped)
19. Depict group residential exterior project boundaries. (ZO Art. 9-6(c)(2)) (Planning)
20. Provide open space exhibit that corresponds to those specified in site statistics and complies with ZO Art. 23A-9(k)(1). (Open Space & Planning)
21. Tree Inventory Map must include RLA stamp/ISA Certified Arborist name and certification number. (ZO Art. 26-4(b)) (Urban Forster)
22. Depict future avenue roadway required by UGMP. (Planning)
23. Depict all entrances to structures. (Planning)
24. Denote commercial and residential floor area for CC zone in site statistics box. (Planning)
25. Denote dwelling unit density by zone in site statistics box. (Planning)
26. Remove Note #10. (Planning)
27. Correct Floor Area Ratio in site statistics table. (Planning)
28. Denote all required notes for preliminary plans. (ZO Art. 21-6(b)) (Planning)
29. List VUA interior tree canopy required and provided per Article 18 of the Zoning Ordinance. (Landscape)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See Accela notes provided by the Division of Engineering.
2. Clarify who is responsible for building the access easement on Kentucky Utilities property. (Traffic)
3. Consider speed tables or chokers along the southern and northern drive aisles. (Traffic)
4. Clarify if dumpsters will be used on final development plan. (Waste)
5. Due to the number of proposed structures, this plan will require the entrance drive from Winchester Road to be named. Submit a name suggestion, or one will be assigned. (Addressing)
6. Propose a connection from northeast side of property to proposed greenway. (Bike/Ped)
7. The only sanitary sewer is a force main. (Water Quality-Sanitary)
8. Kentucky Utilities requests utility easement along front of properties and along Winchester Road. (Planning)
9. UGMP avenue location on subject property and connectivity. (Planning)
10. KYTC Winchester Road planned improvements. (Planning)

Plan Questions or Concerns:

1. Discuss large radius between open space and courtyard building. (Traffic)
2. Discuss preliminary stormwater report for Expansion Area 2. (A14) (Engineering)
3. Discuss who will own and maintain stormwater management areas. (Engineering)
4. Discuss if a construction easement will be required. (Engineering)
5. Clarify "typical parking lot dimensions" notation. (Planning)
6. Discuss multi-family design standards. (Planning)
7. Discuss CC zone maximum single use building size. (Planning)
8. Discuss parking areas between buildings and the public streets (existing and proposed). (Planning)
9. Discuss pedestrian connectivity to amenity areas and rear building. (Planning)
10. Discuss vehicular connection to adjoining lots. (Planning)
11. Discuss required bicycle parking. ((Planning & Bike/Ped)
12. Discuss active depth standards from UGMP. (Planning)
13. Discuss compliance with the UGMP. (Planning)
14. Discuss compliance with the EAMP. (Planning)
15. Discuss Placebuilder criteria.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with the Expansion Area Master Plan (EAMP) and Urban Growth Master Plan (UGMP).

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

1. Provided the Urban County Council approves the zone change to CC and 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.

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 **October 9, 2025** Planning Commission meeting.

1. PLN-FRP-25-00014: BOONESBORO MANOR (INTERSTATE PARK PROPERTY) (IVCP ATHENS SOUTH LLC) (AMD) (10/2/25)* – located at 5354 ATHENS BOONESBORO ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Spencer Surveying
2. 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.

Waiver(s) Necessary:

1. ZO Art. 16-6(a)(1) - VUA in the corner lot
2. ZO Art. 16-6(a)(2) - front yard parking in the CC zone for Lot 2
3. ZO Art. 23A-9(k)(4) - front yard parking for Lot 2

3. 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

Waiver(s) Necessary:

1. ZO Art. 21-9(d) - front yard VUA
2. ZO Art. 16-6(a)(1) - VUA, pedestrian facilities, loading & unloading zone locations

Zoning Development Plans - Tentatively scheduled for the **October 23, 2025** Planning Commission meeting.

4. 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
5. 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

D. STAFF ITEMS

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	October 2, 2025
Subdivision Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	October 9, 2025
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	October 16, 2025
Zoning Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	October 23, 2025
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	October 29, 2025
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	October 30, 2025
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	November 6, 2025