

AGENDA
TECHNICAL COMMITTEE MEETING

Wednesday, October 29, 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-25-00025: TUSCANY, UNIT 15-A (1/4/26)* – located at 1863 BATTERY STREET, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners
Planning Contact: C. Gallt
- b. PLN-FRP-25-00026: TUSCANY, UNIT 15-B (1/4/26)* – located at 1863 BATTERY STREET, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners
Planning Contact: C. Gallt
- c. PLN-FRP-25-00027: TUSCANY, UNIT 15-C (1/4/26)* – located at 1863 BATTERY STREET, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners
Planning Contact: C. Gallt
- d. PLN-FRP-25-00028: KENTUCKY UTILITIES COMPANY PROPERTY - WINCHESTER ROAD (1/4/26)* – located at 2525 WINCHESTER ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Vision Engineering
Planning Contact: C. Chaney
- e. PLN-FRP-25-00029: COWGILL PARTNERS, LP PROPERTY (MEADOWCREST) (1/4/26)* – located at 2550 WINCHESTER ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Vision Engineering
Planning Contact: C. Chaney
- f. PLN-FRP-25-00030: SOUTHEASTERN HILLS SUBDIVISION, UNIT 3-A, BLOCK L, LOT 2 (GAINSWAY MALL SHOPPING CENTER) (1/4/26)* – located at 1165 CENTRE PARKWAY, LEXINGTON, KY
Council District: 8
Project Contact: Vision Engineering
Planning Contact: C. Chaney

2. PRELIMINARY SUBDIVISION PLANS

3. DEVELOPMENT PLANS

- a. PLN-MJDP-25-00055: LITTLE BEGINNERS CHILD DEVELOPMENT CENTER (1/4/26)* – located at 474 STONE ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Midwest Engineering, Inc.
Planning Contact: C. Gallt
- b. PLN-MJDP-25-00058: LEXMARK INTERNATIONAL INC. LOT 9 (GERBER COLLISION) (AMD) (1/4/26)* – located at 985 FREIGHT BOULEVARD, LEXINGTON, KY
Council District: 1
Project Contact: MDM Services, Inc.
Planning Contact: C. Gallt

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

- c. PLN-MJDP-25-00060: ENSMINGER & MARTHA PROPERTY and SHAH PROPERTY (AMD) (1/4/26)* – located at 425 RACE STREET, LEXINGTON, KY
Council District: 1
Project Contact: Barrett Partners, Inc.
Planning Contact: C. Chaney
- d. PLN-MJDP-25-00061: JAMES P & CARITA W ARNOLD PROPERTY (AMD) (1/4/26)* – located at 2551 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: Barrett Partners, Inc.
Planning Contact: C. Chaney
- e. PLN-MJDP-25-00062: FRITZ FARM RETAIL COMPANY, LLC (AMD) (1/4/26)* – located at 4100 NICHOLASVILLE ROAD & 250 HARRISON, LEXINGTON, KY
Council District: 4
Project Contact: Gresham Smith
Planning Contact: C. Chaney
- f. PLN-MJDP-25-00063: SOUTH BROADWAY PLACE & LYNN GROVE ADDITION (1/4/26)* – located at 103-119 BURLEY AVENUE (odd only), 1104 FERN AVENUE, 1100-1110 PROSPECT AVENUE, and 101, 109, 116, 118, 122, & 201 SIMPSON AVENUE, LEXINGTON, KY
Council District: 10
Project Contact: Barrett Partners, Inc.
Planning Contact: C. Gallt

4. **ZONING DEVELOPMENT PLANS**

- a. PLN-MJDP-25-00059: LEXMARK INTERNATIONAL CORPORATION, LOT 1 (LEGACY TRAIL, LLC PROPERTY) (1/4/26)* – located at 1170 NEWTOWN PIKE, LEXINGTON, KY
Council District: 1
Project Contact: EA Partners
Planning Contact: C. Chaney
- b. PLN-MJDP-25-00065: SAMUEL H BRYAN SUBDIVISION, TRACT 8 (CARNES PROPERTY) (1/4/26)* – located at 2914 CLAYS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering
Planning Contact: C. Gallt
- c. PLN-MJDP-25-00066: AYLESFORD ADDITION, BLOCK 5, LOTS 1-3 (WOODLAND VILLAGE) (1/4/26)* – located at 401 WOODLAND AVENUE, LEXINGTON, KY
Council District: 3
Project Contact: Barrett Partners, Inc.
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-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
- b. PLN-FRP-25-00023: HIGH MOUNT SUBDIVISION, UNIT 1, LOT 2 (AMD) (12/1/25)* – located at 2909 CANDLELIGHT WAY, LEXINGTON, KY
Council District: 5
Project Contact: John Hill
Planning Contact: C. Gallt
First Heard by TRC: 9/24/2025

- c. PLN-MJDP-25-00037: STONEWALL SHOPPING CENTER (AMD) (12/1/25)* – located at 3101 CLAYS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: CMW, Inc.
Planning Contact: C. Gallt
First Heard by TRC: 9/24/2025

- d. PLN-MJDP-25-00045: FIRST SECURITY NATIONAL BANK (PLAZA PROPERTIES, INC LOTS 2 & 3) (7 BREW COFFEE-CLAYS MILL) (AMD) (12/1/25)* – located at 1617 CLAYS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Toth & Associates
Planning Contact: C. Chaney
First Heard by TRC: 9/24/2025

Note: Next Technical Committee Meeting – Wednesday, November 26, 2025 at 8:30 a.m.