

AGENDA
SUBDIVISION COMMITTEE MEETING
November 6, 2025

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

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, October 29, 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. 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** – Tentatively scheduled for the **November 11, 2025** Planning Commission meeting.

- a. PLN-FRP-25-00028: KENTUCKY UTILITIES COMPANY PROPERTY-WINCHESTER ROAD (1/4/26)* – located at 2550 WINCHESTER ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Vision Engineering

Note: The purpose of this plan is to dedicate right-of-way for realigned Hume Road and to create Lots 1 & 2.

Requirements Not Met:

1. Denote access easement certification. (LSR Art.5-4(h)(1)) (Planning)
2. Depict cross-section for access easement. (LSR Art.5-2(d)(2)) (Planning)
3. Depict front yard building setback lines. (LSR Art. 5-2(d)(3)) (Planning)
4. Denote Lot 2 as unbuildable or part of right-of-way. (Planning)
5. Denote all existing and proposed easements. (Planning)
6. Addition of construction easement to Miller Property. (Planning)

Waiver(s) Necessary:

1. Waiver of sanitary sewer system access for buildable lots(s). (LSR Art. 6-6(b))

Design Considerations: None at this time.

Plan Questions or Concerns:

1. Discuss timing of construction and responsibility of access roadway to the Miller Property. (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.
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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

8. United States Postal Service Office's approval of kiosk locations or easement.
9. Provided the Planning Commission approves a timing waiver.
9. Correct all noted deficiencies listed as "requirements not met" herein.

2. PRELIMINARY SUBDIVISION PLANS – None at this time.

3. DEVELOPMENT PLANS – Tentatively scheduled for the **November 13, 2025 Planning Commission meeting.**

- a. 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.

Note: The purpose of the plan is to depict addition of building and parking on vacant lot. A waiver of the landscape buffer requirements of Art. 18-3(a)(1) for double frontage lots has been requested by the applicant.

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 review and recommendation of the Royal Springs Wellhead Protection Committee, and depict Royal Springs boundary on plan face. (Planning and Environmental)
3. Provide a table listing VUA size, Interior Landscaping Required, Interior Landscaping Proposed, Interior Tree Canopy Required, & Interior Tree Canopy Proposed. (Landscape)
4. Denote: Landscaping shall conform with Article 18 of the Zoning Ordinance, Landscape Corridor Requirements, Article 6-10 of the Land Subdivision Regulations and Tree Protection Ordinance. (Landscape)
5. Provide open space exhibit that complies with ZO Art. 20 and include open space requirements in the site statistics as a percentage. (Open Space & Planning)
6. Denote dumpster enclosure and pad specifications that comply with the DSG. (Waste)
7. Remove "West Road" from plan. (Addressing)
8. Provide Vehicular Use Area (VUA) that complies with ZO Art. 16-6(a)) (Traffic & Bike/Ped)
9. Denote width of entrance at throat of entrance and dimension the radii of the entrance aprons. (ESD 307) (Traffic)
10. Consolidate plan information on one page. (ZO Art. 21-6) (Planning)
11. Correct plan title to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
12. Depict property boundary with a solid line. (ZO Art. 21-6(a)(2)) (Planning)
13. Addition of adjacent property information. (ZO Art. 21-6(a)(2)) (Planning)
14. Addition of walkway to public street and Legacy Trail. (ZO Art. 21-6(a)(5)) (Planning & Traffic)
15. Denote location of construction access. (ZO Art. 21-6(a)(5)) (Planning)
16. Addition of street cross-sections and location on plan face for Newtown Pike, Freight Boulevard, and Setzer Way. (ZO Art. 21-6(a)(6)) (Planning)
17. Denote height of fence. (ZO Art. 21-6(a)(8)) (Planning)
18. Addition of tree preservation note from previous plan. (ZO Art. 21-6(a)(11)) (Planning and Urban Forester)
19. Addition of site statistics box for all the development, and completing all information for Lot 9. (ZO Art. 21-6(a)(13)) (Planning)
20. Addition of purpose of amendment note. (ZO Art. 21-7(d)) (Planning)
21. Addition of all notes from previous plan. (ZO Art. 21-6(b)(1)) (Planning)
22. Addition of Owner's Certification. (ZO Art. 21-6(b)(5)) (Planning)
23. Addition of Commission Certification. (ZO Art. 21-6(b)(6)) (Planning)
24. Addition of tree protection area. (ZO Art. 21-6(c)(3)) (Planning)
25. Clarify the waiver being requested and add note for Planning Commission approval of waiver to Article 18. (Planning)
26. Addition of access easement/private street maintenance note. (LSR Art.5-4(h)(1)) (Planning)
27. Revise Outdoor Lighting Plan to comply with ZO. Art. 30. (Planning)
28. Addition of bicycle facilities that comply with ZO Art. 16. (Planning and Bike/Ped)
29. Addition of stormwater management location. (Engineering)

30. Denote: Stormwater management, sanitary sewers, and public street improvements shall be designed and constructed in accordance with the LFUCG engineering manuals. (Engineering)

Waiver(s) Necessary:

1. Waiver of landscape buffer for double frontage lot. (ZO Art. 18-3(a)(1))

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.

Plan Questions or Concerns:

1. Verify that all new tree plantings will be part of Article 18 landscaping requirements. (Urban Forester)
2. Verify the gate will be click-to-enter. (Fire)
3. Discuss stormwater management proposal. (ZO Art. 21-6(a)(9)) (Engineering)
4. Discuss who will own and maintain the Stormwater Management areas. (SWM 1.5.5) (Engineering)

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Article 21 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. 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 waiver for Article 18-3(1)(a).
 14. Correct all noted deficiencies listed as "requirements not met" herein.
- b. PLN-MJDP-25-00060: ENSIMINGER & MARTHA PROPERTY and SHAH PROPERTY (AMD) (1/4/26)* – located at 425 RACE STREET, LEXINGTON, KY
Council District: 1
Project Contact: Barrett Partners, Inc.

Note: The purpose of the plan is to revise parking layout with access to Conley Street. A waiver of the internal sidewalk requirements of Art. 16-6(a)(3)(a) has been requested by the applicant.

Requirements Not Met:

1. Remove "proposed" on building on Lot 3. (Planning)
2. Denote ownership for each lot. (ZO Art. 21-6(a)(2)) (Planning)
3. Depict boundaries of adjacent properties with dashed lines. (ZO Art. 21-6(a)(2)) (Planning)
4. Depict contours. (ZO Art. 21-6(a)(4)) (Planning)
5. Correct Commission Certification, if Technical Review Committee approves plan. (Planning)
6. Provide Lighting Plan that meets requirements of ZO Art. 30. (Planning)
7. Depict pedestrian connection to Conley Street. (Planning)
8. Denote Board of Adjustment approval, if granted. (Planning & Landscape)
9. Correct address of Lot 3 to "435". (Addressing)
10. Denote actual width of pavement for cross-section A-A location (remove "varies"). (Planning)
11. Provide land disturbance permit to verify stormwater compliance. (ZO Art. 16-3) (Engineering)

Waiver(s) Necessary:

1. PLN-WAV-25-00006: Waiver of internal sidewalk requirement. (ZO Art. 16-6(a)(3)(a))

Design Considerations:

1. Conley Street cross-section must be at least 20 feet and have parking restrictions on both sides of the street. (Fire)

Plan Questions or Concerns:

1. Describe access to dumpster for waste pickup. (Waste)
2. Are sidewalks located next to the covered porch in the front of building? (Open Space)

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. 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. United States Postal Service Office's approval of kiosk locations or easement.
11. Provided the Planning Commission approves the requested waiver of Art. 16-6(a)(3)(a).
12. Correct all noted deficiencies listed as "requirements not met" herein.

- c. 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.

Note: The purpose of the plan is to revise parking layout and change use of Building 3 to office and residential. A waiver of the vegetated and usable open space requirements of Art. 20-2(b) has been requested by the applicant.

Requirements Not Met:

1. Correct Commission Certification, if plan is approved by the Technical Review Committee. (Planning)
2. Depict pedestrian connection to Quinton Court from lower level. (Planning)
3. Provide Open Space Exhibit that corresponds to those specified in site statistics. (Open Space)
4. Provide dumpster enclosure specifications per DSG and traffic flow for waste trucks. (Waste)
5. The 40' crossing will need to alter the parking area from striping to a physical island to meet the 24' crossing requirement. (Z.O. Sect 16-6 (3)(c) & (d)) (Traffic)
6. Depict required minimum 5-foot-wide sidewalk from right-of-way to the building entrance. (ZO Art. 16-6(3)(a)(ii)) (Traffic)

Waiver(s) Necessary:

1. PLN-WAV-25-00005: Waiver of vegetated and usable open space requirements. (ZO Art. 20-2(b))

Design Considerations:

1. Provide land disturbance permit to verify stormwater compliance. (ZO Art. 16-3) (Engineering)
2. Consider connecting to the side street/driveway rather than adding a 14-foot driveway to the side of the existing building towards the east. (Traffic)

Plan Questions or Concerns:

1. Describe physical changes being made to site, if any. (Engineering)

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Open Space Planner's approval of open space areas.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Provided the Planning Commission grants the requested waiver of Art. 20-2(b).
11. Correct all noted deficiencies listed as "requirements not met" herein.

4. ZONING DEVELOPMENT PLANS – Tentatively scheduled for the **November 20, 2025** Planning Commission meeting.

- a. PLN-MJDP-25-00065: SAMUEL H BRYAN, TRACT 8 (CARNES PROPERTY) (1/4/26)* – located at 2914 CLAYS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict building layout for 41 townhomes and future road connection in support of the requested zone change from a Single Family Residential (R-1B) zone to a Mixed Low Density Residential (R-2) zone. A waiver of intersection spacing requirements of (LSR Art. 6-8(q)(2)(d)(6)) has been requested by the applicant.

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. Dimension standard driveway radius. (Traffic)
4. Depict location of environmentally sensitive areas. (geologic hazard/sinkhole) (LSR 6-II (a)(l) & ZO Art 21-6(a)(9)) (Planning & Engineering)
5. Replace "Tree Inventory" header above significant trees with "Significant Trees", and add existing canopy coverage percentage. (ZO Art. 26-4(b)) (Urban Forester)
6. Label tree protection areas. (ZO Art. 21-6(a)(11)) (Planning)
7. Correct plan title to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
8. Addition of record plat (L-89) information. (ZO Art. 21-6(a)(2)) (Planning)
9. Addition of street-cross-section for Clays Mill Road. (ZO Art. 21-6(a)(6)) (Planning)
10. Dimension buildings and add building square footage. (ZO Art. 21-6(a)(8)) (Planning)
11. Addition of proposed and existing easements. (ZO Art. 21-6(a)(10)) (Planning)
12. Denote purpose of plan. (ZO Art. 21-6) (Planning)

Waiver(s) Necessary:

1. PLN-WAV-25-00007: Waiver of intersection spacing requirements along Clays Mill Road. (LSR Art. 6-8(q)(2)(d)(6))

Design Considerations:

1. Consider addition of traffic calming to the intersection by adding bulb outs to narrow the cross-sections. (Traffic)
2. A public sanitary sewer tap is required for each proposed lot before subdividing. (Engineering)

Plan Questions or Concerns:

1. Provide street name suggestion(s) or Addressing Committee will assign. (Addressing)
2. Where will proposed stormwater basin connect or discharge to an existing system? (Engineering)
3. Discuss compliance with common open space standards of ZO Art. 20, and provide an open space exhibit or add note to plan. (Open Space)

4. Discuss width of proposed street and on-street parking. (ZO Art. 21-6(a)(6)) (Planning)
5. Discuss roadway spacing along Clays Mill Road. (Planning)
6. Discuss Placebuilder criteria.

The Technical Committee Recommended: **Postponement.** There are questions regarding the geological area not depicted.

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

1. Provided the Urban County Council approves the zone change to R-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. Provided the Planning Commission grants the requested waiver of LSR Art. 6-8(q)(2)(d)(6).
 7. Correct all noted deficiencies listed as "requirements not met" herein.
- b. PLN-MJDP-25-00066: AYLESFORD ADDITION, BLOCK 5, LOTS 1-3 (WOODLAND VILLAGE) (1/4/25)* – located at 401 WOODLAND AVENUE, LEXINGTON, KY
Council District: 3
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a proposed 3-story multi-family residential building in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (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. Provide required minimum 5-foot sidewalk from both buildings to all adjacent rights-of-way. (ZO Art. 16-6(3)(a)(ii)) (Traffic & Planning)
5. Dimension internal drive aisle. (Traffic)
6. Depict or denote stormwater management. (ZO Art. 21-6(a)(9)) (Engineering)
7. Provide a minimum 8-foot landscape buffer between all adjacent R-2 properties as well as the VUA perimeter buffer. List VUA tree canopy required (30%) and VUA tree canopy provided. (ZO Art. 18-3) (Landscape)
8. Change Note #7 to read, "Landscaping shall conform with Article 18 of the Zoning Ordinance, Article 6-10 of the Land Subdivision Regulations, and Tree Protection Ordinance." (Landscape)
9. Addition of common open space to open space exhibit. (ZO Art. 20-5e(2)) (Open Space)
10. Denote purpose of plan. (Planning)
11. Correct title block to match staff report. (Planning)
12. Depict subject property boundary as a solid line. (ZO Art. 21-6(a)(2)) (Planning)
13. Denote record plat of property. (ZO Art. 21-6(a)(2)) (Planning)
14. Include north arrow on vicinity map. (Planning)
15. Label or clearly depict pedestrian areas. (Planning)
16. Perimeter landscaping and VUA perimeter buffer will require a variance of ZO Art. 18-3(1) and 18-3(2)(d). (Planning)
17. Denote both buildings in site statistics as well as site statistics totals. (Planning)
18. Remove all Vehicular Use Area (VUA) from the front yard. (ZO Art 16-5(c)) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See Accela comments provided by the Division Engineering.

Plan Questions or Concerns:

1. Discuss stormwater management proposal. (Engineering)
2. Is drive aisle connecting to Euclid one way? It will need to be at least 14 feet wide. (Fire)
3. Discuss Euclid Avenue access drive. (Planning)
4. Discuss Placebuilder criteria.

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

1. Provided the Urban County Council approves the zone change to 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. 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 **November 11, 2025** Planning Commission meeting.

1. 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

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))

2. PLN-MJDP-25-00042: PHELPS PROPERTY (11/11/25)* – located at 4075 OLD RICHMOND ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Barrett Partners, Inc.

Waiver(s) Necessary:

1. PLN-WAV-25-00003: Waiver of VUA in the corner lot (ZO Art. 16-6(a)(1)), front yard parking in the CC zone for Lot 2 (ZO Art. 16-6(a)(2)), and front yard parking for Lot 2 (ZO Art. 23A-9(k)(4)).

Zoning Development Plans - Tentatively scheduled for the **November 20, 2025** Planning Commission meeting.

3. 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

4. PLN-MJDP-25-00056: SHUCK & TUCKER PROPERTY (12/1/25)* – located at 451 CHILESBURG ROAD, LEXINGTON, KY
Council District: 7
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.....	November 6, 2025
Subdivision Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	November 13, 2025
Zoning Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	November 20, 2025
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	November 26, 2025
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	December 4, 2025