

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
November 13, 2025

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The October 8, 2025 minutes will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponements and withdrawals will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, November 6, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, Cheryl Gallt, Paula Owens; Embry Beatty, Division of Fire and Emergency Services; Tracy Jones and Brittany Smith, Department of Law. The Committee made recommendations on plans as noted.

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.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria: (1) The Subdivision Committee recommendation is for approval, as listed on this agenda, and
(2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
(3) no discussion of the item is desired by the Commission, and
(4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
(5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

1. **Final Subdivision Plans** - None at this time.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

2. Preliminary Subdivision Plans

- 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 15 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 vehicular access to Liberty Road. (LSR 6-8(q)(2) (Planning)
4. Denote arterial landscape easement for double frontage lots. (ZO Art. 18-3(b)) (Planning)

Waiver(s) Necessary:

1. PLN-WAV-25-00004: Waiver for street cross-sections. (LSR Art. 6-8 & Exhibit 6-3)

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 Subdivision Committee Recommended: **Approval**, subject to the following conditions:

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

- a. PLN-WAV-25-00003: PHELPS PROPERTY - requests waivers 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)), in association with PLN-MJDP-25-00042, for property at 4075 Old Richmond Road.
Council District: 12
Project Contact: Barrett Partners, Inc.

The Subdivision Committee recommended: **Approval.**

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Staff will report at the meeting.

Note: The Technical Review Committee voted to postpone PLN-MJDP-25-00042: PHELPS PROPERTY on August 27, 2025. A revised plan should be submitted to the Technical Review Committee for final approval.

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-WAV-25-00001: LEXMARK INTERNATIONAL INC. LOT 9 (GERBER COLLISION) (AMD) - requests a waiver of landscape buffer for double frontage lot. (ZO Art. 18-3(a)(1)), in association with PLN-MJDP-25-00058, for property at 985 Freight Boulevard.
Council District: 1
Project Contact: MDM Services, Inc.

The Subdivision Committee Recommended: **Postponement.**

Staff will report at the meeting.

Note: The Technical Review Committee voted to postpone PLN-MJDP-25-00058: LEXMARK INTERNATIONAL INC. LOT 9 (GERBER COLLISION) (AMD) on October 29, 2025. A revised plan should be submitted to the Technical Review Committee for final approval.

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.

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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.

- c. PLN-WAV-25-00006: ENSIMINGER & MARTHA PROPERTY and SHAH PROPERTY (AMD) - requests a waiver of internal sidewalk requirement. (ZO Art. 16-6(a)(3)(a)), in association with PLN-MJDP-25-00060, for property at 425 Race Street.
Council District: 1
Project Contact: Barrett Partners, Inc.

The Subdivision Committee recommended: Approval.

Staff will report at the meeting.

Note: The Technical Review Committee voted to approve PLN-MJDP-25-00060: ENSIMINGER & MARTHA PROPERTY and SHAH PROPERTY (AMD) on October 29, 2025. The plan was approved with 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.

- d. PLN-WAV-25-00005: JAMES P & CARITA W ARNOLD PROPERTY (AMD) - requests a waiver of vegetated and usable open space requirements. (ZO Art. 20-2(b)), in association with PLN-MJDP-25-00061, for property at 2551 Richmond Road.
Council District: 7
Project Contact: Barrett Partners, Inc.

The Subdivision Committee Recommended: **Approval.**

Staff will report at the meeting.

Note: The Technical Review Committee voted to approve PLN-MJDP-25-00061: JAMES P & CARITA W ARNOLD PROPERTY (AMD) on October 29, 2025. The plan was approved with 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.

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11. Provided the Planning Commission grants the requested waiver of Art. 20-2(b).
12. Correct all noted deficiencies listed as "requirements not met" herein.

4. PERFORMANCE BONDS AND LETTERS OF CREDIT – Bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

VI. COMMISSION ITEMS – The Chair will announce that any item a Commission member would like to present will be heard at this time.

A. BOAR 2025-2: EAST MAIN STREET DEVELOPMENT, LLC - An appeal of the Board of Architectural Review (BOAR) decision on July 23, 2025 with respect to the mechanical venting, schematic screening, and stucco over EIFS on the garage/kitchen at 509 E Main Street, in the Bell Court Historic District.

VII. STAFF ITEMS

A. ARTICLE 4-5(B) IMPROVEMENT PLAN PROGRESS REPORT - When the project engineer has completed approximately fifty percent (50%) of the infrastructure design for the development, the project engineer shall submit a preliminary report to the Planning Commission informing the Commission of how storm water, sanitary sewer and environmental conditions imposed by the Commission at the time of the approval of the preliminary subdivision plan will be addressed in the improvement plan. The report shall be distributed to the Commission at the next convenient meeting. The report is for information only, and no action by the Commission shall be taken; however, there shall be no issuance of the Notice to Proceed, as outlined in section 4-5(d), until the Planning Commission meeting is complete.

1. PLN-FRP-25-00025: Tuscany, Unit 15-A
2. PLN-FRP-25-00026: Tuscany, Unit 15-B
3. PLN-FRP-25-00027: Tuscany, Unit 15-C

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments, subdivision or development plans, etc. These last-mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. MEETING DATES FOR November and December

Zoning Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**November 20, 2025**
Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....November 26, 2025
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....December 4, 2025
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....December 4, 2025
Subdivision Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**December 11, 2025**

X. ADJOURNMENT

TW/CC/CG/PO

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