

AGENDA
SUBDIVISION COMMITTEE MEETING
December 4, 2025

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

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, November 26, 2025 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Steve Parker, 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, and Paula Owens. 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 **December 11, 2025** Planning Commission meeting.

- a. PLN-FRP-25-00032: QUINTANA ESTATES (2/1/26)* – located at 2400 & 2450 PARIS PIKE, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this plan is to create 50 buildable residential lots and 8 HOA lots.

Note: The proposed final record plat does not substantially comply with the preliminary subdivision plan, therefore the Division of Planning is referring this plan to the Planning Commission for a decision. (LSR Art. 4-7(b))

Requirements Not Met:

1. Denote the name of street labeled "Street C". (LSR 5-4(d)(3)) (Planning)
2. List all private utility providers. (LSR 5-4(e)) (Planning)
3. Addition of Notes #13, #14, #17 (waiver), & #18 (trail) from preliminary subdivision plan (PLN-MJSUB-24-00001). (LSR Art. 5-4(f)) (Planning & Engineering)
4. Addition of purpose of plan. (LSR Art. 5-4(c)) (Planning)
5. Addition of street cross-section at island location in front of Lots 1, 2, 37, & 38. (Planning)
6. Denote sidewalk connection location(s) to LFUCG park. (Planning and Parks & Recreation)
7. Denote timing of Railroad landscape buffer installation. (ZO Art. 18-3(a)(1)) (Planning)
8. Denote access easement to Lots 2 & 37. (Technical Committee)
9. Addition of address to Lot 8. (Addressing)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. Review all Accela comments provided by the Division of Engineering.
2. Site development shall comply with the amendment of the stormwater manual on January 1, 2024. (Engineering)

Plan Questions or Concerns:

1. Explain islands in front of Lots 1, 2, 37, & 38. (Planning & Traffic)
2. Discuss driveway location for Lot 1. (Planning)
3. Discuss the timing of construction of trail. (Planning & Traffic)
4. Discuss maintenance of existing ponds. (Engineering)

5. Discuss tree protection area that appears to preclude the installation of a driveway on Lot 1. (Traffic)
6. Discuss alterations to access point on Paris Pike.

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. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Open Space Planner's approval of open space areas.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Division of Parks & Recreation's approval of access point to future park.
12. 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 **December 11, 2025** Planning Commission meeting.

- a. PLN-MJDP-25-00067: MARGARET C. CAMIC PROPERTY (W.E. SAVAGE PROPERTY) (2/1/26)* – located at 4630 OLD SCHOOLHOUSE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Prime AE

Note: The purpose of the plan is to propose a senior living facility, ten single family residential lots, and one HOA lot on a portion of the site.

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: 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(a)(2)) (Environmental)
3. 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)
4. Denote: The location of the fire hydrants, fire department or fire service features, if required, shall be approved by the Division of Fire, Water Control Office. (ZO Art. 21-6(a)(3)) (Planning)
5. 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)
6. Denote: All pavement markings, aside from standard parking stalls, shall be thermoplastic. (Traffic)
7. Provide dumpster enclosure and pad specifications. (DSG p.8 & 11) (Waste)
8. Correct address of Parcel 12 to 4734 Rhema Way. (Addressing)
9. Provide open space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
10. Provide record plat designation. (ZO Art. 21-6(a)) (Planning)
11. Include north arrow on vicinity map. (ZO Art. 21-6(a)(3)) (Planning)
12. Remove gap/match line in detail drawing. (ZO Art. 21-6) (Planning)

13. Remove the 500-year floodplain, and differentiate line types for floodplain and vegetative buffer. (ZO Art. 21-6(a)(9)) (Planning)
14. Denote all existing and proposed easements. (LSR 5-4(d)(4)) (Engineering)
15. Denote timing and maintenance responsibility for 7.5' sidewalk. (Engineering)
16. Provide Tree Inventory Map and Tree Preservation Plan that comply with ZO Art. 26-4(b)&(c). (Urban Forester)
17. Depict sidewalk rather than a sidewalk easement. (Traffic)
18. Install either choker islands/bulb outs or propose a location for a couple of speed tables. (Traffic)

Waiver(s) Necessary: None at this time.

Design Considerations:

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

Plan Questions or Concerns:

1. Discuss Vehicular Use Area (VUA) in front of senior living facility. (Planning)
2. Discuss whether assisted living or nursing services will be provided. (Planning)
3. Discuss opening of Agape Drive/removal of permanent barricade at northern terminus point. (Council Resolution 610-2014) (Engineering & Planning)
4. Discuss density change and land use change. (Planning)
5. Discuss ownership and maintenance of stormwater management areas. (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. 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 **December 18, 2025** Planning Commission meeting.

- 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

Note: The purpose of this plan is to depict the development of a automobile service station and hotel, in support of the requested zone change from an Agricultural Urban (A-U) zone to a Corridor Business (B-3) zone.

Requirements Not Met:

1. 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)
2. 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)

3. Identify centerline of blueline stream on the property. (Environmental)
4. Addition of assigned addresses provided by Addressing Office. (Addressing)
5. Provide open space exhibit that corresponds to the site statistics, and include open space requirements in site statistics as a percentage. (ZO Art. 20-3) (Open Space)
6. Correct Note #14. (Planning)
7. Denote review and recommendations of Royal Springs Wellhead Springs Protection Committee. (Environmental & Planning)
8. Submit Tree Inventory Map as separate document, and add generalized note calling out any significant trees. (ZO Art. 26-4(b)) (Urban Forester)
9. Two 35' crossings must be altered to a raised crossing or add "bump outs" at each crossing location. (ZO Art. 16-6(3)(c) & (d)) (Traffic & Planning)
10. Dimension the connection between the two lots and the radius of each commercial driveway. (Traffic)
11. Depict the driveways as having concrete aprons. (ZO Art. 16-15(i)) (Traffic)
12. Move the sidewalks to the back of the right of way rather than directly on the street as is typical for public/private cross-sections to match subdivision regulations for a similar cross-section. (LSR Exhibit 6-3) (Traffic)
13. Automobile service station within 1,000 feet spacing from another station is required. (ZO Art. 8-20(b)(3)(a)) (Planning)
14. Denote cross-section of Newtown Pike. (ZO Art. 21-6) (Planning)
15. Depict stacking to pick-up window. (ZO Art 16-9) (Planning)
16. Dimension all driveways, walkways. (ZO Art 21-6(a)(5)) (Planning)
17. Remove all structures from FEMA floodplain. (ZO Art. 19) (Planning)

Waiver(s) Necessary:

1. Variance of ZO Art. 8-20(b)(3) - spacing of automobile service stations.

Design Considerations:

1. See Accela comments provided by the Division Engineering.
2. Legacy Trail alignment shown does not match the previous plats. (Engineering)
3. Verify canopy heights of both automobile service station and hotel entrance are at least a minimum of 13' 6". (Fire)
4. Double dumpster enclosure without gates will require six bollards along the back wall of the enclosure. (DSG) (Waste)
5. Discuss front yard limitations for VUA on Lot 1. (Planning)

Plan Questions or Concerns:

1. Discuss additional 17' depicted for pavement for pavement width. (Traffic)
2. The proposed development does not appear to have an existing service connection to public sanitary sewer. Where will the proposed facility connect to public sewer? (Engineering)
3. Does this plan comply with the state statutes and regulations concerning fuel tanks in and near floodplains? (Engineering)
4. Sole access to the proposed facilities is via an existing access easement almost completely in the floodplain. (Engineering)
5. What is a "moveable" water line easement? (Engineering)
6. Discuss whether Nandino Lane is intended to be dedicated as a private street or access easement. (Planning, Traffic, Engineering)
7. Discuss timing of roadway and trail improvements. (Planning)
8. Discuss compliance with ZO Art. 19-7(a)(2). (Planning)
9. Discuss Placebuilder criteria.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Article 19 of the Zoning Ordinance, the location of proposed underground tanks within the Royal Springs Aquifer Recharge Area, and questions about private street vs. private access easement. Additionally, the plan for the automobile service station does not comply with Articles 8 and 16 of the Zoning Ordinance.

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

1. Provided the Urban County Council approves the zone change to B-3; 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.
- b. PLN-MJDP-25-00068: HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON) (2/1/26)* – located at 545, 553, & 563 S. LIMESTONE, 121 PRALL STREET, & 118 MONTMULLIN STREET, LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

Note: The purpose of this plan is to depict a multi-story mixed use building in support of the requested zone change from a Single Family Residential (R-1E) zone and Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone.

Requirements Not Met:

1. Provide Open Space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art 20-3) (Open Space)
2. Correct Note #4, changing "Article" to "Chapter". (Engineering)
3. Denote purpose of plan. (Planning)
4. Include north arrow on vicinity map. (Planning)
5. Dimension all driveway, walkways, and parking areas. (ZO Art. 21-6(a)(5)) (Planning & Traffic)
6. Depict location of cross-sections on plan face. (ZO Art. 21-6(a)(6)) (Planning)
7. Submit Tree Inventory map as a separate document. (ZO Art. 26-4(b)) (Urban Forester)
8. Depict pedestrian entrances. (ZO Art. 16-6(a)(3)(ii)) (Planning & Traffic)
9. Addition of proposed cross-section for S. Limestone to depict how the proposed street trees will work with the building facade and sidewalk space. (Traffic)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all comments provided by the Division of Engineering.
2. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
3. Explain stormwater management plan. (Engineering)

Plan Questions or Concerns:

1. Provide dumpster enclosure and pad specifications that comply with the DSG at the time of final development plan. (Waste)
2. Where is the ramp located in the first floor? (Traffic)
3. Where is dumpster location and how will it be emptied? (Waste and Traffic)
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 B-1; 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. Correct all noted deficiencies listed as "requirements not met" herein.

- c. PLN-MJDP-25-00071: GREATHOUSE PROPERTY (THE VILLAGE AT GREATHOUSE ACRES, LOT 9) (AMD) (2/1/26)* – located at 2709 & 2788 RUBY RIVER DRIVE, LEXINGTON, KY
Council District: 8
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a building, parking, and parking circulation in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Corridor Business (B-3) zone.

Requirements Not Met:

1. 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)
2. Delineate the centerline of blueline stream on property. (Environmental)
3. Provide updated dumpster and pad specifications that comply with the DSG. (Waste)
4. Check potential dumpster encroachment on Lot 8. (Engineering)
5. Depict all existing easements. (ZO Art. 21-6(a)(10)) (Engineering & Planning)
6. Dimension all driveway, walkways, and parking areas. (ZO Art. 21-6(a)(5)) (Planning)
7. Provide an open space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
8. Orient vicinity to match plan. (ZO Art. 21-6(a)(3)) (Planning)
9. Denote construction vehicle access. (ZO Art. 21-6(a)(3)) (Planning)
10. Addition of tree protection areas from previous plan. (ZO Art. 21-6(a)(11)) (Planning)
11. Addition of 25' floodplain setback from previous plan. (ZO Art. 21-6(a)(9)) (Planning)
12. Label areas of access easement and add access easement maintenance note from previous plan. (ZO Art. 21-6(a)(15)) (Planning)
13. Depict VUA screening of an average of 8' in width. (ZO Art. 18-3(a)(2)(d)(1)) (Planning)

Waiver(s) Necessary:

1. Variance of ZO Art. 16-6(a)(2) - maximum of 60' of VUA between building and street in a B-3 zone.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
3. Address stormwater management. (Engineering)

Plan Questions or Concerns:

1. Discuss internal pedestrian walkways greater than 24' wide (ZO Art. 16-6(a)(3)(c)) (Planning)
2. Discuss perimeter landscape requirements and timing of installation. (ZO Art. 18-3(a)(1)(a)(2)) (Planning)
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 B-3; 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**

Zoning Development Plans - Tentatively scheduled for the **January 29, 2026** Planning Commission meeting.

1. PLN-MJDP-25-00056: SHUCK & TUCKER PROPERTY (1/29/26)* – located at 451 CHILESBURG ROAD, LEXINGTON, KY
Council District: 7
Project Contact: EA Partners
2. PLN-MJDP-25-00065: SAMUEL H BRYAN, TRACT 8 (CARNES PROPERTY) (1/29/26)* – located at 2914 CLAYS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

Tentatively scheduled for the **December 18, 2025** Planning Commission meeting.

3. 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

D. STAFF ITEMS

- a. **DOWNTOWN MASTER PLAN UPDATE** – the Division of Planning will provide a brief update on progress regarding the Downtown Master Plan planning process.

E. NEXT MEETING DATES

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**
 Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....December 17, 2025
Zoning Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**December 18, 2025**
 Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....January 8, 2025