

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
December 11, 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 22, 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, December 4, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, Frank Penn, and Judy Worth. Other Committee members present were Hillard Newman, 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, Boyd Sewe; Firefighter Embry Beatty and Lieutenant Brian Morgan, Division of Fire and Emergency Services; and Tracy Jones, 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.

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

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

1. Final Subdivision Plans

- 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 Subdivision 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.
13. Resolve all listed discussion items with approval of alteration to the access point to Paris Pike.

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2. Preliminary Subdivision Plans - None at this time.

3. Development Plans

- 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)

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The Subdivision Committee Recommended: **Postponement**. There are questions regarding significant changes to the plan from the original preliminary subdivision plan.

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. 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. ANNUAL REPORT FROM PURCHASE OF DEVELOPMENT RIGHTS PROGRAM – The Planning Commission will hear from Ms. Beth Overman, who will present the required Annual Report from the Rural Land Management Board.

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-25-00032: QUINTANA ESTATES

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 December & January

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, 2026
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....January 8, 2026
Subdivision Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**January 15, 2026**

X. ADJOURNMENT

TW/CC/CG/PO

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