

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
April 9, 2026

- 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** – None 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, April 2, 2026 at 8:30 a.m. The meeting was attended by Commission members Frank Penn, Mike Owens, 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, Cheryl Gallt, Paula Owens; Firefighter 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.

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-26-00008: THOMAS & ANN ASBURY PROPERTY (N. CLEVELAND & BRIAR HILL) (6/1/26)*
– located at 4810 BRIAR HILL ROAD, LEXINGTON, KY
Council District: 12
Project Contact: CAM Surveying

Note: The purpose of this plan is to subdivide one lot into two lots.

Note: This plan requires the posting of a sign and an affidavit of such.

Requirements Not Met:

1. Denote: No building permits shall be issued until the Health Department has issued a septic tank permit, and notes shall be required on final subdivision plans to this effect. (LSR 6-6(a)) (Engineering)
2. Identify blueline stream on the property. (Environmental Services)
3. Addition of general notes from previous plan. (LSR 5-4(f)) (Planning)
4. Denote who is responsible of easement maintenance. (LSR 5-4(g)) (Planning)
5. Denote KYTC/Traffic Engineering approval of new access to Briar Hill Road. (LSR 5-4(g)) (Planning)

Waiver(s) Necessary:

1. PLN-WAV-26-00009 - waiver for lot frontage for Tract 2B. (ZO Art. 4-1(c))

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Contact Addressing Office to discuss address assignment for Tract 2A. (Addressing)
3. If no existing public sewer service to the property, an onsite (septic) system is required. (Engineering)

Plan Questions or Concerns:

1. Is there a joint maintenance agreement for the access to Lot 2B? (Engineering)

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. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s) and required street tree information.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. PDR (Purchase of Development Rights) approval of subdivision of property.
9. Provided the Planning Commission grants waiver for lot frontage and approval is denoted on plan.
10. Correct all noted deficiencies listed as "requirements not met" herein.

2. PRELIMINARY SUBDIVISION PLANS

- a. PLN-MJSUB-26-00002: PATCHEN WILKES, UNIT 3 (6/1/26)* – located at 1811 WINCHESTER ROAD, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners

Note: The purpose of the plan is to depict the lotting layout for 42 single-family residential and one HOA lot.

Requirements Not Met:

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

1. 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 and ZO Art. 19-7(g)) (Engineering)
2. Denote: Areas with alluvial soils will be developed in accordance with the Land Subdivision Regulations. (LSR Art. 6-11) (Environmental Services)
3. Addition of proposed street names. (LSR 5-2(d)(2)) (Planning & Addressing)
4. Provide a common open space exhibit per requirements. (ZO Art. 20) (Open Space)
5. Depict all existing & proposed easements. (ZO 21-6 (a)(10) & (c)(5)) (Engineering)
6. Add floodplain elevations where necessary. (ZO Art. 19) (DWQ-Storm)
7. Label existing farm roads (proposed driveways to existing residences). (Planning)

Waiver(s) Necessary:

1. PLN-WAV-26-00007- requesting a waiver for alternate street cross-sections (LSR 6-8(l) and Exhibits 6-1 & 6-3).

Design Considerations:

1. A sanitary sewer analysis is needed to evaluate the additional flow on the existing system, and a sanitary sewer capacity application is required prior to the issuance of a building permit. (DWQ-Sanitary)

Plan Questions or Concerns:

1. Discuss constructed wetland/stormwater management on Lot 3. (Planning)
2. Discuss Letter of Map Revision (LOMR) for Patchen Wilkes, specifically Lots 25-32. (Planning)
3. Are there any environmentally sensitive areas on site? (stream, floodplain, wetlands, sinkholes) (LSR 6-11) (ZO Art. 12-6(a)(9) & (c)(1)) (Engineering)
4. Discuss roadway construction in relation to the floodplain & permitting requirements. (Engineering)
5. Are provisions for maintenance of the private street defined? (LSR 5-4(h)(1)) (Engineering)
6. Is maintenance of onsite stormwater management defined? (LSR 6-7 (c)) (Engineering)
7. Has the embankment of the existing pond and discharge pipe been inspected? (Engineering)
8. Is a "no-rise" study required? (DWQ-Storm)

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. 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 and vegetative areas.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Provided the Planning Commission grants waivers for cross-sections.
11. Correct all noted deficiencies listed as "requirements not met" herein.

3. REAPPROVALS & EXTENSIONS - None at this time.

4. PRELIMINARY DEVELOPMENT PLANS

- a. PLN-MJDP-26-00009: FISTER PROPERTY (TAYLOR PROPERTY) (4/9/26)* – located at 150 & 151 LOCUST POINTE WAY and 114 MT. TABOR ROAD, LEXINGTON, KY
Council District: 5
Project Contact: Vision Engineering

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

Note: The purpose of the plan is to depict proposed residential/commercial buildings, parking, and circulation.

Note: The Planning Commission continued this item at the March 12, 2026 meeting.

Requirements Not Met:

1. Denote correct Commission Certification after approval. ((ZO Art. 21-6(b)(6 & 7)) (Planning)
2. Addition of pedestrian access to existing Locust Pointe Way that complies with ZO Art. 16-6(a)(3). (Traffic)
3. Resolve building footprint conflicts with property lines. (Building Inspection)
4. Depict internal pedestrian walkways that comply with ZO Art. 16-6(a)(3)(a)(i-iii). (Bike/Ped)
5. Add the RLA stamp/ISA C.A. name/cert. number to Tree Inventory Map. (Urban Forester)
6. Amend Tree Protection Plan to remove pear trees as significant trees, and propose mitigation of tree loss. (ZO Art. 26-4(c)) (Urban Forester)
7. Amend canopy proposed for B-1 zone to add one more tree. (44 large trees provides 33,000 sq. ft. and 33,040 sq. ft. is required) (ZO Art. 26-5(e)). (Urban Forester & Landscape)
8. Provide upload of Open Space exhibit to Accela. (Open Space)
9. Depict all existing and proposed easements. (ZO Art. 21-6(a)(10)) (Engineering)
10. Add public streets to Note 4. (Engineering)
11. Remove all improvements from Locust Pointe Way right-of-way. (Planning)
12. Depict roadway improvements that comply with the Land Subdivision Regulations. (LSR 6-8(b)) (Planning)
13. Clarify clubhouse use or modify to a principal permitted use in the B-1 zone. (Planning)

Waiver(s) Necessary:

1. PLN-WAV-26-00002: FISTER PROPERTY (TAYLOR PROPERTY) - withdrawn by applicant on April 6, 2026.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Will there be any dumpster locations on the property? (Waste Management)
3. Automatic and manual gate systems shall require the pre-approval of the Lexington Fire Department Water Control Office prior to being installed. Automatic gates shall have the Click2Enter system. (Fire)
4. There is an existing sewer line that crosses the property to 151 Locust Pointe Way and is in a dedicated easement by plat H-739, so it is part of the public sewer system. Depict the easement. (Engineering)

Plan Questions or Concerns:

1. Discuss whether breezeways connecting buildings satisfies ZO Art. 8-16(b)(20)) (Planning)
2. Discuss continuation or termination of Locust Pointe Way and need for waiver. (Planning & Engineering)
3. Discuss clubhouse use in the B-1 zone. (Planning)
4. Discuss clustering of compact parking spaces in one location. (Planning)
5. What is the width of the compact spaces? (Traffic)
6. What is the radius of the flares on the main entrance? (Traffic)
7. Discuss Note #13 & #14. (Engineering)
8. Submit the request for release of the right-of-way to Commissioner of Public Works. (Engineering)
9. Discuss stormwater management proposal. (ZO Art. 21-6(a)(9)) (Engineering)
10. Depict easements for stormwater controls. (Engineering)

The Subdivision Committee Recommended: **Postponement.** There are questions regarding termination of Locust Pointe Way and utilizing existing right-of-way as part of a private development project.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.

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2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Urban Forester's approval of tree inventory map.
4. Open Space planner's approval of the treatment of greenways and greenspace.
5. Department of Environmental Quality's approval if environmentally sensitive areas.
6. Provided the Planning Commission grants the waiver for Locust Pointe Way termination.
7. Correct all noted deficiencies listed as "requirements not met" herein.

- b. PLN-MJDP-26-00010: BRYANT PROPERTY (AMD) (4/9/26)* – located at 1800 & 1810 BRYANT ROAD, LEXINGTON, KY
Council District: 6
Project Contact: Vision Engineering

Note: The purpose of this amendment is to reconfigure building, parking, and circulation on Lot 2, and add access easement on Lot 1.

Note: Following presentation of the plan and waiver application, and public comment, the Planning Commission voted to reconsider this application at the March 12, 2026 meeting.

Requirements Not Met:

1. Addition of building line on Lot 1 along cul-de-sac/access easement. (ZO Art. 12-6(a)) (Planning)
2. Addition of all easements including Lot 3. (ZO Art. 12-6(a)(10)) (Planning)
3. Clarify Lighting Plan to comply with Article 30 of the Zoning Ordinance. (Planning)
4. Add "relocation of dumpster and addition of access easement on Lot 1" to purpose of amendment. (ZO Art. 12-7(d)) (Planning)
5. Correct title for cul-de-sac to access easement. (ZO Art. 12-6(a)(10)) (Planning)
6. Denote any waiver or variance, if approved by the Planning Commission. (Planning)
7. Update enclosure detail to comply with p. 7 of the Dumpster Service Guide. (Waste Management)
8. Provide Open Space Exhibit that includes common open space, and include open space requirements in site statistics as a percentage. (ZO Art. 20-3) (Open Space)
9. Turn-arounds will need to be provided within the parking lot drive aisle between the apartment buildings. (Fire)
10. Amend Tree Inventory Map to comply with ZO Art. 26-4. (Urban Forester)
11. Provide mitigation measures to be taken, if any, for justified removals. (ZO Art. 26-4(c)) (Urban Forester)
12. Depict easements for stormwater controls. (LSR 6-7(c)) (Engineering)
13. Remove reference to plat J-551 with the wrong title. (Engineering)

Waiver(s) Necessary:

1. PLN-WAV-26-00003: BRYANT PROPERTY (AMD) - requests a waiver of the sidewalk standards to eliminate sidewalk on the southeast side of the street on Lot 3 (LSR 6-8(n)(1)), in association with PLN-MJDP-26-00010, for property at 1800 & 1810 Bryant Road.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. All pedestrian crossing greater than 24' shall be raised. (Bike/Ped)
3. The sanitary sewer capacity application on file will need to be updated prior to the issuance of building permits. (DWQ-Sanitary)
4. Sidewalks cannot count towards your vegetative open space. (Open Space)
5. The inlets from the proposed public street are directed through a private property (Lot 1). Where is the stormwater management for quality and quantity for Lot 1? The public storm is required to be kept separate from the private on-site systems. (Engineering)

Plan Questions or Concerns:

1. Discuss Note #10 for mitigation of loss of trees. (Planning)
2. Explain patterned crossing between Building 2 and 3 and in front of Building 4. (Traffic)
3. Discuss who will own and maintain the Stormwater Management areas. (SWM 1.5.6) (Engineering)

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4. Are you building a berm over the existing sanitary sewer easement? (Engineering)
5. What is the proposal for stormwater management? ZO 21-6(a)(9) (Engineering)
6. Discuss access easement conversion to public or private street. Does cul-de-sac meet public street standards? (Planning)

The Subdivision Committee Recommend: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Urban Forester's approval of tree inventory map.
4. Open Space planner's approval of the treatment of greenways and greenspace.
5. Department of Environmental Quality's approval if environmentally sensitive areas.
6. Provided the Planning Commission approves PLN-WAV-26-00002.
7. Correct all noted deficiencies listed as "requirements not met" herein.

- c. PLN-MJDP-26-00019: THE MAXWELL (LYNDHURST SUBDIVISION) (AMD) (6/1/26)* – located at 201 E. MAXWELL, LEXINGTON, KY
Council District: 3
Project Contact: Vision Engineering

Note: The purpose of the plan is to request a waiver to eliminate the sidewalk along the northside of Hagerman Court and add a pergola to rooftop patio above 3-story portion of structure.

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. (ZO Art. 21(b)(1)) (Building Inspection)
2. Correct Commission Certification. (Planning)
3. Correct vicinity map to reflect current lot configuration. (Planning)

Waiver(s) Necessary:

1. PLN-WAV-26-00005 - requesting a waiver for sidewalk requirements. (LSR 6-8(n)(1))

Design Considerations:

1. The sidewalk should be built in the 5' of space provided. (Bike/Ped)

Plan Questions or Concerns:

1. Confirm that trash and recycle compactors will be used at this complex. (Waste Management)
2. What is the status of relinquishing the previous Hagerman Court right-of-way to adjacent properties? (Engineering)

The Staff Recommends: **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 and vegetative areas.
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.

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12. Provided the Planning Commission grants PLN-WAV-26-00005 to eliminate sidewalk along north side of Hagerman Court.
13. Correct all noted deficiencies listed as "requirements not met" herein.

5. WAIVERS

- a. PLN-WAV-26-00006: BEAUMONT FARM, UNIT 10, LOT 10 - requesting a waiver for a reduction of open space requirements (ZO Art. 20-2(b)), in association with PLN-MJDP-26-00008, for property at 3199 Beaumont Centre Circle.
- b. PLN-WAV-26-00008: COVENTRY (BELMONT FARM) (BELMONT CENTER, LOTS 1-11) (AMD) - requesting a waiver for substantial completion requirements (LSR 4-7(c)(1)), in association with PLN-FRP-26-00007, for property at 2450 Georgetown Road.

6. 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. PLN-CELL-26-00001: BRIAR HILL SOUTH WIRELESS COMMUNICATION FACILITY – an application for a 195-foot-tall self-supporting tower, with an approximately 4-foot-tall lightning arrestor attached at the top, for a total height of 199-feet, plus related ground facilities, for property at 2151 Royster Road.

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.

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 April & May

Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	April 16, 2026
Zoning Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	April 23, 2026
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	April 29, 2026
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	April 30, 2026
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	May 7, 2026
Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	May 7, 2026
Subdivision Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	May 14, 2026

X. ADJOURNMENT

TW/CC/CG/PO

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