

AGENDA
SUBDIVISION COMMITTEE MEETING
May 7, 2026

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

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, April 29, 2026 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; Brian Morgan, Division of Fire; Rob Poage, Addressing Office; Scott Burton, Division of Waste Management; Eve Miller and Scott Thompson, Division of Planning; Chris Dent and Erik Merlino, Division of Water Quality. Other staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, and Paula Owens; and Brittany Smith, 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

- a. PLN-FRP-26-00009: TURNER PROPRTY & MEADOWTHORPE COMMUNITY BUSINESS CENTER (TURNER COMMONS) (AMD) (7/5/26)* – located at 125 TURNER COMMONS WAY, LEXINGTON, KY
Council District: 11
Project Contact: Palmer Engineering

Note: The purpose of this plan is to subdivide the existing 3 lots into 10 lots and to create the private street right-of-way.

Requirements Not Met:

1. Upload flattened PDF to Accela. (Planning)
2. Correct title to "Final Record Plat". (Planning)
3. Denote name and mailing address of property owner and/or developer. (Planning)
4. Denote private utilities. (Planning)
5. Label sidewalks and depict the trail in the cross-sections as applicable. (Bike/Ped)
6. Add Urban County Engineer's Certification. (LSR 5-4(h)(3)) (Engineering)
7. Addition of standard notes for sanitary sewer and easement maintenance. (LSR 6-6(d)) & LSR 5-4(g)) (Engineering)
8. A preliminary subdivision plan is required when there is planned infrastructure. (LSR 4-3) (Planning)

Waiver(s) Necessary:

1. PLN-WAV-26-00013: TURNER PROPRTY & MEADOWTHORPE COMMUNITY BUSINESS CENTER (TURNER COMMONS) - requests a waiver for an alternate cross-section for industrial local streets. (LSR Exhibit 6-3)

Design Considerations:

1. Review all Accela comments provided by the Division of Engineering.
2. An independent sanitary sewer connection is required for the created lot. Please verify each lot has connection. (DWQ-Sanitary)

Plan Questions or Concerns:

1. Has all infrastructure been completed? (Engineering)
2. Is the stormwater management area located by address on the plat? (DWQ-Storm)
3. Is maintenance of onsite stormwater management defined? (LSR 6-7(c)) (Engineering)

The Technical Committee Recommended: **Postponement**, due to the lack of an approved preliminary subdivision plan and need for waiver for alternate cross-section.

Should this 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.
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 and greenways.
7. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Open Space Planner's approval of open space and vegetative areas.
9. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. United States Postal Service Office's approval of kiosk locations or easement.
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 **May 14, 2026** Planning Commission meeting.

- a. PLN-MJDP-26-00027: HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON) (7/5/26)* – located at 121 PRALL STREET, 118 MONTMULLIN STREET, and 545, 553, 563 S. LIMESTONE, LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

Note: The purpose of the plan is to depict a multi-story, mixed-use building utilizing the Neighborhood Business Form-Based Project provisions of the B-1 zone. The plan includes 155 residential dwelling units and non-residential space.

Requirements Not Met:

1. 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)) (Engineering)
2. Denote: This development plan shall comply with the area character and context study as approved by the Planning Commission per ZO Art. 8-16(o)(3). (Planning)
3. Correct Commission Certification. (ZO Art 21-6(b)) (Planning)
4. Provide full size paper copy of Lighting Plan. (Planning)
5. Provide updated Area Character and Context Study reflecting changes made from the preliminary development plan. (Planning)
6. Label all spaces within the building. (Planning)
7. Submit an open space exhibit that matched the site statistics box on the development plan. (Open Space)
8. Provide bicycle parking facilities that comply with ZO Art. 16-12. (Bike/Ped)
9. Submit a Tree Inventory Map/Tree Protection Plan as a separate document. (ZO Art. 26-4(b)(c)) (Urban Forester)
10. Dimension all driveways and walkways. (ZO Art. 21-6(a)(5)) (Engineering)
11. Commercial driveway entrance shall comply with Standard Drawing 307-2. (Engineering)
12. Label the existing retaining wall at the rear of the property. (Engineering)
13. Update the note under the Limestone cross-section. (Engineering)
14. Denote square footage of commercial space in site statistics box. (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. If a sewer capacity application has already been filed, it will have to be updated prior to the issuance of building permits. A sanitary sewer analysis is needed to evaluate the additional flow on the existing system. (DWQ-Sanitary)
3. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
4. Reconcile depicted street cross-sections with more recent plats. (Engineering)
5. Clarify sidewalk widths. (Engineering)
6. Verify and discuss existence of power pole in sidewalk on Montmullin Street. (Engineering)

Plan Questions or Concerns:

1. Discuss change to dimension of street tree well on S. Limestone cross-section. (Planning)
2. Discuss increase in lot coverage, building square footage, number of bedrooms, and height of building. (Planning)
3. Confirm this location will have trash compactor or dumpster. (Waste Management)
4. A consolidation plat will be needed to combine the various individual parcels, before building permits are granted. (Engineering)
5. Discuss tree boxes/planters and proximity to utilities on Limestone. (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 and vegetative 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. Correct all noted deficiencies listed as "requirements not met" herein.
- b. PLN-MJDP-26-00030: WML PROPERTIES, LLC (TWO KEYS) (AMD) (7/5/26)* – located at 503 S. UPPER STREET, LEXINGTON, KY
Council District: 3
Project Contact: Barrett Partners, Inc.

Note: The purpose of the plan is to add patio and change circulation for parking lot.

Requirements Not Met:

1. Label sidewalk on street cross-sections. (ZO Art. 21-6(a)(5)) (Planning)
2. Depict construction entrance location. (ZO Art. 21-6(a)(5)) (Planning)
3. Correct spelling in conditional zoning label "g". (ZO Art. 21-6) (Planning)
4. Label and dimension fenced areas in rear of building. (ZO Art. 21-6(a)(5)) (Planning)
5. Label location of doors. (ZO Art. 21-6(a)(5)) (Planning)
6. Re-establish curb where old access onto Upper Street is being removed. (Traffic)

Waiver(s) Necessary:

1. PLN-WAV-26-00011: WML PROPERTIES, LLC (TWO KEYS) - requests a waiver for vegetated open space standards (ZO Art. 20-3).

Design Considerations:

1. If area of disturbance is over 2,500 sq. ft., a land disturbance permit is required. (Engineering)
2. If amending the driveway, use commercial driveway entrance compliant with Standard Drawing 307-2.

Plan Questions or Concerns:

1. Discuss need for waiver for vegetated open space. (Open Space)
2. Discuss location of dumpster. (Planning)
3. Discuss removal of entrance point on S. Upper Street. (Planning)
4. Discuss use on the property in the B-1 zone. (Planning)
5. Does the raised patio disrupt existing drainage patterns? (Engineering)

The Technical Committee Recommended: **Postponement.** There are questions regarding public health, safety, and welfare, due to proximity of patio expansion and existing residential uses. There is also concern about access to the dumpster.

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. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Open Space Planner's approval of open space and vegetative areas.
7. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
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.
12. Correct all noted deficiencies listed as "requirements not met" herein.

4. ZONING DEVELOPMENT PLANS - Tentatively scheduled for the **May 28, 2026** Planning Commission meeting.

- a. PLN-MJDP-26-00024: MT. LAUREL LANDS CO. PROPERTY (7/5/26)* – located at 2137 OLD PARIS ROAD, LEXINGTON, KY
Council District: 6
Project Contact: Matt Miniard/Sisler-Maggard Engineering

Note: The purpose of this plan is to depict the development of commercial buildings, in support of the requested zone change from a Single-Family Residential (R-1D) zone to a Wholesale and Warehouse Business (B-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)(3)) (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: No grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan. Such plan must be submitted in accordance with Chapter 16 of the Code of Ordinances. (ZO Art. 21-6(b)(1)) (Planning)
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(b)(4)) (Planning)
5. Denote: Stormwater management, sanitary sewers, and public street improvements shall be designed and constructed in accordance with the LFUCG engineering manuals. (Engineering)

6. Denote: Landscaping shall conform with Article 18 of the Zoning Ordinance dated September 2024, Article 6-10 of the Land Subdivision Regulations and Tree Protection Ordinance. (Landscape)
7. Utilize standard site statistics table. (ZO Art. 21-6(a)(13)) (Planning)
8. Provide purpose of plan describing zone change and site development. (Planning)
9. Correct title block and address to match staff report. (Planning)
10. Denote construction access. (ZO Art. 21-6(a)(5))
11. Correct section line of cross-section A-A. (ZO Art. 21-6(a)(6)) (Planning)
12. Addition of sidewalk from the right-of-way to the internal sidewalk network, ensuring there are crossings of no greater than 24'. (ZO Art. 16-6(3)(a)(ii)) (Planning & Traffic)
13. Depict bicycle parking and provide bicycle parking facilities that comply with ZO Art. 16-12. (Bike/Ped & Planning)
14. Depict width of perimeter landscape buffer along railroad that complies with ZO Art. 18-3(a)(1)(5)). (Landscape & Planning)
15. Depict landscape buffer adjoining Old Paris Pike that complies with ZO Art. 18-3(a)(2)(d)(1)) (Landscape & Planning)
16. List the VUA size in square feet, required/proposed interior landscaping square feet (10% of VUA), required/proposed interior tree canopy (30% of VUA). (ZO Art. 18-3) (Landscape)
17. Depict VUA perimeter buffer a minimum average width at 18' along all VUA boundaries. (ZO Art. 18-3(a)(2)(d)(9)) (Planning)
18. Depict interior landscaping for VUA that conforms with ZO Art. 18-3(b). (Landscape & Planning)
19. Denote no retail sales on property without an approved conditional use permit from the Board of Adjustment. (ZO Art. 8-21(d)(3)) (Planning)
20. Building to west must have no opening except stationary windows and doors that are designed and intended solely for pedestrian access. (ZO Art. 8-21(o)(1)) (Planning)
21. Denote owner's certification that conforms with ZO Art. 21-6(b)(5). (Planning)
22. Denote Commission certification. (ZO Art. 21-6(b)(6)) (Planning)
23. Remove shading in rights-of-way. (Planning)
24. Depict pedestrian entrances. (Planning)
25. Depict easements and remove utility lines. (Planning)
26. Remove any unnecessary lines, shapes, or text. (Planning)
27. Group all general notes in one list and number consecutively. (Planning)
28. Correct owner information on plan face for subject property. (Planning)
29. Amend driveway to match Standard Drawing 307-2, 307-3. (ZO Art. 16-15(j)) (Traffic)
30. Dimension standard parking stall. (Traffic)
31. Provide dumpster enclosure and concrete pad details that comply with the Dumpster Service Guide. (Waste Management)
32. Resolve any easement conflicts prior to obtaining a building permit. (Engineering)
33. Addition of cross-section for North Broadway with railroad. (Engineering)
34. Submit Tree Inventory Map performed by a registered licensed architect or ISA certified arborist. (ZO Art. 26-4(b)) (Urban Forester)
35. Upload open space exhibit to Accela, and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
36. Dead-end fire department access greater than 150 ft. in length shall be provided with approved fire apparatus turn around. (NFPA 1, 2016) (Right side of parking lot is greater than 150 ft.) (Fire)
37. Provide Parking Demand Mitigation Study. (ZO Art. 16-14) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Planning)
2. Depict or denote location of stormwater management on the development plan. (ZO Art. 21-6(a)(9) and SWM 1.5.6) (Planning)

Plan Questions or Concerns:

1. See all Accela comments provided by the Division of Engineering.
2. Discuss hatched area labeled, "railroad overlap". (Planning)
3. Is the second, narrow access point necessary? (Traffic)

4. Will there be an office on the property requiring water and sewer? Is a sanitary sewer tap available? (Engineering)
5. What is the proposal for stormwater management? (ZO Art 21-6(a)(9)) (Engineering)
6. Discuss who will own and maintain the Stormwater Management areas. (ZO 6-7(c)) (Engineering)
7. Discuss potential sanitary sewer connection locations. A sanitary sewer analysis is needed to evaluate the additional flow on the existing system. (DWQ-Sanitary)
8. Fire department access shall be provided within 150 ft. of all portions of the exterior of a building, measured by an approved route. This distance shall be extended to 450 ft. if the building is protected by an approved automatic sprinkler system. (NFPA 1, 2016) (Will these buildings be sprinkled? Currently showing greater than 150 ft. for the 11site building.)
9. Discuss Placebuilder criteria.

The Technical Committee Recommended: Postponement. The plan cannot be approved in its current state because numerous requirements of Articles 16, 18, and 21 of the Zoning Ordinance have not been met, including a filing requirement for a Parking Demand Mitigation Study. In Addition, the applicant did not post signage on the property at least 21 days in advance of the TRC meeting.

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

1. Provided the Urban County Council approves the zone change to B-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.
- b. PLN-MJDP-26-00025: TOM COLLINS FARM (MCGHEE PROPERTY) (7/5/26)* – located at 4865 TATES CREEK ROAD and 4720 SARON DRIVE, LEXINGTON, KY
Council District: 12
Project Contact: Eagle Engineering

Note: The purpose of this plan is to depict layout of 5 apartment buildings and 6 townhouses, in support of the requested zone change from an Agricultural-Urban (A-U) zone and Single-Family Residential (R-1D) 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. (ZO Art. 21(b)(1)) (Building Inspection)
2. Denote: Areas with alluvial soils will be developed in accordance with Article 6-11 of the Land Subdivision Regulations. (LSR Art. 6-11) (Environmental Services)
3. Denote: This development contains a portion of the West Hickman Conservation Greenway Corridor, as shown on the 2002 Greenway Master Plan. Maintenance of the greenway shall be the responsibility of the developer, an owner association, or the owner of the parcel which includes the greenway. (Environmental Services)
4. Label greenway. (Environmental Services)
5. Delineate and label the centerline of the blueline stream. (Environmental Services)
5. List the required/proposed VUA interior tree canopy (30%) in accordance with ZO Art. 18-3. (Landscape Examiner)
6. Provide a minimum 8-foot landscape buffer between all adjacent R-1C/R-1D properties in accordance with ZO Art. 18-3 (a)(1)(7). (Landscape Examiner)
7. Amend Note #10 to reference ZO Art. 6-10. (Landscape Examiner)
8. Upload open space exhibit to Accela, and include open space requirements in the site statistics as a percentage. (ZO Art 20-3) (Open Space)

9. Correct plan title to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
10. Addition of record plat information (D-399, L-981). (ZO Art. 21-6(a)(2)) (Planning)
11. Dimension driveways, walkways, and points of ingress/egress and ensure driveways match Engineering Standard Drawing 307-2 and 307-3. (ZO Art. 21-6(a)(5)) (Planning)
12. Depict construction access. (ZO Art. 21-6(a)(5)) (Planning)
13. Addition of Tree Inventory Map. (ZO Art. 26-4(b)) (Planning)
14. Addition of correct site statistics box and missing information, and remove old site statistics boxes. (ZO Art. 21-6(a)(13)) (Planning)
15. Addition of building line setback. (ZO Art. 21-6(a)(14)) (Planning)
16. Delete note #14. (Planning)
17. Addition of typical buildings for apartments and townhomes with dimensions. (Planning)
18. Dimension at least one standard parking stall and handicap stall. (Traffic)
19. Addition of stop bars within the parking lot at conflict points. (Traffic)
20. Denote that existing entrance from Tates Creek Road shall be removed. (Engineering)
21. Depict and label intermittent streams. (Environmental & Engineering)
22. Depict vegetative buffer. (SWM 1.4.4) (Engineering)
23. Remove property lines for six townhomes to comply with Group Residential Project requirements. (ZO Art. 9) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Confirm that all 5 complexes will be using compactors and no other dumpsters will be on site. (Waste Management)
3. Structures will have Collinswood Drive address numbers. (Addressing)
4. Fire department access shall be provided within 150 ft. of all portions of the exterior of a building, measured by an approved route. This distance shall be extended to 450 ft. if the building is protected by an approved automatic sprinkler system. (NFPA 1, 2016) Two buildings are beyond 150 ft from exterior to fire access. (Fire)

Plan Questions or Concerns:

1. Discuss location of common area to be centralized. (ZO Art. 20) (Planning)
2. Discuss location of parking lot at Tates Creek Road. (ZO Art. 21-6(a)(1)) (Planning)
3. Discuss terminus of hammerhead or cul-de-sac. (Planning)
4. Discuss tree protection of significant trees per ZO Art. 26. (Planning)
5. Discuss maintenance of access easement on townhome property. (Planning)
6. Address sanitary sewer capacity. (ZO 5-2(h)) (Engineering)
7. Discuss stormwater management proposal. (ZO Art. 21-6(a)(9)) (Engineering)
6. Discuss Placebuilder criteria.

The Technical Committee Recommended: **Postponement.** There are questions regarding loss of significant trees, terminus of street, and Compliance with Group Residential Project requirements (access easement in front of townhomes).

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

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.
8. Correct all noted deficiencies listed as "requirements not met" herein.

- c. PLN-MJDP-26-00029: J. FORBING & SONS AND HAYMAN SUBDIVISION (THE STANDARD AT LEXINGTON) (7/5/26)* – located at 633 S. BROADWAY, 441 HAYMAN LANE, 653 LOWER STREET, 416-442 (even only) & 451 CHAIR AVENUE, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict development of multi-family residential and associated parking, in support of the requested zone change from a Light Industrial (I-1) zone to a Corridor Node (CN) zone.

Requirements Not Met:

1. Remove color and/or shading from plan face. (Planning)
2. Correct title block to match staff report. (Planning)
3. Clarify lot lines and proposed rights-of-way lines. (Planning)
4. Depict all pedestrian and vehicular entrances and access points. (Planning)
5. Ensure that the driveway apron matches Engineering Standard. Drawing 307-2 or 307-3, as applicable. (Traffic)
6. Add cross-section for raised cross walk on plan face. (Traffic)
7. Modify interior landscaping and interior tree canopy for Lot 4 to meet ZO Art. 18. (Landscape Examiner)
8. Upload open space exhibit to Accela, and included open space requirements in the site statistics box as a percentage. (ZO Art. 20-3) (Open Space)
9. Provide dimensions for driveways and walkways. ZO Art. 21-6 (a)(5)) (Traffic & Engineering)
10. Depict termination of Hayman Street and Lower Street per the LSR requirements. (Engineering)
11. Label street cross-sections existing or proposed as appropriate. (Engineering)

Waiver(s) Necessary:

1. Alternate cross-section. (Traffic)

Design Considerations:

1. Alter Hayman Avenue to right-in/right-out, and propose median controls. (Traffic)
2. Coordination with the design team for the Scott Street Extension project is imperative. (Engineering)
3. Phased construction for the relocation of the Town Branch culvert is required. (Engineering)

Plan Questions or Concerns:

1. Clarify the purpose of hatching along north side of Lower Street. (Planning)
2. Discuss incorporating transit facilities. (Planning)
3. Discuss lack of direct vehicle access to building on Lot 1. (Planning)
4. Discuss lack of bicycle parking immediately adjacent to residential structures. (Planning)
5. Will the parking area on the corner of Chair Avenue and Broadway be removed as part of this plan? (Traffic)
6. Are right-of-way improvements proposed for Emmaline Lane, Chair Avenue, or S. Broadway?
7. Discuss stormwater management plan, capacity, and ownership and maintenance. (ZO Art. 21-6(a)(9) and SWM 1.5.6) (Engineering)
8. Discuss proximity of new building to Scott Street retaining wall. (Engineering)
9. Discuss right-of-way dedication for Scott Street. (Engineering)
10. Discuss open space along South Broadway. (Planning)
11. Discuss Placebuilder criteria.

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

1. Provided the Urban County Council approves the zone change to CN; 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.

- d. PLN-MJDP-26-00032: HAMBURG PLACE FARM, SIR BARTON WAY OFFICE PARK, PHASE 2, LOT9 (SIR BARTON WAY APARTMENTS) (AMD) (7/5/26)* – located at 2501 SIR BARTON WAY, LEXINGTON, KY
Council District: 6
Project Contact: Rich Design Studios

Note: The purpose of this plan is to depict a multi-family residential development, in support of the requested zone change from a Professional Office (P-1) 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: Development in areas of alluvial soils will comply with Article 6-11 of the Land Subdivision Regulations. (LSR Art. 6-11(a)(2)) (Environmental Services)
3. 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)
4. Use standard site statistics table and consolidate all site data. (Planning)
5. Correct title block to match staff report. (Planning)
6. Denote zone change request in purpose of plan note. (Planning)
7. Dimension all driveways and walkways. (ZO Art. 21-6(a)(5)) (Planning)
8. Denote construction access. (ZO Art. 21-6(a)(5)) (Planning)
9. Denote building entrances. (ZO Art. 21-6(a)(5)) (Planning)
10. Remove VUA between principal structures and street. (ZO Art. 16-5(c)(1 & 2)) (Planning)
11. Depict VUA interior landscape areas that conform with ZO Art. 18-3(b)(4)(a). (Planning)
12. Clarify 25' floodplain setback. (Planning)
13. Depict bicycle parking. (Planning)
14. Verify correct Commission Certification. (ZO Art. 21-6(b)(6&7)) (Planning)
15. Connect sidewalk in access easement from Sir Barton Way to the internal pedestrian network, and connect internal pedestrian network between buildings. (ZO Art. 16-6(3)(a)(ii)) (Bike/Ped, Traffic)
16. Alter parking lot layout to show cross-access. (ZO Art. 16-6(3)(d)) (Traffic)
17. Alter access to driveway apron at the end of the access easement. (ZO Art. 16-15(j)) (Traffic)
18. Commercial entrances shall be located a minimum of three (3) feet from the property line or more to allow the corresponding apron flare to remain inside the projected property line and be in compliance with LFUCG Standard Drawing 307-2 or 307-3. (Traffic & Engineering)
19. Denote all pavement markings, aside from standard parking stalls, shall be thermoplastic. (Traffic)
20. Reverse flow of building numbers to clockwise. (Addressing)
21. Address of the complex must be clearly visible from Sir Barton Way, or create a name for the access road. (Addressing)
22. Depict vegetative buffer. (ZO Art. 19-7(g) and SWM) (Engineering)
23. Depict the regulatory flood protection elevation and/or flood protection elevation. (ZO 19-7(g)) (Engineering)
24. Fifty percent or greater of the required bicycle parking for multi-family developments shall be covered and either located directly adjacent to the structure or in a location internal to the structure. Bicycle parking shall be allocated proportionately between the residential structures on a development based on the number of residential units in each structure. (Bike/Ped)
25. Label the centerline of the blueline stream. (Environmental Services)
26. Change Note #6 to read, "Screening and landscaping shall conform with ZO Art. 18, LSR 6-10, and Tree Protection Ordinance". (Landscape Examiner)
27. Upload open space exhibit to Accela, and include open space requirements in the site statistics as a percentage. (Zo Art. 20-3) (Open Space)

Waiver(s) Necessary: None at this time.

Design Considerations:

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

2. Fire department access shall be provided within 150 ft. of all portions of the exterior of a building, measured by an approved route. This distance shall be extended to 450 ft. if the building is protected by an approved automatic sprinkler system. (NFPA 1, 2016) (Fire)

Plan Questions or Concerns:

1. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
2. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
3. Discuss who will own and maintain the Stormwater Management areas. (ZO Art. 6-7(c)) (Engineering)
4. Discuss maintenance of access easement. (Engineering)
5. Discuss Placebuilder criteria.

The Technical Committee Recommended: **Postponement.** There are questions regarding cross-parcel access and second access for 100 units or more.

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

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.
- e. PLN-MJDP-26-00033: ROSEMILL SUBDIVISION, UNIT 2 (PAIVA PROPERTY) (7/5/26)* – located at 500 SOUTHLAND DRIVE, LEXINGTON, KY
Council District: 10
Project Contact: Barrett Partners Inc.

Note: The purpose of this plan is to depict the existing building for a commercial use, in support of the requested zone change from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone.

Requirements Not Met:

1. Correct plan title to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
2. Depict adjacent property boundaries with dashed lines. (ZO Art. 21-6(a)(2)) (Planning)
3. Correct plat reference in site statistics box. ((ZO Art. 21-6(a)(2)) (Planning)
4. Denote construction access location. (ZO Art. 21-6(a)(5)) (Planning)
5. Dimension building and canopy height. (ZO Art. 21-6(a)(8)) (Planning)
6. Addition of building line. (ZO Art. 21-6(a)(14)) (Planning)
7. Denote approval of all waivers and variances. (Planning)
8. Addition of sidewalk from the right-of-way to the front building entrance. (ZO Art. 16-6(3)(a)(ii)) (Planning)
9. Depict all existing and proposed easements. (ZO Art. 21-6(a)(10)) (Engineering)
10. Depict an accessible route to the vegetated/useable open space area in the back/side of the coffee shop in the open space exhibit. (Open Space)

Waiver(s)/Variance(s) Necessary:

1. Variance to increase the maximum front yard from 20' to 50'. (ZO Art. 15-2(a))
2. Variance to reduce the vehicular use area at perimeter buffer from 8' to 0'. (ZO Art. 18-3(a)(2))
3. Variance to reduce the interior landscaping for vehicular use area from 10% to 0%. (ZO Art. 18-3(b)(1))
4. Variance to reduce the interior vehicular use area tree canopy from 30% to 0%. (ZO Art. 18-3(b)(2))
5. Waiver to allow vehicular use area in the front yard. (ZO Art. 16-6(a)(1))

Design Considerations:

1. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)

Plan Questions or Concerns:

1. Are there plans for a drive-through? (Engineering)
2. 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.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscaping buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Open Space Planner's approval of open space areas.
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.

5. **WAIVERS** - None at this time.

6. **REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS** - None at this time.

B. COMMISSION ITEMS

C. POSTPONED AND CONTINUED ITEMS - Tentatively scheduled for the **May 14, 2026** Planning Commission meeting.

1. PLN-MJDP-26-00010: BRYANT PROPERTY (AMD) (5/14/26)* – located at 1800 & 1810 BRYANT ROAD, LEXINGTON, KY
Council District: 6
Project Contact: Vision Engineering

- Tentatively scheduled for the **May 28, 2026** Planning Commission meeting.

2. PLN-MJDP-26-00021: PARKER TOBACCO CO. INC. (THE DEAN LEXINGTON) (6/1/26)* – located at 1021, 1057, & 1059-1069 S. BROADWAY, LEXINGTON, KY
Council District: 11
Project Contact: CMW, Inc.

D. STAFF ITEMS - None at this time.

E. NEXT MEETING DATES

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
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	May 21, 2026
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	May 27, 2026
Zoning Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	May 28, 2026
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	June 4, 2026