

AGENDA
SUBDIVISION COMMITTEE MEETING
June 4, 2026

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

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, May 27, 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 Volpenhein, Addressing Office; Scott Burton, Division of Waste Management; Boyd Sewe and Scott Thompson, Division of Planning; Chris Dent and Erik Merlino, Division of Water Quality; and Tyler Skaggs, Kentucky Utilities. Other staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, and Paula Owens; Tracy Jones 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** - None at this time.
2. **PRELIMINARY SUBDIVISION PLANS** - None at this time.
3. **DEVELOPMENT PLANS** - Tentatively scheduled for the **June 11, 2026** Planning Commission meeting.
 - a. PLN-MJDP-26-00040: PATCHEN WILKES, UNIT 2, LOT 10 (AMD) (8/2/26)* – located at 1811 WINCHESTER ROAD, LEXINGTON, KY
Council District: 6
Project Contact: EA Partners

Note: The purpose of the preliminary plan is to depict a group residential development with 8 multi-family buildings and 288 units.

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: 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 6-11(a)(2)) (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 the centerline of the blueline stream. (Environmental Services)
5. Upload open space exhibit to Accela and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
6. Denote purpose of plan. (Planning)
7. Depict access points on Lot 8. (ZO Art. 21-6(a)(6)) (Planning)
8. Denote written scale. (ZO Art. 21-6(a)(1)) (Planning)
9. Denote all adjacent property owners. (ZO Art. 21-6(a)(6)) (Planning)
10. Depict height of proposed retaining walls. (ZO Art. 21-6(a)(8)) (Planning)

11. Depict construction access from Charleston Drive. (Planning)
12. Verify correct Commission Certification. (ZO Art. 21-6(b)(6 & 7)) (Planning)
13. Denote height of building in feet. (Planning)
14. Remove VUA in front of principal structures adjacent to Charleston Drive. (ZO Art. 16-5(c)(1)) (Planning)
15. Clarify linework for floodplain and floodplain setbacks. (Planning & Engineering))
16. Clarify building coverage and floor areas in site statistics and building typical. (ZO Art. 21-6(a)(8)) (Planning)
17. Depict direct pedestrian access to Patchen Wilkes Drive. (Planning)
18. Remove retaining wall and building from vegetated buffer and floodplain. (ZO Art. 19) (Planning)
19. Depict bicycle parking per Article 16-12. (Planning)
20. Dimension all driveways and walkways. (ZO Art. 21-6(a)(5)) (Engineering)
21. Depict all existing easements. (ZO Art. 21-6(a)(10)) (Engineering)
22. Commercial driveway entrance shall comply with Standard Drawing 307-2. (Engineering)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering>
2. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Planning)
3. What is the storm water management proposal? (Engineering)

Plan Questions or Concerns:

1. Discuss aligning access points with access points on Lot 8 and access road. (Planning)
2. Discuss how pedestrians will access the proposed Kroger on Lot 8. (Planning)
3. Discuss status of LOMR. (Planning)
4. Discuss who will own and maintain the Stormwater Management areas. (LSR 6-7(c) & SWM 1.5.6) (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 and greenways.
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 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 - None at this time.

5. WAIVERS

- a. PLN-WAV-26-00015: GEORGE WEST ESTATE PROPERTY - requesting waivers for tree canopy standards (ZO Art. 26-5), open space standards (ZO Art. 20-2 & 20-3), in association with PLN-MJDP-26-00035, for property at 4538 Georgetown Road.

- b. PLN-WAV-26-00016: COLDSTREAM RESEARCH CAMPUS, UNIT 4, LOTS 23, 24, & 31 (COLDSTREAM FARM) - requesting waivers for commercial access points off McGrathiana Parkway and Citation Boulevard (ZO Art. 16-15(b)), and access spacing to minor arterial/collector street (LSR 6-8(q)(3)(b)), in association with PLN-MJDP-26-00037, for property at 1501, 1525, & 1776 McGrathiana Parkway.

6. REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS

- a. PLN-MJDP-24-00030: GREENDALE HILLS, UNIT 3 (DOWNING PROPERTY PARCEL 2 & 3) (OAKDALE DEVELOPMENT) (AMD) (8/2/26)* – located at 2425 MULUNDY WAY, LEXINGTON, KY
Council District: 6
Project Contact: Carman

Note: The purpose of this amendment is to depict commercial buildings and associated parking.

Note: The Planning Commission approved this plan on June 13, 2024. The applicant requested an extension on May 11, 2026.

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

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. Greenspace planner's approval of the treatment of greenways and greenspace.
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. United States Postal Service Office's approval of kiosk locations or easement.
12. Remove hatching from plan face.
13. Clarify purpose of amendment note to include as a preliminary subdivision plan.
14. Addition of dimensions for sidewalks.
15. Addition of dimension for width of Greendale Road at the location of the cross-section line.
16. Addition of new site statistics box to clarify and consolidate.

B. COMMISSION ITEMS

C. POSTPONED AND CONTINUED ITEMS - Tentatively scheduled for the **June 11, 2026** Planning Commission meeting.

1. 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.
2. 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.

- Tentatively scheduled for the **July 23, 2026** Planning Commission meeting.

3. 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.
4. 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
5. 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
6. 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

D. STAFF ITEMS - None at this time.

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....June 4, 2026
Subdivision Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**June 11, 2026**
Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....June 18, 2026
Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....June 24, 2026
Zoning Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**June 25, 2026**
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....July 2, 2026