

AGENDA
SUBDIVISION COMMITTEE MEETING
July 2, 2026

8:30 a.m. ET (7:30 a.m. CT), Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, June 24, 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; Bill Warren and Erik Merlino, Division of Water Quality; and Tyler Skaggs, Kentucky Utilities. Other staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, Dalton Belcher, 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** - Tentatively scheduled for the **July 9, 2026** Planning Commission meeting.

- a. PLN-FRP-26-00014: GLENMORE FARM, INC. (AMD) (8/29/26)* - located at 615 & 625 GENTRY ROAD, LEXINGTON, KY
Council District: 12
Project Contact: CAM Surveying

Note: The purpose of this plan is to depict Tract 1A, which was subdivided by deed on October 17, 1998 by deed book 2001, page 472.

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

Requirements Not Met:

1. Denote: Per KRS 100.292, plats filed pursuant to this section may be filed by the last transferee in the chain of title including holders of deeds which may otherwise be void under KRS 100.277(2). (Planning)
2. Denote: Steep slopes are present on-site. Any development in these areas will comply with Article 6-11 of the Land Subdivision Regulations. (Environmental Services)
3. Denote: Denote that no building permits shall be issued until the Health Department has issued a septic tank permit. (LSR 6-6(a)) (Engineering)
4. Denote: Development shall comply with Article 19 of the Zoning Ordinance. (Engineering)
5. Addition of addresses on plan face. (Planning & Addressing)
6. Identify and label the sinkhole and spring (Clay Spring #90002989) on property. (LSR 6-11) (Environmental Services)
7. Depict/denote required floodplain information including regulatory flood elevation, regulatory flood protection elevation, and 25' floodplain setback. (LSR 5-4(d) and ZO Art 19-7) (Engineering)
8. Depict vegetative buffer. (ZO Art. 19-7) (Engineering)
9. Label street names. (Engineering)

Waiver(s) Necessary: None at this time.

Design Considerations: None at this time.

Plan Questions or Concerns: None at this time.

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. 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 and greenways.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Correct all noted deficiencies listed as "requirements not met" herein.

2. PRELIMINARY SUBDIVISION PLANS - Tentatively scheduled for the **July 9, 2026** Planning Commission meeting.

- a. PLN-MJSUB-26-00004: LANE ALLEN PARK, LOTS 2 & 3 (8/29/26)* – located at 1899 PARKERS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

Note: The purpose of this plan is to subdivide the property into 28 single-family residential lots, a street right-of-way, and one HOA lot.

Requirements Not Met:

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) (Engineering)
2. Denote: Stormwater management, sanitary sewers, and public street improvements shall be designed and constructed in accordance with the LFUCG engineering manuals. (Engineering)
3. Denote: Development shall comply with Article 19 of the Zoning Ordinance. (Engineering)
4. Denote: This development contains a portion of the Wolf Run 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)
5. Provide street names. (LSR 5-2(d)(2)) (Planning)
6. Denote construction access. (LSR 5-2(d)(2)) (Planning)
7. Denote source of contours. (LSR 5-2(d)(5)) (Planning)
8. Denote private utilities. (LSR 5-2(e)) (Planning)
9. Clarify/label line across rear of Lots 8-10. (Planning)
10. Identify and label spring on property (Wilhite Spring, #90000125) (LSR 6-11) (Environmental Services)
11. Extend sidewalks out to and adjacent to Parkers Mill Road with the appropriate separation from the street. (LSR 6-8(p)) (Bike/Ped)
12. Depict all existing and proposed easements. (LSR 5-2(d)(1)) (Engineering)
13. Denote all required floodplain information. (ZO Art. 19-7(g) & SWM 1.6) (Engineering)
14. Provide stormwater design that conforms with LFUCG standards and regulations. (SWM 10.5, 6.1.4, 1.4.4, 1.67 & Figure 1-3) (Engineering)
15. Depict cross-section improvements for Parkers Mill Road. (LSR 6-8(p)) (Planning)
16. Denote CLOMR approval is required prior to the issuance of any land disturbance or building permits.

Waiver(s) Necessary:

PLN-WAV-26-00020: LANE ALLEN PARK, LOTS 2 & 3 - requesting waiver to modify street geometrics. (LSR Art. 6-8(a) and Exhibit 6-1).

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Provide two street names suggestions or Addressing staff will assign. (Addressing)
3. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
4. Locate hydrants so they are greater than 43' radius to accommodate for fire apparatus turnaround vehicle clearance at the time of water plan submittal. (Fire)

Plan Questions or Concerns:

1. Discuss intermittent stream that crosses Lots 4, 5, & 20. (Planning)
2. Discuss intersection improvements at entrance with Lane Allen. (Planning)
3. Discuss half-road improvements along Parkers Mill Road. (LSR 6-8(p)) (Planning)
4. Discuss stormwater management proposal. (Engineering)

The Technical Committee Recommended: **Postponement.** There are questions regarding stormwater detention and roadway intersection improvements.

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

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 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Correct all noted deficiencies listed as "requirements not met" herein.

3. DEVELOPMENT PLANS - Tentatively scheduled for the **July 9, 2026** Planning Commission meeting.

- a. PLN-MJDP-26-00039: LEXMARK INTERNATIONAL, SECTION 1, LOTS 9 & 10 (8/2/26)* – located at 985 FREIGHT BOULEVARD, LEXINGTON, KY
Council District: 1
Project Contact: Banks Engineering

Note: The purpose of the plan is to depict a new 28,915 square foot building, parking, truck circulation, and stormwater management on the property.

Note: The applicant submitted a revised plan on June 18, 2026. Based on that submittal, staff can offer the following revised requirements. Due to Royal Springs Aquifer Wellhead Protection Committee recommendation for no underground detention, the plan must be reviewed and approved by the Planning Commission per Article 21-4 of the Zoning Ordinance.

Requirements Not Met:

1. Provide dumpster enclosure and concrete pad specifications. (Waste Management)
2. Update Lot 7 per MJDP-24-00091. (ZO Art. 21-6(a)(c)) (Planning)
3. Complete outdoor lighting plan. (ZO Art. 30)
4. Provide VUA interior landscaping required/proposed and ILA tree canopy required/proposed for Lot 10. (Landscape Examiner).
5. Upload an open space exhibit to Accela that matches site statistics box, and include open space requirements. (ZO Art. 20-3) (Open Space)
6. Depict all existing and proposed easements. (ZO Art. 21-6(a)(10)) (Engineering)
7. Depict tree protection areas to scale. (ZO Art. 26-2) (Urban Forester)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Move sidewalk off the curb to increase pedestrian comfort. (Traffic Engineering)
3. Design does not preserve greatest number of trees. (ZO Art. 26-4(d)) (Urban Forester)

Plan Questions or Concerns:

1. Discuss width of vehicular use screening. (ZO Art. 18) (Planning)

2. Discuss underground detention in the Royal Springs Wellhead Protection Area. (ZO Art 21-4(d)(2)(a)) (Planning)
3. Update on right-of-way dedication of Freight Boulevard and corresponding sidewalk infrastructure construction. (Traffic Engineering)
4. What is the plan for the relocated storm line. (DWQ-Storm)
5. Discuss who will own and maintain the Stormwater Management areas. (ZO Art. 6-7(c)) (Engineering)
6. Address Sanitary Sewer capacity and access. (Engineering)
7. Clarify Notes #19 & #14. (Engineering)
8. Tree removal justification is not explicit, and proposed mitigation is not sufficient. (ZO Art. 26-4(c)) (Urban Forester)

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 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.
- b. PLN-MJDP-26-00048: SAMUEL H. BRYAN, TRACT 8 (CARNES PROPERTY) (8/29/26)* – located at 2914 CLAYS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict building layout for 41 townhomes and common area for open space.

Requirements Not Met:

1. Correct Note #1 to read, " No building permits shall be issued unless and until a final development plan is certified by the Secretary of the Planning Commission". (ZO Art. 21-6(b)(2)) (Planning)
2. Traffic calming features to be added in accordance with the Land Subdivision Regulations. (LSR 6-9) (Traffic)
3. Provide justification for removals and propose mitigation for significant tree loss. (ZO Art. 26-4(c)) (Urban Forester)
4. Upload open space exhibit to Accela and provide open space in site statistics as a percentage. Identify common area. (ZO Art. 20-3) (Open Space)
5. Addition of existing and proposed easements. (ZO Art. 21-6(a)(10)) (Planning)
6. Delete Note #14 (duplicate of Note #1). (Planning)
7. Denote street waiver (PLN-WAV-25-00007) approval. (ZO Art. 21-6(a)(15)) (Planning)
8. Addition of elevation on contour lines. (ZO Art. 21-6(c)(2)) (Planning)
9. Denote HOA will maintain detention and open space.

Waiver(s) Necessary: None at this time.

Design Considerations:

1. Move pedestrian crossing closer to the intersection at Loretta Drive. Keep detectable warning perpendicular to the crossing, not the radius. (Traffic)

2. A Sanitary Sewer easement will be needed parallel to Clays Mill right-of-way to allow for connection of 2916 Clays Mill Road. (DWQ-Sanitary)
3. Sewer Capacity in this area is low at this time. (DWQ-Sanitary)
4. Design doesn't protect greatest number of trees. (ZO Art. 26-4(d)) (Urban Forester)

Plan Questions or Concerns:

1. Will there be on-street parking? If so, 20 feet of clear road width must be maintained. (Fire)

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 and greenways.
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.

4. ZONING DEVELOPMENT PLANS - Tentatively scheduled for the **July 23, 2026** Planning Commission meeting.

- a. PLN-MJDP-26-00047: SOUTHSIDE TECHNICAL CENTER PROPERTY (8/29/26)* – located at 1770 & 1800 HARRODSBURG ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict the current site layout, in support of the requested zone change from a Single-Family Residential (R-1C) zone to a Corridor Business (B-3) zone.

Requirements Not Met:

1. Depict building lines. (ZO Art. 21-6(a)(14)) (Planning)
2. Denote no change in exterior lighting or provide lighting plan. (ZO Art. 30) (Planning)
3. Depict pedestrian entrances to buildings. (ZO Art. 21-6(a)(5)) (Planning)
4. Addition of direct sidewalk connection to McCubbin Drive. (ZO Art. 16-6(3)(a)(iii)) (Traffic & Bike/Ped)
5. Addition of bicycle parking at 10% of the total vehicular parking provided. (ZO Art 16-12(a)(1)) (Bike/Ped)
6. Submit a separate tree inventory map. (ZO Art. 26-4(b)) (Urban Forester)
7. Upload open space exhibit to Accela and provide open space in 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. Any future plan will require a dumpster location. (Waste Management)

Plan Questions or Concerns:

1. Discuss Placebuilder criteria.
2. Discuss removal of circle drive on Harrodsburg Road. (Planning)
3. Confirm there are no proposed site changes (including right-of-way). (Engineering)
4. Address sanitary sewer capacity. (Engineering)

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.
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. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
9. Open Space Planner's approval of open space areas.
10. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
11. Division of Waste Management's approval of refuse collection locations.
12. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
13. United States Postal Service Office's approval of kiosk locations or easement.
14. Correct all noted deficiencies listed as "requirements not met" herein.

5. WAIVERS

- a. PLN-WAV-26-00017: MASTERSON STATION CENTER (CITATION VILLAGE) - requesting waiver for street cross-section (LSR Exhibit 6-3), in association with PLN-FRP-26-00013, for property at 129 Ferndale Pass.
- b. PLN-WAV-26-00018: THE CHURCH OF THE GOOD SHEPHERD - requesting waiver for tree canopy standards (ZO Art. 26-5), in association with PLN-MJDP-26-00049, for property at 533 E. Main Street.
- c. PLN-WAV-26-00019: TURNER PROPERTY & MEADOWTHORPE COMMUNITY BUSINESS CENTER - requesting waiver for substantial completion standards (LSR 4-7), in association with PLN-FRP-26-00009, for property at 125 Turner Commons Way.

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, 2026.

The Subdivision 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 **July 9, 2026** Planning Commission meeting.

1. PLN-MJDP-26-00030: WML PROPERTIES, LLC (TWO KEYS) (AMD) (7/11/26)* – located at 503 S. UPPER STREET, LEXINGTON, KY
Council District: 3
Project Contact: Barrett Partners, Inc.

PLN-WAV-26-00014: WML PROPERTIES, LLC (TWO KEYS) - requests a waiver for vegetated open space standards (ZO Art. 20-3).

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

2. PLN-MJDP-26-00021: PARKER TOBACCO CO. INC. (THE DEAN LEXINGTON) (7/23/26)* – located at 1021, 1057, & 1059-1069 S. BROADWAY, LEXINGTON, KY
Council District: 11
Project Contact: CMW, Inc.
3. PLN-MJDP-26-00024: MT. LAUREL LANDS CO. PROPERTY (7/23/26)* – located at 2137 OLD PARIS ROAD, LEXINGTON, KY
Council District: 6
Project Contact: Matt Miniard/Sisler-Maggard Engineering
4. PLN-MJDP-26-00025: TOM COLLINS FARM (MCGHEE PROPERTY) (7/23/26)* – located at 4865 TATES CREEK ROAD and 4720 SARON DRIVE, LEXINGTON, KY
Council District: 12
Project Contact: Eagle Engineering
5. PLN-MJDP-26-00032: HAMBURG PLACE FARM, SIR BARTON WAY OFFICE PARK, PHASE 2, LOT 9 (SIR BARTON WAY APARTMENTS) (AMD) (7/23/26)* – located at 2501 SIR BARTON WAY, LEXINGTON, KY
Council District: 6
Project Contact: Rich Design Studios

PLN-WAV-26-00014: HAMBURG PLACE FARM, SIR BARTON WAY OFFICE PARK, PHASE 2, LOT 9 - requests waivers for lot frontage and access provisions (LSR 6-4(c)) and use of the existing access easement (LSR 6-8(m)).

D. STAFF ITEMS - None at this time.

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....July 2, 2026
Subdivision Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**July 9, 2026**
 Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....July 16, 2026
Zoning Items & Downtown Master Plan Public Hearing,
 Thursday, 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**July 23, 2026**
 Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....July 29, 2026
Data Centers ZOTA Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**July 30, 2026**
 Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....August 6, 2026