

AGENDA
SUBDIVISION COMMITTEE MEETING
August 6, 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, July 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; Rob Poage, Addressing Office; Scott Burton, Division of Waste Management; Eve Miller and Scott Thompson, Division of Planning; Chris Dent, Bill Warren, and Erik Merlino, Division of Water Quality. 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** - None at this time.
2. **PRELIMINARY SUBDIVISION PLANS** - None at this time.
3. **DEVELOPMENT PLANS** - Tentatively scheduled for the **August 13, 2026** Planning Commission meeting.
 - a. PLN-MJDP-26-00052: WHITE FARM (10/4/26)* – located at 3515 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: CMW

Note: The purpose of this amendment is to depict a 114 townhome and 480 unit multi-family group residential development, as well as the associated public infrastructure.

Requirements Not Met:

1. Provide lighting plan with larger font for clarification and that meets all requirements of Article 30 of the Zoning Ordinances. (Planning)
2. Correct Commission certification. (ZO Art. 21-6(b)(6 & 7)) (Planning)
3. Depict townhome driveways paired. (ZO Art. 16-5(b)(3)) (Planning)
4. Denote public vs. private rights-of-way and access easement on plan face and in cross-sections. (Planning)
5. Denote the adjacent public park that will be counted as common open space. (ZO Art. 20-5(a)(1)) (Planning)
6. Depict project exterior yard. (ZO Art. 9-6(c)(2)) (Planning)
7. Provide dumpster enclosure and concrete pad specifications that comply with the DSG. (Waste Management)
8. Change apartment building numbers. (Addressing)
9. Include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
10. Provide bicycle parking that is equally disbursed among the buildings. (ZO Art. 16-12(d)) (Bike/Ped)
11. Dimension existing and proposed driveways and walkways. (ZO Art. 21-6(a)(5)) (Engineering)
12. Depict all existing and proposed easements. (ZO Art. 21-6(a)(10)) (Engineering)
13. Denote proposed section D-D must extend the entire length of the new street and transition shall be depicted at northwest property line. (Planning)
14. Ensure proposed lift station does not impede pedestrian access. (Planning)
15. Provide cross-section for Dorathy Lane and Hicks Drive. (Planning)

Waiver(s) Necessary:

1. PLN-WAV-26-00024: WHITE FARM - requests a waiver to utilize a private pump station (LSR 6-6(b)).

Design Considerations:

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

Plan Questions or Concerns:

1. Discuss access easement terminating at dumpster locations and traffic pattern for trucks. (Planning & Waste Management)
2. Discuss stormwater management plan and need for additional easements. (Planning & Engineering)
3. Define maintenance responsibilities for the access and stormwater management areas. (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. 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. Division of Parks and Recreation's approval of Jacobson Park stormwater impacts to on Lakeside Golf Course.
14. Correct all noted deficiencies listed as "requirements not met" herein.

4. ZONING DEVELOPMENT PLANS - Tentatively scheduled for the **August 27, 2026** Planning Commission meeting.

- a. PLN-MJDP-26-00055: JOHN & EDNA COLLINS PROPERTY and BENNETT VAUGHN DEVELOPMENT (THE LEXINGTONIAN) (10/4/26)* – located at 512, 518, & 522 E. MAIN STREET, LEXINGTON, KY
Council District: 3
Project Contact: Barrett Partners, Inc.
Planning Contact: C. Gallt

Note: The purpose of this plan is to depict a 5-story multi-family residential building and existing office building, in support of the requested zone change for a portion of area shown from a Professional Office (P-1) zone to a Downtown Frame Business (B-2A) zone.

Requirements Not Met:

1. Correct plan title to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
2. Denote construction entrance location. (ZO Art. 21-6(a)(5)) (Planning)
3. Label fence on plan face. (ZO Art. 21-6(a)(8)) (Planning)
4. Clarify label on building adjacent to 512 E. Main Street. (ZO Art. 21-6) (Planning)
5. Addition of 10' building line setback. (ZO Art. 21-6(a)(14)) (Planning)
6. Modify location of transit stop to eliminate conflicts. (ZO Art. 21-6(a)(6)) (Planning)
7. Provide an 8' landscape buffer along the adjacent R-3 property boundaries to be used in conjunction with the 6' fence. (ZO Art. 18-3) (Planning)
8. Remove useable open space from balconies unless they are available to everyone. (Open Space)
9. Denote that a consolidation plat will be needed to combine the various individual parcels before building permits are issued. (ZO Art. 3-1(e)) (Engineering)

10. Connect access drives between the two parking areas. (ZO Art. 16-6(b)) (Planning)

Waiver(s) Necessary:

1. PLN-WAV-26-00023 - requests a waiver for parking lot connection. (ZO Art. 16-6(b))

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Address sanitary sewer capacity, and confirm existing system has capacity. (ZO Art. 5-2(h)) (Engineering)

Plan Questions or Concerns:

1. Discuss parking lot connection. (ZO Art. 16) (Planning)
2. Discuss mitigation of four significant trees (Bur Oak, Magnolia, & Ginkgo). (ZO Art. 21-6(a)(11)) (Planning)
3. Clarify Note #5 and ensure the entrance complies with Standard Drawing 307-2. (Engineering)
4. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
5. 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-2A; 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. Provided the Planning Commission grants the requested waiver and variances.
6. Correct all noted deficiencies listed as "requirements not met" herein.

- b. PLN-MJDP-26-00056: ENCORE PARTNERS, LLC PROPERTY (10/4/26)* – located at 5085 & 5191 ATHENS BOONESBORO ROAD, LEXINGTON, KY

Council District: 3

Project Contact: EA Partners

Planning Contact: C. Chaney

Note: The purpose of this plan is to depict a group residential development with 560 units, in support of the requested zone change from an Agricultural Rural (A-R) zone and 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)(3)) (Building Inspection)
2. Change Note #11 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)
3. Denote: This development plan is located in a known sink hole area. If any construction is to occur in the sinkhole-related non-buildable area, a geotechnical review will be conducted of the site before the issuance of any building permits. (LSR 6-11) (Environmental Services)
4. Denote: No buildings or structures shall be located on any land with a slope greater than 30%. For areas with slopes between 15% and 30%, the provisions of Article 6-11 of the Land Subdivision Regulations shall be applicable. (Environmental Services)
5. Denote: Areas with alluvial soils will be developed in accordance with Article 6-11 of the Land Subdivision Regulations. (Environmental Services)
6. 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)) (Fire)
7. Remove aerial imagery to improve legibility. (ZO Art. 21-6) (Planning)
8. Depict zone lines. (ZO Art. 21-6(a)(13)) (Planning)

9. Depict adjacent properties with dashed lines. (ZO Art. 21-6(a)(2)) (Planning)
10. Correct title block to match staff report. (ZO Art. 21-6(a)(5)) (Planning)
11. Depict project exterior yard. (ZO Art. 9-6(c)(2))(Planning)
12. Provide a 15' landscape buffer along the adjacent A-R property boundary. (ZO Art. 18-3(a)(1)(8)) (Planning & Landscape Examiner)
13. Complete internal sidewalk network. (ZO Art. 16-6(a)(3)(b)) (Traffic Engineering)
14. Dimension all existing and proposed driveways, walkways, and pedestrian crossings. (ZO Art. 21-6(a)(5)) (Planning & Traffic Engineering)
15. Depict and label the environmentally sensitive areas on the adjacent property. (Engineering)
16. Locate stormwater management area on development plan. (ZO 21-6(a)(9) & SWM 1.5.6) (Engineering)
17. A second access is required for fire apparatus, due to the number of units. (Fire)
18. Identify and label spring #90001226 on property as indicated by the Kentucky Geologic Map website. (LSR 6-11) (Environmental Services)
19. Identify and label the centerline of the blueline stream. (LSR 6-11) (Environmental Services)
20. Amend open space exhibit to depict accessible routes to all useable and vegetative open space areas and describe how those spaces are being activated. Include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
21. Provide street connectivity to adjoining parcels. (LSR 6-8(b)) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Add Stop bars with "STOP" legend at conflict points within the parking lots. (Traffic Engineering)
3. Consider placing street trees in 7' right-of-way instead of a Tree Planting Easement. (Urban Forester)
4. List VUA interior tree canopy required/provided on final development plan. (Landscape Examiner)

Plan Questions or Concerns:

1. Clarify number of bicycle parking spaces. (Traffic Engineering)
2. Discuss access, availability, and capacity of sanitary service. (Engineering)
3. Discuss ownership and maintenance of stormwater management areas. (LSR 6-7(c)) (Engineering)
4. Discuss need for a second commercial access point. (ZO Art. 9-6(j)) (Planning)
5. Will there be proposed retaining walls? (Planning)
6. Discuss block/grid roadway network. (UGMP) (Planning)
7. Discuss Placebuilder criteria and UGMP.
 - a. Typical intersection type for avenues shall be roundabout /mini roundabout. (UGMP pg. 181) (Traffic Engineering)
 - b. Cul-de-sac exceeds maximum length recommended. (UGMP pg. 216) (Planning)
 - c. Does not conform with roadway network depicted in Regulating Plan Area 3. (UGMP) (Planning)
 - d. Denote concurrency requirements for residential buildings within ¼ mile of town center. (UGMP pg. 212) (Planning)
 - e. Depict loading and unloading areas. (UGMP pg. 221) (Planning)
 - f. Demonstrate compliance with active depth recommendations. (UGMP pg. 224) (Planning)
 - g. Denote correct street types in cross sections. (UGMP) (Planning)

The Technical Committee Recommended: **Postponement.** There are questions regarding a second access point from Athens Boonesboro Road due to the number of proposed dwelling units and connectivity of the site to adjoining parcels.

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.
- c. PLN-MJDP-26-00057: BAESLER, ET AL, AND WALNUT HILL MANOR (OK GENTRY) (10/4/26)* – located at 5530, 5600, & 5660 ATHENS BOONESBORO ROAD, LEXINGTON, KY
 Council District: 12
 Project Contact: EA Partners
 Planning Contact: C. Chaney

Note: The purpose of this plan is to depict a mixed-use development, in support of the requested zone change from an Agricultural Rural (A-R) zone and Interchange Service Business (B-5P) zone to a Corridor Business (B-3) 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. 21-6(b)(3)) (Building Inspection)
2. Change Note #12 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)
3. 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)) (Fire)
4. Correct title block to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
5. Remove aerial imagery to improve plan legibility. (Planning)
6. Denote totals column in site statistics. (ZO Art. 21-6(a)(13)) (Planning)
7. Denote written scale. (ZO Art. 21-6) (Planning)
8. Depict adjacent properties with dashed lines. (ZO Art. 21-6(a)(2)) (Planning)
9. Depict north arrow on vicinity map. (ZO Art. 21-6(a)(3)) (Planning)
10. Denote construction entrance location. (ZO Art. 21-6(a)(5)) (Planning)
11. Denote purpose of plan. (Planning)
12. Depict conformance with ZO Art. 9-6 for multi-family structures on Lot 5. (Planning)
13. Depict building lines on all lots. (Planning)
14. Denote construction entrance location. (ZO Art. 21-6(a)(14)) (Planning)
15. Complete internal sidewalk network, and add vehicular cross-access connections between commercial spaces. (ZO Art. 16-6(a)(3)(b)) (Planning & Traffic Engineering)
16. Vehicular use shall not be in the front yard of a corner lot. (ZO Art. 16-6(a)(1)) (Planning & Traffic Engineering)
17. Provide pathway from right-of-way to entrance of Building 1. (Planning & Traffic Engineering)
18. Add shared use path along Athens Boonesboro Road. (Traffic Engineering)
19. Identify and label spring #30000568 on property as indicated by the KY Geologic Map website. (LSR 6-11) (Environmental Services)
20. Denote compliance with street spacing requirements. (LSR 6-8(a)) (Planning)
20. Identify and label the centerline of the blueline stream on the property. (LSR 6-11) (Environmental Services)
21. Label useable and vegetative open space, accessible routes, and amenities on open space exhibit, and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
22. Provide street connectivity to adjoining parcels. (LSR 6-8(b)) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. If hotel has more than 100 units, a second access point is required for fire apparatus. (Fire)
3. List VUA interior tree canopy required/proposed on final development plan. (Landscape Examiner)

Plan Questions or Concerns:

1. Verify number of bicycle parking spaces. (Traffic Engineering)
2. Where are Lots 8-12 located? (Traffic Engineering)
3. Discuss appropriateness of proposed multi-family residential. (UGMP) (Planning)
4. Discuss roadway improvements along Athens Boonesboro Road. (Planning)
5. Discuss Placebuilder criteria and UGMP.
 - a. Typical intersection type for Avenues A-A and C-C should be roundabout/mini-roundabout. (UGMP) (Traffic Engineering)
 - b. Does not conform with roadway network depicted in Regulating Plan Area 5. (UGMP)
 - c. Denote concurrency requirements for residential buildings within ¼ mile of town center. (UGMP pg. 212) (Planning)
 - d. Road network does not stub into adjacent properties. (UGMP pg. 216) (Planning)
 - e. Depict loading and unloading areas. (UGMP pg. 221) (Planning)
 - f. Demonstrate compliance with active depth requirements. (UGMP pg. 224) (Planning)
 - g. Depict intersection improvements in compliance with UGMP. (UGMP pg. 181) (Planning)
 - h. No more than one non-alley curb cut per block face is allowed. (UGMP pg. 214) (Planning)
 - i. Denote and depict bicycle parking. (UGMP pg. 220) (Planning)
 - j. Denote street trees on cross section and in site statistics. (UGMP pg. 222) (Planning)
 - k. Depict block perimeter of 2,000 linear feet or less. (UGMP pg. 158) (Planning)
 - l. Depict shared driveways and inter-parcel access. (UGMP pg. 218) (Planning)
 - m. Depict Rural Service Area setback and buffer. (UGMP pg. 211) (Planning)

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with the UGMP and the Zoning Ordinance.

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

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, 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.
- d. PLN-MJDP-26-00058: GERMOND PROPERTY (ANDOVER COMMONS) (10/4/26)* – located at 4200 TODDS ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Barrett Partners Inc.
Planning Contact: C. Chaney

Note: The purpose of this plan is to depict a new complete neighborhood development with 1,240 units, in support of the requested zone change from an Agricultural Rural (A-R) zone to a Neighborhood Business (B-1) zone and a Medium Density Residential (R-4) zone.

Requirements Not Met:

1. Change Note #12 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. Denote: No buildings or structures shall be located on any land with a slope greater than 30%. For areas with slopes between 15% and 30%, the provisions of Article 6-11 of the Land Subdivision Regulations shall be applicable. (Environmental 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. Denote: Development shall comply with Article 19 of the Zoning Ordinance. (Engineering)
5. Rotate orientation of plan sheet to portrait for better legibility. (ZO Art. 21-6) (Planning)

6. Correct title block to match staff report. (ZO Art. 21-6) (Planning)
7. Dimension all existing and proposed driveways, walkways, and buildings. (ZO Art. 21-6(a)(5)) (Planning & Engineering)
8. Depict and clarify internal pedestrian walkways in compliance with ZO Art. 16-6(a)(3). Planning, Bike/Ped)
9. Shared parking courts must comply with ZO Art. 16-5(b)(4). (Planning)
10. Denote building heights. (ZO Art. 21-6(a)(8)) (Planning)
11. Depict half road improvements on Todds Road cross-section. (LSR 6-8(p)) (Planning)
12. Label cross-sections, including road type. (ZO Art. 21-6(a)(6)) (Planning)
13. Commercial entrances shall conform with Standard Drawing 307-2. (ZO Art 16-15(b)) (Planning)
14. Delineate between HOA parking and alleys. (Planning)
15. Addition of access easement maintenance note. (LSR 6-8(l)(4)) (Planning)
16. Correct stream and floodplain information on the plan and show the required protection buffer per the Zoning ordinance Article 19 and the Stormwater Manual. (Engineering)
17. Denote location and maintenance responsibility on plan face. (Engineering)
18. Depict the regulatory flood protection elevation and/or flood protection elevation. (ZO Art. 19-7(g) & SWM 1.5.12) (Engineering)
19. Public street frontage is required for all lots, and all streets shall conform to the minimum requirements. (LSR 6-8) (Planning)
20. Depict street connectivity and continuity to adjoining parcels. (LSR 6-8(b)) (Planning)
21. Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m). (NFPA1 (2018) 18.2.3.5.1.1) (Fire)
22. The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles. (NFPA 1 (2018) 18.2.4.1.1) (Fire)
23. The maximum allowable distance between interior landscape areas is 90'. (ZO Art. 18-3(b)(4)(a)) (Landscape Examiner)
24. Identify common areas in the site statistics box for each lot. (Open Space)
25. Provide connection and development plan for southern tip of property. (Planning)

Waiver(s) Necessary:

1. Finding for access easement as sole access for townhomes. (LSR 6-8(m)) (Planning)
2. Frontage requirements for parcels that do not front street right-of-way. (LSR 6-4(c)) (Planning)
3. Cross-sections that do not meet current standards. (LSR Exhibit 6-1 & 6-3) (Engineering)
4. Block lengths greater than 1,000'. (LSR 6-4(a)) (Traffic Engineering)
5. Connectivity to adjoining parcels. (LSR 6-8(b)) (Planning)

Design Considerations:

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

Plan Questions or Concerns:

1. How will roundabouts that are prescribed for intersections on boulevards be treated with just half-section construction? Need note/agreement of some sort. (Traffic Engineering)
2. Will the parkland shown in the center of the site be dedicated, and will it be usable considering the slope of the site? (Open Space)
4. Discuss dedication/acceptance of park lands. (Planning and Parks & Rec)
5. Discuss proposed half-road construction of proposed boulevard along eastern property perimeter. (Planning)
6. Discuss access spacing along Todds Road. (Planning)
7. Discuss proposed road types consistent with UGMP. (Planning)
8. Discuss designation of roadways, public or private, rights-of way or access easements. (Planning & Engineering)
9. Discuss if any portion of this development will be subdivided. (Planning & Engineering)
10. How will the existing sanitary sewer system be accessed for the proposed development? (Engineering)
11. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
12. Discuss CLOMR requirement if fill placed on floodplain. (Engineering)
13. Is there only one entrance to the development? (Engineering)

14. Discuss Placebuilder criteria and UGMP.
 - a. Standard intersection for avenues is a roundabout. (Traffic Engineering)
 - b. Discuss timing/concurrency of construction of single family detached parcels. (UGMP pg. 213) (Planning)
 - c. Section J-J should have a separated bike lane that eventually will connect to Canebrake Drive to the south. (UGMP) (Traffic Engineering)
 - d. Block Perimeter greater than 2,000'-3,000' (dependent on intensity). (Traffic Engineering)
 - e. Does not conform with roadway network depicted in Regulating Plan Area 4. (UGMP)
 - f. Road network does not stub into adjacent properties. (UGMP pg. 216)
 - g. Depict loading and unloading areas. (UGMP pg. 221)
 - h. Demonstrate compliance with active depth recommendations. (UGMP pg. 224)
 - i. Depict intersection improvements per UGMP. (UGMP pg. 181)
 - j. No more than one non-alley curb cut per block face. (UGMP pg. 214)
 - k. Denote and depict bicycle parking & correct parking statistics. (UGMP pg. 220)
 - l. Denote street trees on cross section and in site statistics. (UGMP pg. 222)
 - m. Depict block perimeter requirements. (UGMP pg. 158)
 - n. Depict shared driveways and inter-parcel access. (UGMP pg. 218)
 - o. Does not meet residential density requirements. (UGMP pp. 156-160)
 - p. Does not depict village center uses as shown on Regulating Plan Area 4. (UGMP)
 - q. Denote concurrency requirements for residential buildings within ¼ mile of town centers and village centers. (UGMP pg. 212)
 - r. Denote no more than 80,000 square feet of commercial floor area shall be issued a certificate of occupancy until at least 50% of proposed number of dwelling units have been issued a certificate of occupancy. (UGMP)
 - s. Vehicular access is only allowed from alleys in village and town centers. (UGMP pg. 219)
 - t. Does not meet minimum ADU requirements for single-family lots. (UGMP pgs. 156-157) (Planning)

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with UGMP, Land Subdivision Regulations, and Zoning Ordinance requirements for group residential projects.

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

1. Provided the Urban County Council approves the zone change to B-1 & 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. Provided the Planning Commission grants the requested finding and waivers.
8. Correct all noted deficiencies listed as "requirements not met" herein.

5. WAIVERS - Tentatively scheduled for the **August 13, 2026** Planning Commission meeting.

- a. PLN-WAV-26-00021: GRIFFIN GATE CENTER (CLARION HOTEL) - requests a waiver for open space standards (ZO Art. 20-3), in association with PLN-MJDP-26-00059, for property at 1920, 1950, & 1960 Newtown Pike and 1475 Coleman Court.
- b. PLN-WAV-26-00022: SOUTH FARM MARKETPLACE, LOT 1 - requests a waiver for open space standards (ZO Art. 20-3), in association with PLN-MJDP-26-00046, for property at 4051 Nicholasville Road.

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

B. COMMISSION ITEMS**C. POSTPONED AND CONTINUED ITEMS** - Tentatively scheduled for the **August 13, 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 **August 27, 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., 3 rd Floor Conference Room, Phoenix Building.....	August 6, 2026
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	August 13, 2026
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	August 20, 2026
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	August 26, 2026
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	August 27, 2026
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	September 3, 2026