

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
August 13, 2026

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. ET (12:30 p.m. CT) in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – None at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponements and withdrawals will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, July 2, 2026 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Dalton Belcher, Jeremy Young, Cheryl Gallt, Paula Owens; Lieutenant Brian Morgan, Division of Fire and Emergency Services; Tracy Jones and Ella Helmuth, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

- 1. All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
- 2. All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria: (1) The Subdivision Committee recommendation is for approval, as listed on this agenda, and
(2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
(3) no discussion of the item is desired by the Commission, and
(4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
(5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

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

1. **FINAL SUBDIVISION PLANS** - None at this time.
2. **PRELIMINARY SUBDIVISION PLANS** - None at this time.
3. **REAPPROVALS & EXTENSIONS** - None at this time.
4. **DEVELOPMENT PLANS**

- a. 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.

Note: The Planning Commission postponed this request at the May 14, 2026, June 11, 2026 and July 9, 2026 meetings.

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 location of dumpster. (Planning)
2. Discuss landscape buffer and interior landscape islands per BOA case V-2002-73. (Planning)
3. Does the raised patio disrupt existing drainage patterns? (Engineering)

The Subdivision Committee Recommended: **Postponement.** There is concern about access to the dumpster and compliance with BOA conditions.

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. Provided the Planning Commission approves site revisions in accordance with BOA approval (V-2002-73).
13. Correct all noted deficiencies listed as "requirements not met" herein.

- b. PLN-MJDP-26-00052: WHITE FARM (10/4/26)* – located at 3515 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: CMW

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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 Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. 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.

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13. Division of Parks and Recreation's approval of Jacobson Park stormwater impacts to on Lakeside Golf Course.
14. Provided the Planning Commission grants the requested waiver.
15. Correct all noted deficiencies listed as "requirements not met" herein.

5. WAIVERS

- 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.

- Staff will report at the meeting.

- 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.

- Staff will report at the meeting.

6. **PERFORMANCE BONDS AND LETTERS OF CREDIT** – Bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

VII. COMMISSION ITEMS – The Chair will announce that any item a Commission member would like to present will be heard at this time.

- A. **PFR 2026-2: KENTUCKY AMERICAN WATER** – A request for a Public Facilities Review for a 4,800 SF maintenance building located at 2300 Richmond Road.

VIII. STAFF ITEMS

- A. **ARTICLE 4-5(B) IMPROVEMENT PLAN PROGRESS REPORT** - When the project engineer has completed approximately fifty percent (50%) of the infrastructure design for the development, the project engineer shall submit a preliminary report to the Planning Commission informing the Commission of how storm water, sanitary sewer and environmental conditions imposed by the Commission at the time of the approval of the preliminary subdivision plan will be addressed in the improvement plan. The report shall be distributed to the Commission at the next convenient meeting. The report is for information only, and no action by the Commission shall be taken; however, there shall be no issuance of the Notice to Proceed, as outlined in section 4-5(d), until the Planning Commission meeting is complete.

IX. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments, subdivision or development plans, etc. These last-mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

X. MEETING DATES FOR August & September

Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....August 20, 2026
Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....August 26, 2026
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**August 27, 2026**
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....September 3, 2026
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....September 3, 2026
Subdivision Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**September 10, 2026**

XI. ADJOURNMENT

TW/CC/CG/PO

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