

AGENDA
SUBDIVISION COMMITTEE MEETING
October 1, 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, September 23, 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; 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; 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 **October 8, 2026** Planning Commission meeting.

- a. PLN-FRP-26-00027: GDK FARM, LLC PROPERTY (TURNER PROPERTY) (11/30/26)* – located at 5447 TATES CREEK ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Eagle Engineering

Note: The purpose of this amendment is to subdivide the property into 9 single-family residential lots, 20 townhomes, and 2 open space lots.

Requirements Not Met:

1. Depict zone line and zoning of adjacent properties. (Planning)
2. Depict adjacent properties with dashed lines. (LSR 5-4(d)(1)) (Planning)
3. Label cross-sections public vs. private right-of-way vs. access easement. (Planning)
4. Denote street tree totals on plan face. (LSR 6-10(b)) (Planning)
5. Correct tree canopy coverage in site statistics. (Planning)
6. Addition of access easement (Serene Way) maintenance note. (LSR. 5-4(h)(1)) (Engineering)
7. Addition of floodplain elevation (FPE) for lots adjacent to detention ponds, constructed swales, sag curb inlets, or surface inlets in yards. (SWM 1.6.6) (Engineering)
8. Drainage and detention easement must be one parcel. (LSR 6-7(c)(2)) (Engineering)
9. Label environmentally sensitive areas and provide required buffers or other required protections. (LSR 5-2(d)(10)) (Engineering)
10. Addition of missing sanitary sewer easements for the service laterals to serve the parcel. (LSR 5-4(d)(4)) (Engineering)
11. Provide an 8' landscape buffer between the adjoining R-1C properties. (ZO Art. 18-3(a)(1)(7)) (Landscape Examiner)
12. Amend standard street tree note to include 4-6 species of approved tree, location, and 25 or 25% maximum planting rule. (LSR 6-10(b)(3)) (Urban Forester)
13. Add tree protection areas (TPA's) shown to scale. (Urban Forester)
14. Depict street tree planting location in cross-section. (Urban Forester)

Waiver(s) Necessary: None at this time.

Design Considerations:

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

Plan Questions or Concerns:

1. Discuss the location of sanitary sewer connection. (DWQ-Sanitary)
2. Will this be going to the reserve pump station? (DWQ- Sanitary)
3. Define maintenance of onsite stormwater management areas. (LSR 6-7(c)) (Engineering)
4. Discuss removal of trees from the median of Sanctuary Lane and need for Planning Commission review. (ZO Art. 26) (Planning & Engineering)
5. Discuss townhome visitor parking depicted on development plan. (Planning)
6. Discuss location and maintenance of entry features. (Planning)

The Technical Committee Recommended: **Postponement.** The applicant will need to prepare a revised Tree Protection Plan and propose a mitigation plan.

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.
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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. United States Postal Service Office's approval of kiosk locations or easement.
10. Correct all noted deficiencies listed as "requirements not met" herein.

2. **PRELIMINARY SUBDIVISION PLANS** - None at this time.

3. **DEVELOPMENT PLANS** - None at this time.

4. **ZONING DEVELOPMENT PLANS**

- a. PLN-MJDP-26-00060: LYNDHURST PLACE, BLK D, LOTS 12-17 HAGERMAN COURT SUBDIVISION (UP CAMPUS) (10/4/26)* – located at 224, 226, 228, & 230 E. HIGH STREET, 102 HAGERMAN COURT, and 209-211, 217, & 219 STONE AVENUE, LEXINGTON, KY
Council District: 3
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict a multi-family building, in support of the requested zone change from a Medium Density Residential (R-4) zone and Professional Office (P-1) zone to a Downtown Frame Business (B-2A) zone.

Requirements Not Met:

1. Correct title block to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
2. Denote construction entrance location. (ZO Art. 21-6(a)(5)) (Planning)
3. Add RLA stamp or ISA Certified Arborist name and certification number to Tree Inventory Map. (ZO Art. 26-4(b)) (Urban Forester)
4. Depict a minimum 8' landscape buffer along the adjacent R-4 properties to be used in conjunction with the 6' privacy fence. ZO Art. 18-3(a)(1)(2)) (Landscape)
5. Provide some short-term bicycle parking spaces outside of the building within 20' of the lobby entrance. (ZO Art. 16-12(b)) (Bike/Ped)
6. Locate stormwater management on the development plan.

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Commercial driveway entrance shall comply with Standard Drawing 307-2. (Engineering)
3. Address sanitary sewer capacity, and confirm capacity. (ZO Art. 5-2(h)) (Engineering)
4. Consider adding on-street parking to the left side of High Street. (Traffic Engineering)
5. While there is parking on both Stone Avenue and Hagerman Court, it is likely drop offs will still choose to block traffic, rather than park on those side streets. (Traffic Engineering)
6. A sanitary sewer capacity application is required prior to the issuance of a building permit. (DWQ-Sanitary)

Plan Questions or Concerns:

1. Discuss potential drop-off location along E. High Street. (Planning)
2. Discuss existing street trees. (Planning)
3. Discuss height of building versus adjacent building heights. (Planning)
4. Confirm that this complex will have a compactor. (Waste Management)
5. Will the courtyard have pedestrian access? (Open Space)
6. Discuss the activation of High Street and a more urban open use space for gathering and traversing. (Bike/Ped)
7. What is the proposal for stormwater management? Verify capacity and quality requirements are met. ZO Art. 21-6(a)(9)) (Engineering)
8. Check right-of-way for Hagerman Court against Plat Book 1, Page 124, April 26, 1906, City Plat #49. (Traffic Engineering)
9. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Postponement**, at the request of the applicant.

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

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

5. WAIVERS - Tentatively scheduled for the **October 8, 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.
Council District: 12
Project Contact: Thoroughbred Engineering

- The Staff will report at the meeting.

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

B. COMMISSION ITEMS

1. SRA 2026-1: AMENDMENT TO IMPLEMENT UGMP AND COMPLETE STREETS MANUAL - an amendment to the Land Subdivision regulations to reflect adopted Complete Streets Manual and 2024 Urban Growth Management Plan.

- The Staff will report at the meeting.

C. POSTPONED AND CONTINUED ITEMS - Tentatively scheduled for the **October 8, 2026** Planning Commission meeting.

1. PLN-MJDP-26-00052: WHITE FARM (10/8/26)* – located at 3515 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: CMW

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

2. PLN-MJDP-26-00058: GERMOND PROPERTY (ANDOVER COMMONS) (10/22/26)* – located at 4200 TODDS ROAD, LEXINGTON, KY
Council District: 12
Project Contact: Barrett Partners Inc.

PLN-WAV-26-00028: GERMOND PROPERTY - requests waivers for use of an access easement as sole access (LSR 6-8(m)), lot frontage not on street right-of-way (LSR 6-4(c)), cross-section dimensions (LSR Ex. 6-1 and Ex. 6-3), block length greater than 1,000 feet (LSR 6-4(a)), and connectivity to adjoining parcels (LSR 6-8(b)).

- Tentatively scheduled for the **October 22, 2026** Planning Commission meeting.

3. PLN-MJDP-26-00056: ENCORE PARTNERS, LLC PROPERTY (10/22/26)* – located at 5085 & 5191 ATHENS BOONESBORO ROAD, LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

4. PLN-MJDP-26-00061: BERRY CREST, LOTS 3-13 (REGENCY HOLDINGS THREE) (10/22/26)* – located at 131 & 147 PASADENA DRIVE and 2395 NICHOLASVILLE ROAD, LEXINGTON, KY
Council District: 10
Project Contact: CMW

PLN-WAV-26-00029: BERRY CREST - requests waivers for access spacing requirements (LSR 6-8(q)) and VUA on a corner lot (ZO art 16-6(a)(1)).

5. PLN-MJDP-26-00063: FITZGERALD & FULLER ET AL PROPERTY, OAK PARK & MELROSE, TURNER PROPERTY & MEADOWTHORPE COMMUNITY BUSINESS CENTER (TURNER COMMONS) (11/1/26)* – located at 1409 N. FORBES ROAD, 1305, 1307, & 1309 W. MAIN STREET and 125 TURNER COMMONS WAY, LEXINGTON, KY
Council District: 11
Project Contact: Palmer Engineering

PLN-WAV-26-00025: FITZGERALD & FULLER ET AL PROPERTY, OAK PARK & MELROSE, TURNER PROPERTY & MEADOWTHORPE COMMUNITY BUSINESS CENTER - requests a waiver for a reduction of yard buffer (ZO Art. 22C-5) and a reduction of VUA buffer/screening (ZO Art. 18-3(a)(2)(d)).

- Tentatively scheduled for the **November 19, 2026** Planning Commission meeting.
- 6. PLN-MJDP-26-00057: BAESLER, ET AL, AND WALNUT HILL MANOR (OK GENTRY) (10/22/26)* – located at 5530, 5600, & 5660 ATHENS BOONESBORO ROAD, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

D. STAFF ITEMS

- 1. Review of plans within the Newtown Pike Design and Access Ordinance area.

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	October 1, 2026
Subdivision Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	October 8, 2026
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	October 15, 2026
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	October 22, 2026
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	October 28, 2026
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	October 29, 2026
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	November 5, 2026