

AGENDA
SUBDIVISION COMMITTEE MEETING
Division of Planning Conference Room, 8:30 a.m.

November 7, 2019

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, October 30, 2019, at 8:30 a.m. Committee members in attendance were Autumn Dmytrewycz, Columbia Gas; Vaughan Adkins, Division of Engineering; Joe Oakley, Kentucky Utilities; Captain Greg Lengal and Firefighter Embry Beatty, Division of Fire & Emergency Services; Stephen Parker, Traffic Engineering; Robert Poage, Addressing; Cynthia Relford, Waste Management; and Tracy Jones, Division of Law. Planning Staff members in attendance were Traci Wade, Tom Martin, Cheryl Gallt, Denice Bullock, Lauren Hedge, Valerie Friedmann, and Scott Thompson. 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 PLAN** – Tentatively scheduled for the November 14, 2019, Planning Commission meeting.

- a. PLN-FRP-19-00048: STANFORD COMPANY PROPERTY, LOT 1 (MIST LAKE SHOPPING CENTER) (AMD) (1/6/20)* - located at 3120 AND 3180 RICHMOND RD., LEXINGTON, KY.
Council District 7
Project Contact: Endris Engineering

Note: The purpose of this amendment is to subdivide Lot 1-A into two lots.

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information
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).
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
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. Clarify text for maintenance note.
11. Denote reciprocal parking and access.
12. Provided the Planning Commission makes a finding on the access easement, otherwise the lot shall be adjusted to meet the lot frontage requirements of the B-3 zone.

2. **PRELIMINARY SUBDIVISION PLAN** – There are none.

3. **DEVELOPMENT PLANS** – Tentatively scheduled for the November 14, 2019, Planning Commission meeting.

- a. PLN-MJDP-19-00060: WIGGINS & COMPANY, INC., (AMD) (1/6/20)* - located at 2514 AND 2520 NICHOLASVILLE RD., LEXINGTON, KY.
Council District 4
Project Contact: Interplan

Note: The purpose of this amendment is to increase the building area and parking on Lot A-2

The Technical Committee and Staff Recommended: **Postponement**. The submitted development plan is not to scale and not legible.

Should this 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 landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
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. Submission of plan with the correct scale.
11. Correct plan name to match staff report.
12. Remove old plan number.
13. Addition of name and address of developer.
14. Addition of graphic scale.
15. Addition of insert to show detail of area of amendment.
16. Clarify square footage of proposed and existing buildings.
17. Addition of building height in feet on plan.
18. Correct lots referenced in Owner's Certification.

- b. PLN-MJDP-19-00061: STONEWALL SHOPPING CENTER (AMD) (1/6/20)* - located at 3197 CLAYS MILL RD., LEXINGTON, KY.
Council District 9
Project Contact: Banks Engineering

Note: The purpose of this amendment is to update the existing tree canopy that removed approved TPA.

The Technical Committee and Staff Recommended: **Postponement**. There are questions regarding the location of trees and possible connection to the adjacent property.

Should this 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 landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
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. Relocate bearing and distances out of hatching.
10. Dimension all sidewalks in feet on plan.
11. Correct Planning Commission's approval date.
12. Addition of street frontage in site statistics.
13. Correct note #10.
14. Clarify easement locations.
15. Discuss vehicular use screening.
16. Discuss need for waiver of tree canopy requirements.
17. Discuss connectivity with adjacent property to the north.

- c. PLN-MJDP-19-00062: LANSLOWNE SHOPPING CENTER (AMD) (1/6/20)* - located at 3329 TATES CREEK RD., LEXINGTON, KY.
Council District 4
Project Contact: Barrett Partners

Note: The purpose of this amendment is to revise the building area and parking.

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
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 the Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Denote height of building in feet on plan.
12. Denote final record plat information.
13. Denote adjoining property information.
14. Dimension proposed building expansion areas.
15. Discuss access and revised parking area conflict(s).
16. Discuss temporary retail area and need to denote as "official buildable area".

- d. PLN-MJDP-19-00063: STANFORD COMPANY PROPERTY (MIST LAKE SHOPPING CENTER) (AMD) (1/6/20)* - located at 3100, 3110, 3120 AND 3180 RICHMOND RD., LEXINGTON, KY.
Council District 7
Project Contact: The Roberts Group

Note: The purpose of this amendment is to depict proposed new 8,800 sq. ft. building and revise parking.

The Technical Committee and Staff 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 landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 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 the Capacity Assurance Program requirements, prior to plan certification.
 10. Denote floor area ratio and lot coverage for the entire area per Article 21 of the Zoning Ordinance.
 11. Denote height of building in feet on plan.
 12. Revise Texas Roadhouse title to Lot 4 for site statistics.
 13. Correct plan title to match title listed above.
 14. Provide cross-section for existing and/or proposed access easement.
 15. Denote pedestrian access to proposed building from the right-of-way of South Locust Hill Drive and Richmond Road.
- e. PLN-MJDP-19-00064: THOMAS COMMUNICATIONS, INC., (WALNUT GROVE) (AMD) (2/6/20)* - located at 3806, 3917 AND 3948 REAL QUIET LN., LEXINGTON, KY.
Council District 12
Project Contact: EA Partners

Note: The purpose of this amendment is to remove pedestrian facility and re-plat current lines. This plan requires the posting of a sign and an affidavit of such.

The Technical Committee and Staff Recommended: **Disapproval**, for the following reason:

1. The plan amendment does not meet the requirements of Article 23-A-2(h) of the Zoning Ordinance.
- f. PLN-MJDP-19-00065: HIGHWOOD CENTER, LOT 4 (AMD) (1/6/20)* - located at 506 W. NEW CIRCLE RD., LEXINGTON, KY.
Council District 1
Project Contact: Calichi Design Group

Note: The purpose of this amendment is to add building square footage and parking, and revise the lot layout.

The Technical Committee and Staff Recommended: **Postponement**. There are questions regarding the whether or not the proposed development plan is in compliance with Article 21 of the Zoning Ordinance.

Should this 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 landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
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 the Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Addition of all information from previous plan (PLN-MJDP-18-00063), including
 - a. Addition of street cross-sections.
 - b. Addition of general notes from previous plan.
 - c. Addition of site statistics from previous plan.
 - d. Addition of all easements.
12. Correct title on plan to match staff report.

13. Identify property boundaries of property as a solid dark line.
14. Addition of contour lines.
15. Dimension all drive lanes in feet on plan and combine all parking areas and all access points.
16. Denote access point for construction vehicles.
17. Correct note #8 referencing Chapter 16 of the Code of Ordinance.
18. Addition of purpose of amendment note.
19. Correct record plat designation for property (CAB. L, SL.119).
20. Remove miscellaneous information (legend, site plan key, notes and information referencing construction information).
21. Documentation to meet Article 21-7(b)(3) of the Zoning Ordinance.
22. Denote Royal Springs Aquifer approval prior to certification.

- g. PLN-MJDP-19-00066: MASTERSON STATION CENTER (CITATION VILLAGE) (AMD) (1/6/20)* - located at 248 FERNDAL PASS AND 2679 LEESTOWN RD., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners

Note: The purpose of this amendment is to revise townhouse development, add street cross-section "Z-Z", and update notes.

The Technical Committee and Staff 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 landscape 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Correct Citation Boulevard on vicinity map.
14. Addition of open space provided.
15. Depict tree canopy and protection areas on face of plan.
16. Discuss height of proposed front yard privacy fence.
17. Discuss zone-to-zone screening.
18. Discuss access to the shared-use trail from the site.
19. Discuss subdivision of townhomes and/or compliance with Article 9 (Group Residential).

4. **ZONING DEVELOPMENT PLANS** – Tentatively scheduled for the November 21, 2019, Planning Commission meeting.

- a. PLN-MJDP-19-00045: HAYNES BROTHERS PROPERTIES, LLC (11/21/19)* - located at 574 ANGLIANA AVE., LEXINGTON, KY.
Project Contact: Vision Engineering

Note: The purpose of this plan is to rezone the property.

The Technical Committee Review did not review this zoning development plan.

The Staff Recommends: **Postponement**. There are questions regarding compliance with Article 15 of the Zoning Ordinance, open space requirement and the Placebuilder criteria.

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

1. Provided the Urban County Council rezones the property R-5; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Denote lot coverage per Article 21 of the Zoning Ordinance.
9. Denote pool and pool courtyard dimensions.
10. Discuss access to Porter Place.

11. Discuss compliance with Article 15-7 of the Zoning Ordinance regarding Infill requirements.
12. Discuss stormwater quantity and quality features.
13. Discuss compliance with tree canopy requirements.
14. Discuss open space compliance.
15. Discuss building orientation along Angliana Avenue.
16. Discuss compliance with Placebuilder criteria.

5. **CONTINUED DISCUSSION ITEMS** – There are none.

6. **REAPPROVAL & EXTENSION ITEMS** – Tentatively scheduled for the November 14, 2019, Planning Commission meeting.

- a. PLN-MJSUB-16-00005: GREEN PROPERTY HOLDINGS, LLC (1/19/20)* - located at 1441 SUNSHINE LANE, LEXINGTON, KY.
Council District 6
Project Contact: Eagle Engineers

Note: The Planning Commission originally approved this plan on August 11, 2016 and reapproved it on September 13, 2018, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and finish floor elevations.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection'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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Addition of acres in site statistics.
9. Addition of street frontage in site statistics.
10. Addition of property owners name and address.
11. Addition of developer name and address.
12. Show property boundaries as solid dark lines.
13. Addition of street cross-sections for New Circle Road and Sunshine Lane.
14. Addition of building line setback on both lots.
15. Addition of private utilities and providers on plan.
16. Clarify Urban County Engineers certification.
17. Denote: Tree protection areas and possible tree canopy information on rear of lots.
18. Addition of improvements and maintenance note for frontage to Lot 2 and accepting the finding for the access easement.

As part of the Planning Commission's approval on August 11, 2016 and reapproval on September 13, 2018, the Commission also made a finding on the use of the proposed access easement as sole access to these lots. The approved finding for appropriateness of access easements as sole access for certain lots:

1. Sunshine Lane has been an access easement to industrial businesses and the addition of one lot should not overburden the well-maintained easement.

The Planning Commission's approval has expired and the applicant now requests a reapproval of this plan.

The Staff Recommends: **Reapproval**, subject to the conditions previously approved and adding the following new condition:

3. ~~Building Inspection's~~ Landscape Examiner's approval of landscaping and landscape buffers.

- b. ZDP 2009-86: BRYAN PROPERTY (1/9/20)* - located at 1810 BRYANT ROAD, LEXINGTON, KY.
Council District 6
Project Contact: Vision Engineers

Note: The Planning Commission approved this plan at their December 17, 2009, meeting, subject to the following conditions:

1. Provided the Urban County Council rezones the property B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscaping and landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Addition of building dimensions.
8. Label construction entrance(s).

- 9. Addition of existing and proposed utility easement(s).
- 10. Delete note number 7 and correct note number 11.
- 11. Label building canopies.
- 12. Addition of bearings and distances for lot line on lots 1 & 2.
- 13. Denote: Mitigation for the loss of significant trees (per Article 26 of the Zoning Ordinance) will be identified at the time of final development plan.
- 14. Denote: Screening requirements and lighting adjacent to residential property will be resolved at the time of final development plan.
- 15. Identify internal pedestrian connection from proposed hotel to trail.
- 16. Addition of conditional zoning restrictions.

The Planning Commission reapproved this item at their July 9, 2015, meeting, subject to the original conditions and adding the following two conditions:

- 17. Approval of addresses per e-911 staff.
- 18. Addition of a second Commission's certification to this plan.

The Planning Commission's approval has expired and the applicant now requests a reapproval of this plan.

The Staff Recommends: **Reapproval**, subject to the conditions previously approved on July 9, 2015, and revising condition #4 to the following new condition:

- 4. Building Inspection's Landscape Examiner's approval of landscaping and landscape buffers.

7. **MINOR SUBDIVISION PLAN** – There are none.

B. STAFF ITEMS – Tentatively scheduled for the November 14, 2019, Planning Commission meeting.

- a. SRA 2019-2: AMENDMENT TO ARTICLES 1 & 6: STUB STREETS – to update Article 1 and Article 6 of the LFUCG Subdivision Regulations regarding the definition of a "stub street sign" and the location and responsibility for such signs.

The staff will report at the meeting.

C. POSTPONED ITEMS – Tentatively scheduled for the November 14, 2019, Planning Commission meeting.

- a. PLN-MJSUB-19-00006: TUSCANY, UNIT 15 (11/14/19)* - located at 1970 WINCHESTER ROAD (A PORTION OF), LEXINGTON, KY.
Council District 6
Project Contact: EA Partners
- b. PLN-MJDP-19-00052: KID'S HOUSE CHILD CARE CENTER (AHLULBAYT CENTER) (AMD) (11/3/19)* - located at 1449 AND 1451 BRYAN AVE., LEXINGTON, KY.
Council District 1
Project Contact: TWC
- c. PLN-MJDP-19-00053: LEXINGTON SUPERDOME (CENTRAL EQUIPMENT) (AMD) (12/2/19)* - located at 791 RED MILE RD., LEXINGTON, KY.
Council District 11
Project Contact: DLZ Kentucky, Inc.
- d. PLN-MJDP-19-00058: ROLLIE BISHOP CARROLL, SR., PROPERTY (12/2/19)* - located at 375 PASADENA DR., LEXINGTON, KY.
Council District 10
Project Contact: Vision Engineering
- e. PLN-MJDP-19-00056: PLEASANT RIDGE SUBDIVISION, LOT 126 (REAPPROVAL OF ZDP 90-79) (12/2/19)* - located at 2184 LIBERTY RD., LEXINGTON, KY.
Council District 6
Project Contact: MLH Civil Engineers

Tentatively scheduled for the November 21, 2019, Planning Commission meeting.

- f. PLN-MJDP-19-00050: THE MARSHALL LEXINGTON (LYNDHURST SUBDIVISION, BLK D, LOTS 2-7) (11/21/19)* - located at 201, 207, 209, 211, 215, 221, 225, 227, & 231 E MAXWELL ST. AND 245, 247 & 251 STONE AVE., LEXINGTON, KY.
Project Contact: Gresham Smith

D. NEXT MEETING DATES

Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers **November 14, 2019**
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers **November 21, 2019**

Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)November 27, 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)December 5, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)December 5, 2019
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers **December 12, 2019**
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers **December 19, 2019**