

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

September 5, 2019

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, August 28, 2019, at 8:30 a.m. Committee members in attendance were Andy Elliott, Columbia Gas; Craig Prather, Division of Water Quality; Vaughan Adkins, Division of Engineering; Joe Oakley, Kentucky Utilities; Kristan Curry, Division of Environmental Quality; Captain Greg Lengal and Firefighter Embry Beatty, Division of Fire & Emergency Services; Stephen Parker, Traffic Engineering; Cynthia Redford, Waste Management; Lezlie Allison, Windstream; 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 September 5, 2019, Planning Commission meeting.

- a. PLN-FRP-19-00033: SPRING BAY, UNIT 1-A (11/3/19)* - located at 1249 GREENDALE RD., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners

The Technical Committee and Staff Recommends: **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.
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.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Draw arrow to Lot 41 (reference note #9).
10. Discuss lot frontage/access and need for waiver and finding per Land Subdivision Regulation for the townhouses on Lots 30-49.

- b. PLN-FRP-19-00034: SPRING BAY, UNIT 1-B (11/3/19)* - located at 1249 GREENDALE RD., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners

The Technical Committee and Staff Recommends: **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.
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.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Discuss lot frontage/access and need for waiver and finding per Land Subdivision Regulation for the townhouses on Lots 51-56 and Lots 81-89.

- c. PLN-FRP-19-00035: SPRING BAY, UNIT 1-C (11/3/19)* - located at 1249 GREENDALE RD., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners

The Technical Committee and Staff Recommends: **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.
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. 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. United States Postal Service Office's approval of kiosk locations or easement.

9. Denote: The subject property is located in the Royal Springs Aquifer.
10. Discuss lot frontage/access and need for waiver and finding per the Land Subdivision Regulations.
11. Discuss roadway improvements to Greendale Road.

- d. PLN-FRP-19-00040: SEBASTIAN PROPERTY, UNIT 2-G (11/3/19)* - located at 2944 TRAILWOOD LN., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners

The Technical Committee and Staff Recommends: **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.
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. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Denote: This property shall be developed in accordance with the approved final development plan.
9. United States Postal Service Office's approval of kiosk locations or easement.

2. PRELIMINARY SUBDIVISION PLAN - Tentatively scheduled for the September 5, 2019, Planning Commission meeting.

- a. PLN-MJSUB-19-00010: MILLPOND, UNIT 1-B, SEC 2A, LOTS 16-29 (AMD) (11/3/19)* - located at 3900 BOSTON RD., LEXINGTON, KY.
Council District 9
Project Contact: Abbie Jones Consulting

Note: The purpose of this amendment is to remove the TPA from Lots 4, 5 and 6.

The Technical Committee and Staff Recommends: **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. Urban Forester's approval of tree preservation plan and required street tree information.
4. Department of Environmental Quality's approval of environmentally sensitive areas.
5. United States Postal Service Office's approval of kiosk locations or easement.

3. DEVELOPMENT PLANS – Tentatively scheduled for the September 5, 2019, Planning Commission meeting.

- a. PLN-MJDP-19-00048: KEN HILER PROPERTY (AMD) (11/3/19)* - located at 2980 FOUR PINES DR., LEXINGTON, KY.
Council District 5
Project Contact: Stutan Contracting, LLC

Note: The purpose of this amendment is to enclose a patio area.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Landscape Examiner's approval of landscaping and landscape buffers.
3. Urban Forester's approval of tree preservation plan.
4. Addition of zoning category in site statistics (Planned Neighborhood Residential (R-3))
5. Addition of engineer or architects name and address on plan.
6. Addition of title block and type of plan (amended development plan)
7. Addition of name and address of developer.
8. Addition of name and address of plan preparer.
9. Addition of graphic scale.
10. Addition of bearings and distances.
11. Denote record plat information on plan.
12. Clarify the area of amendment on vicinity map.
13. Denote construction access point.
14. Denote height of building in feet.
15. Addition of utility easement on plan.
16. Clearly denote area(s) of amendment.
17. Complete site statistics (zoning, parking etc.)
18. Addition of purpose of amendment note.
19. Correct note #4.
20. Correct Planning Commission's certification and remove previous signature.
21. Remove previous owner's certification signature.
22. Documentation of account with Lynn Imaging to meet Article 21-7(b)(3) of the Zoning Ordinance.

- b. PLN-MJDP-19-00049: HOOVER AND FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY (THE FOUNTAINS AT PALOMAR) (AMD) (11/3/19)* - located at 3801, 3901 AND 3955 HARRODSBURG RD., LEXINGTON, KY.
Council District 10
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the parking and circulation and increase the building square footage of the hotel on site #9.

The Technical Committee and Staff Recommends: **Postponement.** The applicant has not provided the agreed notification regarding the final development plan.

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. Greenspace Planner's approval of the treatment of greenways and greenspace.
 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. Correct dimension of Porte Cochere.
 11. Addition of zoning classification to site statistics.
 12. Discuss timing of Man o' War Blvd/Higbee Mill Road landscape improvements.
 13. Discuss potential outdoor swimming pool conflicts (fencing and noise).
 14. Discuss notice requirement per Urban County Council request and denote future notice for final development plans per requirements for zone changes in Article 6.
- c. PLN-MJDP-19-00051: RED MILE MIXED-USE DEVELOPMENT (AMD) (11/3/19)* - located at 1101 WINBAK WAY, LEXINGTON, KY.
Council District 3
Project Contact: Vision Engineering

Note: The purpose of this amendment is to add a 5-story hotel and revise the parking layout.

The Technical Committee and Staff Recommends: **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. 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. Submittal of exhibit demonstrating compliance with Article 28-6(c) of the Zoning Ordinance regarding building features.
 11. Discuss pedestrian system in area of amendment.
 12. Discuss status of Tattersalls Way.
 13. Discuss timing of interim parking lot associated with Phase 2.
- d. 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

Note: The purpose of this amendment is to change the proposed use and to revise the parking layout.

The Technical Committee and Staff Recommends: **Postponement** due to the parking conflict.

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. Correct zoning in site statistics.
10. Correct plan title to match the staff report.
11. Documentation of account with Lynn Imaging to meet Article 21-7(b)(3) of the Zoning Ordinance.
12. Recordation of consolidation plat prior to plan certification.
13. Denote construction access on plan.
14. Denote zone-to-zone screening.
15. Denote number of seats in assembly area in site statistics to verify parking requirements.
16. Denote proposed and existing easements on plan.
17. Denote tree protection area from the previous plan (ZDP 2014-18).
18. Addition of tree inventory on plan.
19. Addition of purpose of amendment note.
20. Complete floor area ratio in site statistics.
21. Denote: The subject property is located in the Royal Springs Aquifer.
22. Discuss note #15 from the previous plan (ZDP 2014-18) regarding tree planting.
23. Discuss disclaimers and additional notes and correct typographical errors.
24. Discuss note #15 on this plan for additional screening for change of use.

- e. PLN-MJDP-19-00005: JAMES RB MACCOUM, TRACT 2 & PORTION OF TRACT 1 (10/4/19)* - located at 2020 RUSSELL CAVE RD., LEXINGTON, KY.
Project Contact: Thoroughbred Engineering

Note: The Planning Commission approved the zone change associated with this property on April 25, 2019, but indefinitely postponed the final development plan. The Urban County Council approved the zone change on July 2, 2019. On August 20th, the applicant submitted a revised development plan to the staff.

The Technical Committee and Staff Recommends: **Postponement**. There are concerns regarding compliance with conditional zoning restrictions.

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

1. Provided the Urban County Council rezones the property EAR-2; 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. Delete note #15 regarding private drive to townhouse lots.
8. Remove typical townhouse detail.
9. Denote preservation of significant tree stand(s) per the Expansion Area Master Plan and Article 23A-2(v) of the Zoning Ordinance shall be resolved at time of Final Development Plan/Preliminary Subdivision Plan.
10. Discuss note #18 regarding a separate Tree Inventory.
11. Denote conditional zoning restrictions per Ordinance 48-2019.
12. Denote 25-foot buffer yard along Foxborough Manor Subdivision (Eden Court and Pierson Drive lots).
13. Discuss location of street in conflict with required 25-foot buffer yard.
14. Discuss removing Lot 14 due to conditional zoning buffer yard requirements.

4. **ZONING DEVELOPMENT PLANS** – Tentatively scheduled for the September 26, 2019, Planning Commission meeting.

- a. PLN-MJDP-19-00045: HAYNES BROTHERS PROPERTIES, LLC (11/3/19)* - 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 Recommended: **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.
- b. PLN-MJDP-19-00050: THE MAXWELL LEXINGTON (LYNDHURST SUBDIVISION, BLK D, LOTS 2-7) (11/3/19)* - located at 201, 207, 209, 211, 215, 221, 225, 227, 231 E MAXWELL ST. AND 245, 247 AND 251 STONE AVE., LEXINGTON, KY.
Project Contact: Gresham Smith

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

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

1. Provided the Urban County Council rezones the property B-2A; 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. United States Postal Service Office's approval of kiosk locations or easement.
7. Remove all extraneous information.
8. Denote floor area ratio (F.A.R) per Article 21 of the Zoning Ordinance.
9. Denote height of building in feet for both structures per Article 21 of the Zoning Ordinance.
10. Addition of tree inventory map per Article 21 of the Zoning Ordinance.
11. Remove street tree note.
12. Correct plan title to include subdivision name.
13. Clarify open space requirement per Article 18-8(m) of the Zoning Ordinance.
14. Provided the Planning Commission grants the requested variance to reduce required open space.
15. Dimension proposed building.
16. Discuss timing of closure of Hagerman Court.
17. Discuss compliance with Article 15-7 of the Zoning Ordinance for Infill and Redevelopment.
18. Discuss streetscape and pedestrian facilities adjacent to Maxwell Street and Stone Avenue.
19. Discuss compliance with Placebuilder criteria.

5. CONTINUED DISCUSSION ITEMS – Tentatively scheduled for the September 12, 2019, Planning Commission meeting.

- a. PLN-MJDP-18-00065: NDC PROPERTY, UNIT 1B, LOT 19B (STAYBRIDGE EXTENDED-STAY HOTEL) (AMD) (11/17/19)* - located at 209 RUCCIO WAY, LEXINGTON, KY.
Council District 9
Project Contact: Carman

Note: The purpose of this amendment was to revise the development on Lot 19B. The Planning Commission originally approved this plan on September 13, 2018, 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 height of building in feet on plan.
11. Complete adjacent property information.
12. Denote reciprocal parking and access as appropriate for the properties.
13. Denote Board of Adjustment approval of conditional use permit (case number and date).

The Planning Commission approval has expired. The applicant now requests a continued discussion of the Commission's prior approval regarding a reduction of the square footage and the removal of one of the access driveways off Ruccio Way.

The Staff Recommends: **Approval**, subject to the conditions previously approved.

6. **REAPPROVAL & EXTENSION ITEMS** – There are none.

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

B. **STAFF ITEMS** – If any.

C. **POSTPONED ITEMS** – Tentatively scheduled for the September 12, 2019, Planning Commission meeting.

- a. PLN-MJSUB-19-00006: TUSCANY, UNIT 15 (9/12/19)* - located at 1970 WINCHESTER RD. (A PORTION OF), LEXINGTON, KY.
Council District 6
Project Contact: EA Partners

Tentatively scheduled for the September 26, 2019, Planning Commission meeting.

- b. PLN-MJDP-19-00036: HAMBURG EAST (BELHURST) (9/26/19)* - located at a portion of 2575 POLO CLUB BLVD., LEXINGTON, KY.
Project Contact: EA Partners

D. **NEXT MEETING DATES**

Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	September 12, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	September 19, 2019
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 25, 2019
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	September 26, 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 3, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	October 3, 2019
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 10, 2019