

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

August 1, 2019

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, July 24, 2019, at 8:30 a.m. Committee members in attendance were Andy Elliott and Chris Bowlin, 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; Jim Woods, Traffic Engineering; John Cornett, Waste Management; Lezlie Allison, Windstream; Beth Macchesney, MetroNet; Tracy Jones, Division of Law and Rob Poage, Addressing Office. Planning Staff members in attendance were Traci Wade, Tom Martin, Cheryl Gallt, Denice Bullock, Lauren Hedge, Samantha Castro, Valerie Friedman, 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 August 8, 2019, Planning Commission meeting.

- a. PLN-FRP-19-00024: GEORGE MANKEL PROPERTY (9/29/19)* - located at 6377 ATHENS BOONESBORO ROAD, LEXINGTON, KY.
Council District 12
Project Contact: AIM3D

Note: The purpose of this plan is to subdivide one lot into two lots.

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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Provided the Planning Commission grants the waivers to the sanitary sewer service and street improvements.
8. Discuss building minimum and maximum setbacks.

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

3. **DEVELOPMENT PLANS** – Tentatively scheduled for the August 8, 2019, Planning Commission meeting.

- a. PLN-MJDP-19-00041: AVONDALE SUBDIVISION, BLK B, LOTS 1, 2, 44 & 45 (NORTH LEXINGTON HOLDINGS) (9/29/19)*
- located at 912, 914, 916 AND 918 N. LIMESTONE, LEXINGTON, KY.
Council District 1
Project Contact: Gresham Smith

Note: The purpose of this amendment is to modify access and parking layout for 4 residential lots.

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. 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. Addition of purpose of amendment note.
11. Revise plan name in title block to match staff report.
12. Make bearings and dimensions clearly legible.
13. Correct parking variance approval date in site data table.

14. Correct date on Commission's certification.
15. Addition of building dimensions.
16. Addition of existing easements.
17. Recordation of consolidation plat shall occur prior to the certification of the final development plan.
18. Discuss compliance with the Small Area Plan streetscape requirements.

- b. PLN-MJDP-19-00042: LEXINGTONIAN ESTATES (THE SILKS CLUB) (AMD) (9/29/19)* - located at 1500 WINNERS CIRCLE, LEXINGTON, KY.
Council District 12
Project Contact: EA Partners

Note: The purpose of this amendment is to depict townhouse development.

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. 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.
 13. Correct conditional zoning note to match Ordinance 46-2019.
 14. Discuss outdoor lighting restrictions.
 15. Discuss pedestrian system for the Clubhouse Area.
 16. Discuss note #11 regarding buffer requirements.
 17. Discuss proposed green infrastructure facilities.
- c. PLN-MJDP-19-00043: BURKE, HOCKENSMITH & MAGGARD (AMD) (9/29/19)* - located at 1803 AND 1875 GEORGETOWN ROAD, LEXINGTON, KY.
Council District 2
Project Contact: GRW Engineers

Note: The purpose of this amendment is to show the revised building and parking layout on Lots 2 & 3.

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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Increase font size on street cross-sections.
12. Addition of graphic scale.
13. Denote record plat designation (Cab. R, Sl. 535).
14. Correct calculation for restaurant parking (1 seat per 200 sq. ft.) and Lot 3 required parking in site statistics.
15. Denote lot frontage in site statistics.
16. Addition of building line setback along all street frontages.
17. Calculate lot coverage for area of amendment.
18. Addition of floor area ratio in site statistics.

- d. PLN-MJDP-19-00044: TATES CREEK CENTRE, LOT 5 (BELLEAU WOODS SHOPPING CENTER) (AMD) (9/29/19)* - located at 4161 TATES CREEK ROAD, LEXINGTON, KY.
Council District 4
Project Contact: Geisler Domigan Engineers, PLLC

Note: The purpose of this amendment is to revise the building and parking layout for Lot 5.

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 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. Addition of bearings and distances from previous plan (PLN-MNDP-18-00014 revisions to Lot 4).
 11. Addition of revised information for Lot 4 from previous plan (PLN-MNDP-18-00014).
 12. Addition of record plat designation (Cab. F, Sl. 736).
 13. Addition of adjacent property information.
 14. Clarify area of amendment on vicinity map (zoom in).
 15. Revise site statistics layout table for required/provided standards in the B-6P zone.
 16. Addition of street cross-section for Tates Creek Centre Drive (access easement).
- e. PLN-MJDP-19-00047: SAMS & LARKIN PROPERTY (KY EAGLE BEER) (AMD) (9/29/19)* - located at 1510 GREENDALE ROAD, LEXINGTON, KY.
Council District 2
Project Contact: Banks Engineering

Note: The purpose of this amendment is to create a Flex Space Project.

The Technical Committee and Staff Recommends: **Postponement** to discuss the Flex Space Project and compliance with Article 8-21(o)(5)(h) 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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Discuss need for Flex Space Project and compliance with Article 8-21(o)(5)(h) of the Zoning Ordinance.

4. **ZONING DEVELOPMENT PLANS** – Tentatively scheduled for the August 22, 2019, Planning Commission meeting.

- a. PLN-MJDP-19-00046: SAUNIER LIVERY (9/29/19)* - located at 171 SAUNIER STREET, LEXINGTON, KY.
Project Contact: Barrett Partners

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

The Technical Committee and Staff Recommends: **Postponement**. There are questions regarding the compliance with the required setbacks and landscaping.

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

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, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
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 existing frontage and setback is non-conforming.
11. Discuss compliance with R-4 zone setback per Article 15-3 of the Zoning Ordinance.
12. Discuss compliance with Article 18 of the Zoning Ordinance regarding perimeter landscaping.
13. Discuss compliance with the Downtown Streetscape Master Plan.
14. Discuss Placebuilder development criteria.

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

6. **REAPPROVAL & EXTENSION ITEMS** – Tentatively scheduled for the August 8, 2019, Planning Commission meeting.

- a. **PLAN 2016-69F: WYNNDALE SUBDIVISION, LOT 2 (AMD)** (10/13/19)* - located at 1580 Higbee Mill Road.
Council District 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to subdivide one lot into two lots. The Planning Commission originally approved this plan on July 14, 2016 and reapproved it on September 14, 2017, 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. 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. 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
10. Denote: This property shall be developed in accordance with the approved final development plan.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
12. Correct engineer's/surveyor's certification.
13. Correct Planning Commission's certification.
14. Correct Urban County Engineer's certification.
15. Resolve timing of Higbee Mill Road improvements and possible waiver.

Note: This plan has not been certified and Commission approval has since expired. The applicant is now requesting reapproval of the plan.

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

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

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

8. **STAFF ITEMS** - Tentatively scheduled for the August 22, 2019, Planning Commission meeting.

- a. **SRA 2019-1: UPDATE ARTICLE 6 FOR SIDEWALKS AND SHARE-USE PATHS** – The staff will present the proposed amendment to Article 6 of the LFUCG Subdivision Regulations to update the requirements for sidewalks and shared-use paths.

C. **POSTPONED ITEMS** – Tentatively scheduled for the August 8, 2019, Planning Commission meeting.

1. **PLN-MJSUB-19-00006: TUSCANY, UNIT 15** (8/8/19)* - located at 1970 WINCHESTER ROAD (A PORTION OF), LEXINGTON, KY.
Council District 6
Project Contact: EA Partners

Tentatively scheduled for the August 22, 2019, Planning Commission meeting.

2. **PLN-MJDP-19-00009: BLACKFORD PROPERTY (PHASE 4)** (8/22/19)* - located at 6600 MAN O' WAR BLVD., LEXINGTON, KY.
Project Contact: EA Partners

- 3. PLN-MJDP-19-00036: HAMBURG EAST (BELHURST) (9/1/19)* - located at a portion of 2575 POLO CLUB BOULEVARD, LEXINGTON, KY.
Project Contact: EA Partners

D. NEXT MEETING DATES

Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	August 8, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	August 15 2019
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	August 22, 2019
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	August 28, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	August 29 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 5, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	September 5, 2019
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	September 12, 2019