

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

October 3, 2019

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, September 25, 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; Paul Volpenhein, Addressing; Cynthia Relford, 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, Samantha Castro 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** – There are none.
2. **PRELIMINARY SUBDIVISION PLAN** – There are none.
3. **DEVELOPMENT PLANS** – Tentatively scheduled for the October 10, 2019, Planning Commission meeting.
 - a. 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.

Note: The purpose of this amendment is to depict area for underground detention and area for additional parking.

The Technical Committee and Staff Recommends: **Postponement.** There are questions regarding 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. Department of Environmental Quality's approval of environmentally sensitive areas.
10. Clarify the boundary of the property with a solid dark line (Cab. N, Sl. 770).
11. Addition of adjacent property boundaries with a dashed line.
12. Denote record plat information for property being amended (Cab. I, Sl. 357).
13. Addition of topography lines.
14. Clarify area for driveway access.
15. Addition of walkways and the dimensions.
16. Clarify all parking areas (legibility).
17. Denote construction access point on plan.
18. Denote location of street cross-section on plan face.
19. Denote location of existing privacy fence to comply with property perimeter screen required by Article 18 of the Zoning Ordinance.
20. Addition of building dimensions on plan.
21. Addition of zone line on property, and adjacent properties.
22. Addition of general notes from previous plan (DP 97-64).
23. Addition of street frontage in site statistics.
24. Clarify Red Mile Road cross-section from previous plan (see notes 9 & 10).
25. Remove proposed use from site statistics (duplicate information).
26. Addition of building line from previous plan.
27. Addition of all easements from previous plan.

28. Denote location of all gates.
29. Denote access off Red Mile Road as a right-in/right-out, including the taper from previous plan.
30. Clarify cross-section for Harry Sykes Way (Red Mile Place) sidewalk on both sides.
31. Dimension access points on plan.
32. Discuss compliance with the tree canopy requirements.

b. PLN-MJDP-19-00054: LFUCG HOUSING AUTHORITY & CONNIE GRIFFITH MANOR AND BALLARD PLACE (AMD) (12/2/19)* - located at 635 BALLARD ST. AND 650 TOWER PLZ., LEXINGTON, KY.

Council District 2

Project Contact: Sherman Carter Barnhart

Note: The purpose of this amendment is to add an elevator tower.

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. Urban Forester's approval of tree preservation plan.
5. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
6. Correct development plan type in plan title.
7. Addition of updated signatures for Owner's certification & Commission certification and update language for Commission certification.
8. Addition of existing building and proposed elevator tower dimensions.
9. Addition of height of proposed elevator tower.
10. Correction of typos in notes.
11. Denote location of cross-section on face of plan.
12. Remove old plan numbers and signatures from certifications.
13. Update street names.

c. PLN-MJDP-19-00055: SOUTH PARK SHOPPING CENTER (AMD) (12/2/19)* - located at 3220 NICHOLASVILLE RD. AND 210 & 240 CANARY RD., LEXINGTON, KY.

Council District 4

Project Contact: CMW

Note: The purpose of this amendment is to add building square footage and associated parking, modify the shopping center entrance from Canary Road and to revise site statistics.

The Technical Committee and Staff Recommends: **Postponement** due to compliance with Article 12 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. Improve legibility of plan.
11. Delete note #10 referencing street trees.
12. Remove business labels from existing buildings and label as retail or restaurant use, as appropriate.
13. Addition of record plat information including easements (Cab. N, Sl. 492).
14. Correct zoning on Parcel 1-D and show zoning boundaries.
15. Dimension buildings in feet on face of plan.
16. Addition of cross-sections for New Circle Road ramp and Canary Road.
17. Combine all site statistic information together to avoid duplication.
18. Continue using parcel numbers from previous development plan and recorded plat (keep 1-A and 1-B, delete 1-C) and removing note #18.
19. Discuss timing of consolidation plat to resolve conflict of existing property line.
20. Discuss sidewalk along Canary Road to connect transit stop along Nicholasville Road to the buildings within the shopping center.

21. Discuss options for 15' landscape buffer/property perimeter screening (note #20) per Article 18 of the Zoning Ordinance.
 22. Discuss process to re-plat property change building setback (note #19).
 23. Discuss compliance with Articles 12-8(h) & 12-8(i) of the Zoning Ordinance.
- d. PLN-MJDP-19-00057: ANDERSON 2 SUBDIVISION (AMD) (1/1/20)* - located at 425 CHILESBURG RD., LEXINGTON, KY.
Council District 7
Project Contact: Barrett Partners

Note: The purpose of this amendment is to revise the layout of Units 24-75. This plan requires the posting of a sign and an affidavit of such.

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. 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. Increase size of font for bearings and distances.
 14. Clarify purpose of amendment is to modify area associated with Units 24-75 only.
 15. Provided the Planning Commission makes a finding the plan complies with the EAMP.
 16. Discuss revisions to pedestrian system and compliance with requirements of Community Design Elements of the EAMP, per Article 23A-2(h) of the Zoning Ordinance.
- e. 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

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. 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. 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. Identify boundary of property with a solid dark line.
11. Denote height of buildings in feet on plan.
12. Addition of access easement maintenance note.
13. Delete note #9.
14. Complete tree protection plan (TPP) per Article 26 of the Zoning Ordinance.
15. Clarify site statistics (zoning; building coverage & square foot per lot; street frontage and number of lots).
16. Denote compliance with Article 8-10(o)(1) of the Zoning Ordinance for a 3' offset when there are 3 or more townhomes on the plan.
17. Clarify private open space requirements per Article 8-10(o)(3) of the Zoning Ordinance.
18. Denote "Construction access to be removed at time of Zoning Compliance Permit."
19. Discuss note #10 from previous plan (PLN-MJDP-18-00084) "Resolve gas line easement conflict".
20. Discuss note #12 from previous plan (PLN-MJDP-18-00084) "Termination of private access easement".
21. Discuss plan status (PSP).

- f. PLN-MJDP-19-00059: ZANDALE SHOPPING CENTER & GREENLEAF MOTOR LODGE PROPERTIES (AMD) (12/2/19)* - located at 125 E. LOWRY LN., LEXINGTON, KY.
Council District 4
Project Contact: Brandstetter Carrol

Note: The purpose of this amendment is to depict development of a restaurant with a drive-through.

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. 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. Discuss extent and timing of traffic control measures.

4. **ZONING DEVELOPMENT PLANS** – Tentatively scheduled for the October 24, 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 Recommends: **Postponement**. There are questions regarding compliance with Article 15 of the Zoning Ordinance, open space and 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-19-00036: HAMBURG EAST (BELHURST) (9/1/19)* - located at a portion of 2575 POLO CLUB BOULEVARD, LEXINGTON, KY.
Project Contact: EA Partners
Planning Contact: T. Martin

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

1. Provided the Urban County Council rezones the property EAR 1 & 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. Discuss interior pedestrian system for townhouse area.

8. Discuss proposed relationship to the greenway.
9. Discuss proposed Park Road alignment and cross-section per the Expansion Area Master Plan (EAMP).
10. Discuss single family lot access to Park Road for Lots 1, 2 & 19.
11. Discuss Placebuilder criteria.

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

6. **REAPPROVAL & EXTENSION ITEMS** – Tentatively scheduled for the October 10, 2019, Planning Commission meeting.

- a. PLN-MJDP-17-00084: GREENDALE HILLS, UNIT 3 (12/10/19)* - located at 1201 Greendale Road.
Council District 9
Project Contact: Barrett Partners

Note: The Planning Commission originally approved this plan on August 24, 2017, subject to the following conditions:

1. Provided the Urban County Council rezones the property B-6P; 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. Addition of conditional zoning restrictions.
8. Revise plan to comply with Article 12-8(b) of the Zoning Ordinance.
9. Revise plan to comply with Article 12-8(f) of the Zoning Ordinance for loading areas.
10. The following will be development plan notes:
 - a. Maximum building height of 35 feet.
 - b. Maximum building size of 35,000 square feet per building.
 - c. Along Cielo Vista Road, from driveway west to the Washington property line at 715 Cielo Vista Road, developer will plant/build a three-foot solid fence, and a three-foot hedge, and one tree every twenty feet.
 - d. Along Cielo Vista Road, from the driveway east to the intersection with Mulundy Way and along Lucille Drive, developer will plant/build a three-foot open fence (for example a picket fence) or a three foot hedge, plus one tree every thirty feet.
 - e. Along Lucille Drive, the landscape area shall average at least 10 feet in width, and shall be a minimum of 6 feet in width.

The Staff Recommends: **Reapproval**, subject to the conditions previously approved, but removing condition #1 which has been met.

- b. 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

The Technical Committee Recommends: **Postponement** due to the concern with the development activity that is occurring on the 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. 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. United States Postal Service Office's approval of kiosk locations or easement.
12. Delete reference to R-1B zone.
13. Denote floor area ratio (FAR) per Article 21 of the Zoning Ordinance.
14. Denote height of buildings in feet.
15. Delete original note #5.
16. Discuss pedestrian connection to right-of-way.
17. Discuss sanitary sewer status and original note #8.

- 18. Discuss stormwater facilities.
- 19. Discuss area of recent fill activity.

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

B. **STAFF ITEMS** – If any.

C. **POSTPONED ITEMS** – Tentatively scheduled for the October 10, 2019, Planning Commission meeting.

- a. PLN-MJSUB-19-00006: TUSCANY, UNIT 15 (10/10/19)* - 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

Tentatively scheduled for the October 24, 2019, Planning Commission meeting.

- c. PLN-MJDP-19-00050: THE MARSHALL 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 & 251 STONE AVE., LEXINGTON, KY.
Project Contact: Gresham Smith

D. **NEXT MEETING DATES**

Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 10, 2019
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	October 17, 2019
Special Meeting - ZOTA 2019-5 Public Hearing , Monday, 1:30 p.m., 2 nd Floor Council Chambers	October 21, 2019
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 24, 2019
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 30, 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	November 7, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	November 7, 2019
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	November 14, 2019