

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

December 5, 2019

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, November 27, 2019, at 8:30 a.m. Committee members in attendance were Autumn Dmytrewycz, Columbia Gas; Vaughan Adkins, Division of Engineering; Tyler Skaggs, Kentucky Utilities; Kristan Curry, Division of Environmental Quality; Captain Greg Lengal and Firefighter Embry Beatty, Division of Fire & Emergency Services; Stephen Parker, Traffic Engineering; Robert Poage, Addressing; Lezlie Allison, Windstream; Cynthia Relford, Waste Management and Nicholas Benrey, United States Postal Office. Planning Staff members in attendance were Traci Wade, Tom Martin, Jimmy Emmons, Cheryl Gallt, Denice Bullock, Lauren Hedge, Valerie Friedmann, and Sam Castro. 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**

- a. PLN-MJSUB-19-00011: JAMES RB MACCOUM, TRACT 2 & A PORTION OF TRACT 1 (THE RESERVE AT EDEN, LLC) (3/2/20)* - located at 2020 RUSSELL CAVE RD., LEXINGTON, KY.
Council District 1
Project Contact: Thoroughbred Engineering

Note: This plan requires the posting of a sign and an affidavit of such.

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan 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. 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.
10. Slightly darken the adjacent property information.
11. Depict boundary of property as a solid dark line.
12. Addition of name and address of property developer.
13. Denote access for construction vehicles.
14. Addition of existing and proposed easements.
15. Correct spelling for "Owner".
16. Label zoning on adjacent property.
17. Addition of length of street in site statistics.
18. Remove copyright information.
19. Clarify street cross-section for Russell Cave Road.
20. Clarify area of property on vicinity map.
21. Show cul-de-sac street details.
22. Extend all street connections to the property line.
23. Provided the Planning Commission makes a finding the plan complies with the EAMP.
24. Discuss sidewalk on one side of street or need for waiver to Article 6-8 of Land Subdivision Regulations.
25. Discuss angle of proposed stub street to the adjacent property to the north (furthest from Russell Cave Road).

3. **DEVELOPMENT PLANS** – Tentatively scheduled for the December 12, 2019, Planning Commission meeting.

- a. PLN-MJDP-19-00067: NEWTOWN SPRINGS (AMD) (2/2/20)* - located at 564 ASBURY LN., LEXINGTON, KY.
Council District 1
Project Contact: Eagle Engineering

Note: The purpose of this amendment is to revise the development layout from multifamily residential to 109 townhouses and to add 8 single family residential lots.

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. 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. United States Postal Service Office's approval of kiosk locations or easement.
11. Correct sidewalk width on street cross-sections for "C-C" and "F-F".
12. Addition of Purpose of Amendment note.
13. Adjust scale of plan to show detail of townhouse layout.
14. Addition of dimensions for all points of ingress and egress.
15. Addition of open space, building coverage, and floor area ratio per townhouse lot.
16. Correct language in general note #7 to meet required standard language.
17. Provided the Planning Commission makes a finding regarding Article 6-4(c) of the Land Subdivision Regulations on the use of access easements.
18. Discuss dumpster locations.
19. Discuss internal pedestrian system.

- b. PLN-MJDP-19-00068: THE PENINSULA & SQUIRES APARTMENTS (AMD) (2/2/20)* - located at 440 SQUIRES RD., LEXINGTON, KY.
Council District 7
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the clubhouse layout and add an access point on Squires Circle.

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 and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
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. Addition of building height of clubhouse in feet.
11. Update Purpose of Amendment note to include additional access point.
12. Dimension pools and pool deck area.

- c. PLN-MJDP-19-00069: RAMSEY SULLIVAN PROPERTY, LOT 4 (GARDENS OF KEARNEY RIDGE) (AMD) (2/2/20)* - located at 2559 KEARNEY RIDGE BLVD., LEXINGTON, KY.
Council District 12
Project Contact: Integrated Engineering

Note: The purpose of this amendment is to revise the layout of the buildings and parking on Lot 4.

The Technical Committee and Staff Recommended: **Postponement**. There are questions regarding the plan not complying with Article 9 and 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. 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. Depict Georgetown Road frontage along the amended area.
 14. Correct purpose of amendment note.
 15. Depict boundaries of property with a solid dark line and adjacent properties with a dashed line.
 16. Addition of street frontage in site statistics for Georgetown Road and Kearney Ridge Boulevard.
 17. Depict area of amendment on vicinity map.
 18. Addition of topography lines.
 19. Addition of walkways and dimensions.
 20. Denote location of construction access on plan.
 21. Clarify street cross-section locations.
 22. Addition of all existing and proposed easements.
 23. Label building line on plan.
 24. Addition of R-4 zoning label on plan face.
 25. Addition of information from previous plan (PLN-MJDP-19-00016).
 26. Clarify site statistics for building coverage, floor area and parking.
 27. Addition of bike rack locations.
 28. Show typical building layout to include square footage, number of stories, and number of units for each building type.
 29. Remove miscellaneous information from site statistics related to "mixed income housing units."
 30. Label the use of the two buildings in the center of the property.
 31. Denote approval from Royal Springs Aquifer Committee.
 32. Discuss location of the dumpsters in the 20' building line adjacent to the single family residential area.
 33. Discuss parking required for the proposed development.
- d. PLN-MJDP-19-00070: HAMBURG EAST (BAPTIST HEALTHCARE CAMPUS) (AMD) (3/2/20)* - located at 2000 POLO CLUB BLVD., LEXINGTON, KY.
Council District 12
Project Contact: CMW

Note: The purpose of this amendment is to revise the development of the property and depict proposed access, buildings and open space.

The Technical Committee and Staff Recommended: **Postponement** due to the number of discussion items.

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

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 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. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote: No building permit shall be issued until a final development plan is approved by the Planning Commission.
13. Dimension all buildings, drive aisles and provide a typical parking space.
14. Denote height of buildings in feet per Article 21 of the Zoning Ordinance.
15. Denote lot coverage per Article 21 of the Zoning Ordinance.
16. Denote 25' floodplain setback.
17. Increase topography legibility.
18. Clarify site statistics to include breakdown of supportive uses (#14 in Article 23A-10(b)) and other principal uses.
19. Provide Tree Inventory Map per Article 26 of the Zoning Ordinance.
20. Provide cross-section for service road along interstate.
21. Denote minimum 5' building line along Polo Club Boulevard.
22. Discuss plan status (PSP).
23. Discuss square footage discrepancies in building square footage denoted.
24. Discuss status of Lots 2, 3, 4 and 6.
25. Discuss service road alignment along interstate and connection to the south per the approved zoning development plan (ZDP 2006-112).
26. Discuss roadway widths and intersection configurations internal to the site and along Polo Club Boulevard.
27. Discuss access to proposed fire station.
28. Discuss intended purpose of buildings #1, #9, #12 and #13.

- e. PLN-MJDP-19-00071: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (AMD) (2/2/20)* - located at 1108 S. BROADWAY, LEXINGTON, KY.
Council District 3
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the development on lot, including parking layout, building location, property access and the addition of two drive-throughs.

The Technical Committee and Staff Recommended: Postponement. There are questions regarding the plans intrusion into the adjoining property and different zoning classifications.

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 record plat information.
12. Clarify area of amendment on vicinity map.
13. Remove extraneous information (floating directional arrows) from plan face.
14. Revise contour intervals to 2' per Article 21 of the Zoning Ordinance.
15. Update site statistics to reflect reduced building square footage.
16. Dimension all drive lanes.
17. Denote construction access point.
18. Addition of zone-to-zone screening.
19. Discuss access points, drive lanes and parking on adjacent properties.
20. Discuss building crossing over property line and zoning boundary.
21. Discuss B-1 zone setback (build to range) along Simpson Avenue.
22. Discuss need for two drive-throughs on the site associated with retail sales establishments.
23. Discuss proposed modification to stormwater management facilities and their impacts.
24. Discuss status of hydrology study required by note #14.

4. **ZONING DEVELOPMENT PLAN** - There are none.

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

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

7. **MINOR SUBDIVISION PLAN**

- a. PLN-MNDP-19-00020: FAYETTE COMMONS (MOE'S & BURGERFI) (AMD) (11/14/19)* - located at 135 ROJAY DR., LEXINGTON, KY.
Council District 9
Project Contact: Ingenium Enterprises, Inc.

Note: The Planning Commission postponed this item at their November 14, 2019, meeting. The staff is referring this minor development plan to the Planning Commission for the approval of the drive-through in a B-6P (Planned Shopping Center) zone.

The Subdivision Committee Recommends: Postponement. There are questions regarding the drive-through depicted on the minor 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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.

- 7. Documentation of Division of Water Quality’s approval of the Capacity Assurance Program requirements, prior to plan certification.

On November 27th, the Technical Committee reviewed this plan and recommended: **Approval**, subject to the above conditions, changing condition #7 to read “Division of Waste Management’s approval of refuse collection locations”.

B. STAFF ITEMS – There are none.

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

- a. PLN-MJDP-19-00062: LANSDOWNE SHOPPING CENTER (AMD) (1/6/20)* - located at 3329 TATES CREEK RD., LEXINGTON, KY.
Council District 4
Project Contact: Barrett Partners
- b. PLN-MJDP-19-00066: MASTERSON STATION CENTER (CITATION VILLAGE) (AMD) (1/6/20)* - located at 248 FERNDALE PASS AND 2679 LEESTOWN RD., LEXINGTON, KY.
Council District 2
Project Contact: EA Partners

D. NEXT MEETING DATES

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| Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers | December 12, 2019 |
| Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers | December 19, 2019 |
| Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) | December 18, 2019 |
| Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) | January 9, 2020 |
| Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) | January 9, 2020 |
| Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers | January 16, 2020 |
| Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers | January 30, 2020 |