

**AGENDA  
SUBDIVISION COMMITTEE MEETING**

**June 4, 2020  
8:30 a.m., Video Teleconference**

The **media and public** may view the meeting via the following information:

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**LAND SUBDIVISION TECHNICAL COMMITTEE** - The Land Subdivision Technical Committee met on Wednesday, May 27, 2020, at 8:30 a.m. Committee members in attendance were Autumn Dmytrewycz, Columbia Gas; Nicolas Benrey, United States Postal Service; Vaughan Adkins, Division of Engineering; Joe Oakley, Kentucky Utilities; Steve Gross and Lezlie Allison, Windstream; Cole Mitcham, Kentucky American Water, Kristan Curry, Division of Environmental Quality; Captain Greg Lengal, Division of Fire & Emergency Services; Stephen Parker and Deepika Eyunni, Traffic Engineering; Robert Poage, Addressing; Cynthia Relford, Waste Management; Greg Lubeck, Water Quality and Tracy Jones, Division of Law. Planning Staff members in attendance were James Duncan, Traci Wade, Tom Martin, Hal Baillie, Scott Thompson, Sam Castro, Cheryl Gallt, Denice Bullock, Lauren Hedge and Valerie Friedmann. 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 PLANS** - Tentatively scheduled for the June 11, 2020, Planning Commission meeting.

- a. PLN-MJSUB-20-00002: BELMONT FARM, UNIT 7 (COVENTRY) (AMD) (8/2/20)\* - located at 2450 GEORGETOWN RD., LEXINGTON, KY.  
Council District 2  
Project Contact: Banks Engineering

**Note:** The purpose of this amendment is to revise the detached single family unit lot layout, add townhouse dwelling units and revise access and circulation for the subdivision.

**The Technical Committee and Staff Recommends: Postponement.** There are questions regarding the timing of construction for Huntley Place and the number of single family lots with one access point.

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.
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. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Addition of zone lines (R-3, R-4, I-1, B-6P and P-1).
11. Depict location of street cross-sections.
12. Correct location of recording "Fayette County Clerk's Office" in note for record source.
13. Correct plan type to include "Amended".
14. Addition of existing and proposed easements.
15. Addition of proposed street names.
16. Denote location of construction access point on plan.
17. Denote source of contours.
18. Addition of note #11 referencing alluvial soils from previous plan (PLAN 2005-321P).
19. Denote: Property located within the Royal Springs Aquifer.
20. Denote: Townhomes shall be developed in accordance with an approved final development plan (Lots 118-147).
21. Depict access location between Huntley Place and Georgetown Road per PLN-MJSUB-19-00001: COVENTRY (BELMONT FARM), UNIT 9.

22. Discuss the number of access points to serve the proposed single family per Fire Code Standards.
23. Discuss the driveway access for townhomes on Huntly Place.
24. Discuss the change from the previously proposed open space/greenway along eastern portion of subdivision.
25. Discuss the timing of construction of Huntly Place.
26. Discuss access to greenway from single-family lots.

- b. PLN-MJSUB-20-00003: HARPER WOODS, LOTS 21 & 26-29 (AMD) (8/2/20)\* - located at 3517, 3521, 3525, 3529 AND 3553 HARPER WOODS LN., LEXINGTON, KY.

Council District 8

Project Contact: EA Partners

Note: The purpose of this amendment is to amend the lotting pattern for Lots 21 & 26-29.

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. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.

3. **DEVELOPMENT PLANS** - Tentatively scheduled for the June 11, 2020, Planning Commission meeting.

- a. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (6/11/20)\* - located at 6600 MAN O' WAR BLVD., LEXINGTON, KY.

Council District 12

Project Contact: EA Partners

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

At the request of the applicant, the Subdivision Committee did not review this development plan at their January 9, 2020, February 6, 2020, and March 12, 2020, meetings.

The Technical Committee and Staff Recommended: Postponement. There are questions about adequate access to develop over 100 dwelling units at this location and the need for density transfer documents to meet Article 23A 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. United States Postal Service Office's approval of kiosk locations or easement.
  12. Denote conditional zoning requirements for landscape buffer on plan.
  13. Provided the Planning Commission makes a finding the plan complies with the EAMP.
  14. Denote density calculations for the EAR-2 and EAR-3 zones in the site statistics, including units transferred.
  15. Discuss zone-to-zone landscaping/screening per Article 23A-2(r) of the Zoning Ordinance.
  16. Discuss trash compactor location.
  17. Discuss building #11 pedestrian connection to overall system.
  18. Discuss activation of area adjacent to greenway to achieve better integration within the development.
  19. Discuss status of Caversham Park Lane extension and connection to the adjoining neighborhood.
  20. Discuss need for density transfer to meet Article 23A.
  21. Discuss termination of Constantine Avenue.
- b. PLN-MJDP-20-00010: WINTERWOOD LLC (STONEWALL TERRACE) (6/11/20)\* - located at 1812 VERSAILLES RD, LEXINGTON, KY.

Council District 11

Project Contact: Earthcycle Design

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. Revise lot coverage to delete vehicular use area per the definition in Article 1-11 of the Zoning Ordinance.
  14. Dimension sidewalks to clubhouse.
  15. Delete proposed zone references.
  16. Document substantial compliance with multi-family design guidelines.
  17. Denote enhanced landscaping adjacent to R-2 zone.
  18. Provided the Planning Commission grants the requested waiver.
  19. Discuss timing of cul-de-sac dedication.
  20. Discuss community center connection to open space/greenway as a focal point for the site.
- c. PLN-MJDP-20-00012: HOOVER AND PHILPOT EVANGELISTIC ASSOCIATION PROPERTY (THE FOUNTAINS AT PALOMAR) (AMD) (6/11/20)\* - located at 3801 AND 3901 HARRODSBURG RD., LEXINGTON, KY.  
Council District 10  
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the building square footage, parking circulation and landscaping for Lots 2 through 5.

The Technical Committee and Staff Recommended: Postponement. There are questions concerning the required neighborhood notification.

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. Clarify parking generator for restaurants on site 4 & 5.
  12. Denote drive-through order point on Site 2.
  13. Discuss compliance with notification requirement.
  14. Discuss multiuse path adjacent to Harrodsburg Road and Man o' War Boulevard.
  15. Discuss heavy dashed line adjacent to parking lot and underground detention on sites 4 & 5.
  16. Discuss timing of easement modifications per new final record plat.
  17. Discuss orientation and buffering of area adjacent to Harrodsburg Road and Man o' War intersection.
  18. Discuss cross access between site 5 & site 6.
  19. Discuss compliance with notes #12, #16, #19, #21 & #23.
- d. PLN-MJDP-20-00013: COLDSTREAM RESEARCH CAMPUS, UNIT 2-B, SEC 1, LOT 26 (PIRAMAL PHARMA SOLUTION EXPANSION PROJECT) (AMD) (6/11/20)\* - located at 1575 MCGRATHIANA PKWY., LEXINGTON, KY.  
Council District 2  
Project Contact: Strand Associates

Note: The purpose of this amendment is to depict additional building square footage and parking, revise phase line and tree canopy.

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. 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. Addition of access points for construction vehicles.
  13. Clarify the height on existing and proposed buildings.
  14. Addition of building line setback per recorded plat Cab. L. Sl. 349.
  15. Dimension ingress and egress on McGrathiana Parkway.
  16. Clarify open space requirement per Article 8-24(k) of the Zoning Ordinance and note #16.
  17. Denote floor area ratio in site statistics per Article 8-24(i) of the Zoning Ordinance.
  18. Contour intervals shall be at 2 feet per Article 21-6(b) of the Zoning Ordinance.
  19. Document compliance with required Design Guidelines and Committee approval per Article 8-24(o)(7) of the Zoning Ordinance.
  20. Review by the Royal Spring Aquifer Committee prior to certification.
- e. PLN-MJDP-20-00015: DELMONT GARDENS (CHRISTIAN TOWERS EXPANSION) (AMD) (6/11/20)\* - located at 1511 VERSAILLES RD., LEXINGTON, KY.  
Council District 11  
Project Contact: Strand Associates

Note: The purpose of this amendment is to add another building and associated parking.

The Technical Committee and Staff Recommended: Postponement. There are questions about compliance with the notification requirements per Article 9-7(b) 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. Department of Environmental Quality's approval of environmentally sensitive areas.
  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. Denote final record plat information for property.
  14. Denote final record plat information for all adjoining properties.
  15. Delete note #9.
  16. Correct Planning Commission certification to reflect meeting date.
  17. Denote height of building in feet.
  18. Denote canopy height.
  19. Denote lot coverage in the site statistics per Article 21 of the Zoning Ordinance.
  20. Denote Infill & Redevelopment regulations shall apply to the property in its entirety.
  21. Discuss compliance with the notification requirement per Article 9-7(b) of the Zoning Ordinance.
- f. PLN-MJDP-20-00016: PERRY STREET TOWNHOMES (6/11/20)\* - located at 213, 215, 217, 219, 221, 223, 225 AND 229 PERRY ST., LEXINGTON, KY.  
Council District 2  
Project Contact: Endris Engineering

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. 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 driveway length for Lot 3.
12. Correct dimension of walkway on face of plan.
13. Remove lot coverage and floor area ratio from site statistics.
14. Correct Planning Commission certification to reflect meeting date.
15. Discuss note #13.

- g. PLN-MJDP-20-00017: POLO CLUB CENTER (SIKURA JUSTICE PROPERTY, UNIT 6) (AMD) (9/1/20)\* - located at 6411 POLO CLUB LN., LEXINGTON, KY.  
Council District 12  
Project Contact: Integrated Engineering

Note: The purpose of this amendment is to update the site statistics, revise the parking layout and circulation for Lot 5. This plan requires the posting of a sign and an affidavit of such.

The Technical Committee and Staff Recommended: Postponement. The applicant has not submitted the required EAMP Compliance Statement per Article 23B-4 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. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote access entrance and exit widths.
13. Addition of street cross-section for Polo Club Lane.
14. Denote building height in feet for Building 2.
15. Revise language of Owners Certification.
16. Clarify housing type for Building 1.
17. Correct note #7.
18. Addition of exaction note to the approval of the Division of Planning.
19. Incorporate note #6 into note #5.
20. Delete note #10.
21. Amend note #15 to specify townhouses on Lot 1.
22. Provided the Planning Commission makes a finding that the plan complies with the EAMP.
23. Discuss pedestrian connection to the Blackford Property.

- h. PLN-MJDP-20-00022: DISTILLERY DISTRICT – WEST, UNIT 1 (8/2/20)\* - located at 1158 and 1170 MANCHESTER ST., LEXINGTON, KY.  
Council District 2  
Project Contact: Earthcycle Design

Note: The purpose of this amendment is to add a new residential building and revise the uses in an existing building. 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, 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. 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. Denote height of building of new residential building in feet.
13. Denote required sidewalk along Manchester Street shall be completed prior to issuance of a Zoning Compliance Permit.
14. Clarify parking requirements for hotel and restaurant.
15. Correct FEMA floodplain information.
16. Discuss pedestrian safety improvements for crossing Manchester Street.

- i. PLN-MJDP-20-00023: THISTLE STATION, LLC (8/2/20)\* - located at 308 AND 330 NEWTOWN PIKE, LEXINGTON, KY.  
Council District 2  
Project Contact: Earthcycle Design

Note: The purpose of this amendment is to revise the development.

The Technical Committee and Staff Recommended: Postponement. The required Form-Based Neighborhood Business Project Area Character & Context Study has not been submitted.

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. Correct date on Commission's certification.
14. Denote lot coverage in the site statistics.
15. Denote height of building in feet.
16. Provide Area Character and Context Study per Article 8-16(o)(3) of the Zoning Ordinance and correct note #23.
17. Include elevation of proposed structure on face of the plan.
18. Discuss right-out access proposed on Newtown Pike.
19. Discuss open space area north of parking lot adjacent to Newtown Pike.
20. Discuss integration of Legacy Trail along Newtown Pike.
21. Discuss compliance with the form-based neighborhood business project site enhancements and neighborhood integration requirements in Article 8-16(o)(3) of the Zoning Ordinance.

- j. PLN-MJDP-20-00025: CHRISTIAN ROAD DEVELOPMENT (8/2/20)\* - located at 2171 CHRISTIAN RD., LEXINGTON, KY.  
Council District 6  
Project Contact: Integrated Engineering

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Division of Waste Management's approval of refuse collection locations.
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. Denote area of plan on vicinity map.
11. Depict location of street cross-section.
12. Complete dimensions on Building B.
13. Denote height of buildings in feet on plan.
14. Correct note #7 referencing "Chapter 16 of the Code of Ordinance".
15. Correct note #9.
16. Discuss improvements along road frontage.

17. Discuss outdoor storage area and required fencing.

- k. PLN-MJDP-20-00026: FORTUNE BUSINESS CENTER (FKA S & M DEVELOPMENT) (8/2/20)\* - located at 2300 FORTUNE DR., LEXINGTON, KY.  
Council District 6  
Project Contact: Thoroughbred Engineering

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. United States Postal Service Office's approval of kiosk locations or easement.
11. Provide dimensions of property boundary.
12. Addition of existing entrance and parking along Fortune Drive.
13. Update plan name with previous plan name.
14. Denote lot coverage, building height and FAR per Article 21 of the Zoning Ordinance.
15. Darken line weight of utility easements.
16. Delete Winchester Road access.
17. Dimension building.
18. Discuss stormwater impact to regional retention basin.
19. Discuss building and access being located in retention easement.

4. **ZONING DEVELOPMENT PLANS** - Tentatively scheduled for the June 25, 2020, Planning Commission meeting.

- a. PLN-MJDP-20-00011: MASTERSON STATION CENTER (CITATION VILLAGE) (CITATION FLATS) (AMD) (6/25/20)\* - located at 2679 LEESTOWN RD., LEXINGTON, KY.  
Project Contact: Tarr Group

Note: The purpose of this amendment is to rezone a section of the property to High Density Apartment (R-4) zone.

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

1. Provided the Urban County Council rezones the property R-4; 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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Denote required and provided open space.
10. Delete omitted notes and renumber general notes.
11. Correct spelling in cross-sections.
12. Provide required Tree Inventory Map (TIM) per Article 26-4(b) of the Zoning Ordinance.
13. Denote use of area adjacent to circular parking.
14. Addition of all information approved on PLN-MJDP-19-00066.
15. Denote construction entrance.
16. Discuss stormwater detention area(s).
17. Discuss pedestrian access.
18. Discuss use of greenway as open space and access to such open space.
19. Discuss enhanced landscaping for parking area adjacent to Citation Blvd.
20. Discuss enhanced landscaping for parking area adjacent to Robinson Way.
21. Discuss zone-to-zone screening along Abigail Way per Article 18 of the Zoning Ordinance.
22. Discuss Placebuilder criteria.

- b. PLN-MJDP-20-00014: EASTLAND PARKWAY SUBDIVISION, TRACT 1, BLK B, LOT 3 (6/25/20)\* - located at 1540 EASTLAND PKWY., LEXINGTON, KY.  
Project Contact: Barrett Partners

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

The Technical Committee and Staff Recommended: Postponement. There were concerns about compatibility of the plan with Article 21 regulations in the Zoning Ordinance.

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

1. Provided the Urban County Council rezones the property B-4; 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. Depict access point for construction access.
8. Dimension access point on cul-de-sac.
9. Clarify street frontage on Eastland Court and New Circle Road Ramp.
10. Addition of cul-de-sac detail.
11. Clarify dimensions on east and west property lines.
12. Discuss conflict between existing tree inventory and information denoted on the plan.
13. Discuss shared access to Eastland Court and proposed maintenance.
14. Discuss preliminary subdivision lot layout and approved final record plat.
15. Discuss Placebuilder criteria.

Note: Tentatively scheduled for the July 16, 2020, Planning Commission meeting.

- c. PLN-MJDP-20-00019: YELLMAN'S SUBDIVISION (POWERHOUSE CHURCH OF GOD) (BLACKBURN DEVELOPMENT) (8/2/20)\* - located at 325, 329, 333 AND 345 BLACKBURN AVE., LEXINGTON, KY.  
Project Contact: Carman

Note: The purpose of this plan is to rezone the property located at 325, 329 and 333 Blackburn Avenue.

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

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. United States Postal Service Office's approval of kiosk locations or easement.
  7. Addition of "Powerhouse Church of God" to plan title.
  8. Darken the text for the bearings & distances and street names.
  9. Addition of record plat information for property (Cab. N, Sl. 362).
  10. Addition of required topography information.
  11. Dimension access point on adjacent property.
  12. Denote location of access point for construction vehicles.
  13. Improve legibility of information on adjacent property.
  14. Addition of existing zoning in site statistics.
  15. Denote: Reciprocal parking and access between properties.
  16. Provided the Planning Commission grants the requested variances.
  17. Discuss location of "perpetual access, ingress and egress easements" (hatching behind parking spaces).
  18. Discuss 15' landscape buffer easement on property.
  19. Discuss maintenance for access easement.
  20. Discuss compliance with Article 15-7(a) of the Zoning Ordinance for infill and redevelopment projects.
  21. Discuss Placebuilder criteria.
- d. PLN-MJDP-20-00020: BAPTIST CHURCH AT ANDOVER PROPERTY (8/2/20)\* - located at 3330 TODDS RD., LEXINGTON, KY.  
Project Contact: Barrett Partners

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

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. Provided the Urban County Council rezones the property R-4; 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 and steep slopes.
  7. Dimension parking garages and add to lot coverage and FAR.
  8. Denote height of apartment building in feet.
  9. Denote 25' setback adjacent to A-U zone and revise plan to meet required setback.
  10. Discuss enhanced landscaping adjacent to single family lots.
  11. Discuss pedestrian access to Building #3.
  12. Discuss vehicular and pedestrian access to Andover Woods Lane.
  13. Discuss sidewalk improvements along Andover Woods Lane frontage.
  14. Discuss access to Todds Road.
  15. Discuss access points along Putter Lane cul-de-sac.
  16. Discuss Placebuilder criteria.
- e. PLN-MJDP-20-00027: SPRING LAKE (8/2/20)\* - located at 2300 SANDERSVILLE RD., LEXINGTON, KY.  
Project Contact: EA Partners

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

The Technical Committee and Staff Recommended: Postponement due to the number of conditions.

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

1. Provided the Urban County Council rezones the property R-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. 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. Denote location of springs.
8. Denote: Treatment of springs shall be determined at time of Preliminary Subdivision Plan/Final Development Plan.
9. Discuss road improvements for Greendale Road and Sandersville Road.
10. Discuss treatment of stonewall.
11. Discuss odd geometry of Lot 237.
12. Discuss enhanced landscaping adjacent to railroad.
13. Discuss proposed parking area adjacent to Lots 95 and 96.
14. Discuss extending pedestrian system to townhouses on Lot 332.
15. Discuss location of multi-family housing and roadway capacity.
16. Discuss greenway use and dedication.
17. Discuss traffic calming.
18. Discuss location of possible neighborhood park per Parks and Recreation Master Plan.
19. Discuss Placebuilder criteria.

Note: Tentatively scheduled for the July 23, 2020, Planning Commission meeting.

- f. PLN-MJDP-20-00005: TOM COLLINS FARM (MCGHEE PROPERTY) (6/25/20)\* - located at 4865 TATES CREEK RD., LEXINGTON, KY.  
Project Contact: Eagle Engineering

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

The Subdivision Committee did not review this plan.

The Technical Committee and Staff Recommended: Postponement. There are concerns about adequate street infrastructure for the individual townhomes, protection of existing mature trees and access to Tates Creek Road.

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

1. Provided the Urban County Council rezones the property R-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. 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. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
  8. United States Postal Service Office's approval of kiosk locations or easement.
  9. Revise Tree Protection Plan (TPP) to Tree Inventory Map (TIM).
  10. Discuss note #14.
  11. Discuss use of access easement for frontage.
  12. Discuss access to Tates Creek Road.
  13. Discuss continuation of Collinswood Drive to Tates Creek Road.
  14. Discuss enhanced landscaping and tree protection adjacent to Single Family Residential (R-1C) zoned property (Lots 41-48).
  15. Discuss pedestrian circulation and utility/visibility of clearly defined common open spaces.
  16. Discuss Placebuilder criteria:
    - a. A-DS5-3: Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere
    - b. A-DS10-1: Residential units should be within a reasonable walking distance to a focal point.
    - c. A-DS1-2: Mass transit infrastructure such as seating and shelters should be provided/enhanced along transit routes. (A-EQ7).
    - d. D-CO2-1: Safe facilities for all users and modes of transportation should be provided.
    - e. D-CO4-1: Dead-end streets and Cul-de-sacs should be discouraged except where connections are not topographically or environmentally feasible.
    - f. B-PR7-2: Trees should be incorporated into development plans, prioritize grouping of trees to increase survivability.
    - g. B-PR7-3: Developments should improve the tree canopy.
    - h. B-RE1-1: Developments should incorporate street trees to create a walkable streetscape.
    - i. B-RE2-1: Green infrastructure should be used to connect the greenspace network.
- g. PLN-MJDP-20-00021: SAND LAKE & ESTES PROPERTIES, LOT 2, SECTION 2 (AMD) (8/2/20)\* - located at 109 SAND LAKE DR., LEXINGTON, KY.  
Project Contact: Barrett Partners

Note: The purpose of this amendment is to rezone the subject property from B-3 to B-4 for a storage facility.

The Technical Committee and Staff Recommended: Postponement. There were some questions regarding the pedestrian connectivity and lack of complete development plan information.

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

1. Provided the Urban County Council rezones the property B-4; 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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
  6. Department of Environmental Quality's approval of environmentally sensitive areas.
  7. Addition of walkway dimensions.
  8. Addition of dimension of entrance width.
  9. Clarify directional layout of drive aisles.
  10. Recordation of access easement on Lot 2 prior to final development plan approval.
  11. Addition of all information from certified final development plan (DP 2016-18).
  12. Discuss pedestrian connectivity to the subject property.
  13. Discuss Placebuilder criteria.
- h. PLN-MJDP-20-00028: GATEWAY LOFTS (GROGAN & GROGAN) (8/2/20)\* - located at 1016 S. BROADWAY, LEXINGTON, KY.  
Project Contact: Edge

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

The Technical Committee and Staff Recommended: Postponement. There were some questions about compliance with the principal uses allowed in the B-1 zone, Article 8-16(b) of the Zoning Ordinance.

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

1. Provided the Urban County Council rezones the property B-1; 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 all  $\pm$  signs from plan.
8. Provide interior parking garage layout as an insert or exhibit.
9. Addition of street cross-sections.
10. Addition of written scale.
11. Denote bicycle rack location(s).
12. Correct note #2 to reference the Chapter 16 of the Code of Ordinance.
13. Discuss compliance with Article 8-16(b) of the Zoning Ordinance.
14. Discuss stormwater quality and detention.
15. Discuss proposed service entrance on S. Broadway.
16. Discuss street improvements and addition of right-of-way.
17. Discuss mass transit enhancement/accommodations.
18. Discuss parking reduction calculations in site statistics.
19. Discuss Placebuilder criteria.

5. **REAPPROVAL, CONTINUE DISCUSSIONS & EXTENSION ITEMS** – Tentatively scheduled for the June 11, 2020, Planning Commission meeting.

- a. PLN-MJDP-19-00013: PAPPERT PROPERTY (AMD) (8/16/20)\* - located at 2811 SPURR ROAD, LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the street layout for single-family dwelling. The Planning Commission originally approved this plan on April 11, 2019, 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. United States Postal Service Office's approval of kiosk locations.
10. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
11. Division of Waste Management's approval of refuse collection locations.
12. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
13. Dimension driveway, walkway and points of egress and ingress in feet on plan.
14. Dimension height of apartment buildings and clubhouse in feet on plan.
15. Denote the Royal Springs Aquifer Committee's consideration and/or approval prior to certification.

Note: The Planning Commission's approval expired on April 11, 2020, and the applicant now requests a reapproval of the Planning Commission's previous approval.

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

- b. ZDP 2015-52: CLARK PROPERTY, UNIT 4 (8/16/20)\* - located at 1551 DEER HAVEN LANE, LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners

Note: This plan requires the posting of a sign and an affidavit of such. The Planning Commission originally approved this plan on July 23, 2015, subject to the following conditions:

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. Correct note #4 to reference Chapter 16 of the Code of Ordinances.
7. Increase street frontage to the existing LFUCG park (at Lot 257).
8. Denote acreage in open space on plan, per Art. 23A-6(k)(2).
9. Provided the Planning Commission makes a finding that the plan complies with the EAMP.
10. Delete "proposed entry feature" from right-of-way of Blackford Parkway at eastern end of property, adjacent to existing development.
11. Provide a median break for vehicular access to LFUCG park.
12. Taper tree protection area(s) on Lot 156, along LFUCG Rails-to-Trails area.

Note: The Planning Commission's approval will expire on July 23, 2020, and the applicant now requests an extension of the Planning Commission's previous approval.

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

- c. PLN-MJDP-16-00031: FORTUNE BUSINESS CENTER, LOT 3 (AMD) (8/16/20)\* - located at 2300 FORTUNE DRIVE, LEXINGTON, KY  
Council District 6  
Project Contact: Thoroughbred Engineering

Note: The Planning Commission originally approved this plan on November 17, 2016, subject to the following conditions:

1. Provided the Urban County Council rezones the property B-4; 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. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Improve legibility of cross-sections.
7. Denote adjacent property information.
8. Denote location of existing trees, on plan.

Note: The Planning Commission's approval will expire on November 17, 2020, and the applicant now requests a reapproval of the Planning Commission's previous approval.

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

- d. PLN-MJSUB-19-00007: CROSSROADS CHRISTIAN CHURCH (GARDEN ESTATES) (AMD) (8/16/20)\* - located at 4128 TODDS ROAD, LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment was to create 17 single family lots. The Planning Commission originally approved this plan on July 11, 2019, 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. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Provided the Board of Adjustment grants the requested variances for USA/RSA landscape buffering.
11. Denote the Health Department approval of the septic system on Lot 17.
12. Denote existing and proposed easements.
13. Reflect the Board of Adjustments approval, to denote that the Board of Health will need to certify any septic tank system on Lot 17 and to make a finding that the plan complies with the EAMP.
14. Correct zoning in the site statistics.
15. Denote no access to Todds Road right-of-way from Lots 1 and 17.
16. Denote no amendment to the Final Development Plan required for the single family lots if developed in accordance with the Zoning Ordinance.
17. Provided the Planning Commission makes a finding the plan complies with the EAMP.

As part of the Planning Commission's approval, PLN-MJSUB-19-00007: CROSSROADS CHRISTIAN CHURCH (GARDEN ESTATES) (AMD) was found to be in compliance with the Future Land Use, Community Design and Infrastructure elements of the Expansion Area Master Plan, for the following reasons:

1. The use, density and proposed development meet the definition of the EAR-1 land use category of the EAMP that have been planned for this area.
2. The regional sanitary sewer pump station has been constructed and is functioning as designed, as is the regional stormwater detention areas.
3. The site has incorporated several features that substantially comply with the intent of the EAMP to create distinct and well defined neighborhoods although it is relatively isolated from the rest of EA 2B.

The Planning Commission also recommended the following changes to the final development plan in order to ensure even greater compliance with the Community Design Element of the EAMP:

- a. Denote on the Final Development Plat that the lots will comply with Article 23A-2(q) of the Zoning Ordinance, thereby ensuring conformance with the EAMP recommendations for well-defined neighborhoods.

**Note:** The applicant has requested a continued discussion of the revised plan for the June 11, 2020, Planning Commission meeting. Due to the significant nature of the revision, the plan is being brought back to the Technical Committee for review.

The Technical Committee and Staff Recommended: **Approval**, subject to the previously approved conditions, deleting the following conditions, and adding one new condition.

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.~~
6. 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. 8. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
- ~~10. Provided the Board of Adjustment grants the requested variances for USA/RSA landscape buffering.~~
- ~~11. Denote the Health Department approval of the septic system on Lot 17.~~
- ~~12. Denote existing and proposed easements.~~
- ~~13. Reflect the Board of Adjustments approval, to denote that the Board of Health will need to certify any septic tank system on Lot 17 and to make a finding that the plan complies with the EAMP.~~
- ~~14. Correct zoning in the site statistics.~~
- ~~15. Denote no access to Todds Road right of way from Lots 1 and 17.~~
- ~~16. Denote no amendment to the Final Development Plan required for the single family lots if developed in accordance with the Zoning Ordinance.~~
9. 17. Provided the Planning Commission makes a finding the plan complies with the EAMP.
10. Addition of exaction note to the approval of the Division of Planning.

**6. MINOR SUBDIVISION PLANS** – There are none.

**B. STAFF ITEMS** – There are none.

**C. POSTPONED ITEMS** – Tentatively scheduled for the June 11, 2020, Planning Commission meeting.

- a. PLN-MJDP-19-00071: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (AMD) (6/11/20)\* - located at 1108 S. BROADWAY, LEXINGTON, KY.  
Council District 3  
Project Contact: Vision Engineering
- b. PLN-MJDP-19-00077: WINBURN ESTATES, UNIT 3 (HUTSON-SIRK PROPERTY) (6/11/20)\* - located at 1975 RUSSELL CAVE RD., LEXINGTON, KY.  
Council District 1  
Project Contact: synTerra Corporation

**Note:** The Planning Commission continued the above item at the June 11, 2020 Planning Commission meeting.

- c. PLN-MJSUB-20-00001: DOTSON FARM SUBDIVISION (HALEY PIKE-BRIAR HILL RD) (AMD) (6/11/20)\* - located at 5501 HALEY DOWNS DR., LEXINGTON, KY.  
Council District 12  
Project Contact: Eagle Engineering
- d. PLN-FRP-20-00011: HIGHLAWN EXTENSION (LOT 28 AND A PORTION OF LOT 27) (AMD) (6/11/20)\* - located at 1422 AND 1422½ EDGELAWN AVE., LEXINGTON, KY.  
Council District 1  
Project Contact: Cam Surveying

Tentatively scheduled for the June 25, 2020, Planning Commission meeting.

- e. PLN-MJDP-20-00001: RAMSEY/SULLIVAN PROPERTY (FKA BELMONT INDUSTRIAL PARK, TRACT 1) (6/25/20)\* - located at 2501 & 2701 SPURR RD AND 2710 SULLIVANS TRACE, LEXINGTON, KY.  
Project Contact: Strand Associates

- f. PLN-MJDP-20-00003: MORNINGSIDE ADDITION (BLUE DOOR SMOKEHOUSE EXPANSION) (6/25/20)\* - located at 222, 224 AND 226 WALTON AVENUE AND 706 AURORA AVE., LEXINGTON, KY.  
Project Contact: Midwest Engineering
  
- g. PLN-MJDP-20-00007: SHARKEY PROPERTY, UNIT 1, LOT 10A & A PORTION OF UNIT 4, SEC 2 (AMD) (6/25/20)\* - located at 132 AND 148 LOUIE PL., LEXINGTON, KY.  
Project Contact: Barrett Partners

**D. NEXT MEETING DATES**

<b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., Video Teleconference.....	<b>June 11, 2020</b>
Work Session, Thursday, 1:30 p.m., 3 <sup>rd</sup> Floor Phoenix Building.....	June 18, 2020
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) .....	June 24, 2020
<b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....	<b>June 25, 2020</b>
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) .....	July 2, 2020
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) .....	July 2, 2020
<b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....	<b>July 9, 2020</b>
Work Session, Thursday, 1:30 p.m., 3 <sup>rd</sup> Floor Phoenix Building.....	July 16, 2020
<b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....	<b>July 23, 2020</b>
Work Session, Thursday, 1:30 p.m., 3 <sup>rd</sup> Floor Phoenix Building.....	July 30, 2020