

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

**December 6, 2018**

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, November 28, 2018, at 8:30 a.m. Committee members in attendance were Craig Prather and Chris Dent, Division of Water Quality; Vaughan Adkins, Division of Engineering; Joe Oakley, Kentucky Utilities; Demetria Mehlhorn, Division of Environmental Quality; Rob Poage, Addressing Office; Captain Greg Lengal & Captain Joshua Thiel, Division of Fire & Emergency Services; Casey Kaucher, Division of Traffic Engineering; Lezlie Allison, Windstream and Andrea Brown, Division of Law. Planning Staff members in attendance were Traci Wade, Tom Martin, Hal Baillie, Cheryl Galt, Denice Bullock and Scott Thompson. The Committee made recommendations on plans as noted.

General Notes

The following notes automatically apply to all plans listed on this docket (unless a waiver of any section is granted by the Planning Commission).

1. All preliminary and final subdivision plans are required to conform to the requirements of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform to the requirements of Article 21 of the Zoning Ordinance.

**A. MAJOR SUBDIVISION ITEMS AND DEVELOPMENT PLANS**

1. **FINAL SUBDIVISION PLAN** - Tentatively scheduled for the December 13, 2018, Planning Commission meeting.

- a. PLN-MJSUB-18-00046: LANGE AND DEMOVELLAN PROPERTY (2/3/19)\* - located at 1101 WALNUT HILL ROAD, LEXINGTON, KY.  
Council District 12  
Project Contact: Abbie Jones Consulting

Note: 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.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Addition of maintenance note, per Article 5-4(g) of the Land Subdivision Regulations
8. Addition of street cross-section.
9. Discuss dedication of additional right-of-way.
10. Discuss need for off-site information.
11. Discuss need to denote site improvements.

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

3. **DEVELOPMENT PLANS** - Tentatively scheduled for the December 13, 2018, Planning Commission meeting.

- a. PLN-MJDP-18-00093: WIGGINS & COMPANY, INC., LOT A-5 (AMD) (2/3/19)\* - located at 2520 NICHOLASVILLE ROAD, LEXINGTON, KY.  
Council District 4  
Project Contact: CMW

Note: The purpose of this amendment is to add 7,020 sq. ft. building.

The Technical Committee and Staff Recommends: **Postponement**. There are questions regarding the compliance with Articles 12-8(h), 12-8(i) and 18-3(b)(1) 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. Denote height of all buildings in feet on plan.
11. Clarify use of building on Parcel 5.
12. Correct B-1 zone reference in site statistics to B-3 zone.
13. Discuss compliance with Articles 12-8(h) and 12-8(i) of the Zoning Ordinance.
14. Discuss compliance with Article 18-3(b)(1) of the Zoning Ordinance.

- b. PLN-MJDP-18-00094: HAMBURG EAST, LOT 3 (AMD) (2/3/19)\* - located at 2800 POLO CLUB BOULEVARD, LEXINGTON, KY.

Council District 12

Project Contact: Geisler Domigan Engineers, PLLC

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the building and parking layout on Lots 3A and 3B.

The Technical Committee and Staff Recommends: Postponement. There are questions concerning the compliance with Article 23A-9(k) of the Zoning Ordinance regarding the parking layout, pedestrian access and Article 23B-4 of the Zoning Ordinance regarding EAMP Compliance Statement.

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. Denote Board of Adjustment approval for drive-throughs (PLN-BOA-18-00076).
  10. Addition of record plat designation Cabinet R, Slide 386 on adjacent property.
  11. Clarify area of amendment on vicinity map.
  12. Denote access point for construction vehicles.
  13. Addition of cross-section for access easement.
  14. Addition of dimensions on plan face and use of insert of amendment to improve legibility.
  15. Addition of proposed and existing easements.
  16. Discuss compliance with Article 23A-9(k)(4) of the Zoning Ordinance in reference to minimizing parking between the buildings and the adjoining street.
  17. Discuss compliance with Article 23A-9(k)(5) of the Zoning Ordinance as to connection to pedestrian access way.
  18. Discuss Expansion Area Master Plan compliance and lack of required statement per Article 23B-4(a) of the Zoning Ordinance.
  19. Discuss required Expansion Area Infrastructure Statement, per Article 23B-4(b) of the Zoning Ordinance.
- c. PLN-MJDP-18-00096: FAYETTE INDUSTRIAL PARK, BLOCK A, LOT 3 (AMD) (2/3/19)\* - located at 130 W. TIVERTON WAY, LEXINGTON, KY.

Council District 9

Project Contact: Vision Engineering

Note: The purpose of this amendment is to enclose an existing patio, thereby increasing the building square footage by 1,512 sq. ft.

The Technical Committee and Staff Recommends: Postponement. There are questions as to whether or not the proposed development meets the required parking.

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. Addition of contours for property being amended.
10. Denote construction access point.
11. Clarify street cross-section and denote location on plan face.
12. Addition of dimension on buildings.

13. Denote height of building in feet on plan.
14. Denote location of stormwater detention.
15. Clarify site statistics, building coverage, floor area and parking.
16. Discuss compliance with parking requirements for the B-3 zone.

**4. ZONING DEVELOPMENT PLANS** – Tentatively scheduled for the December 13, 2018, Planning Commission meeting.

- a. PLN-MJDP-18-00083: PAPPERT PROPERTY (AMD) (12/30/18)\* - located at 2811 SPURR ROAD (A PORTION OF), LEXINGTON, KY.

Project Contact: EA Partners

Note: The purpose of this amendment is to rezone a portion of the property.

The Technical Committee and Staff Recommends: Postponement to further review the revised plan.

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

1. Provided the Urban County Council rezones the property to R-4 and remove conditional zoning; 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. Denote existing and/or proposed easements.
  9. Discuss access to the townhouse area and clubhouse lot configuration.
  10. Discuss improvements to Spurr Road.
  11. Discuss front yard setback along Spurr Road.
  12. Discuss termination of public street in elderly housing/apartment development.
  13. Discuss access to street from single family home areas.
  14. Discuss proposed local street cross-sections and impact to building setback.
- b. PLN-MJDP-18-00095: PENMOKEN PARK, LOT P-104 (SOUTHERN & JONES PROPERTIES, LLC) (2/3/19)\* - located at 1847 NICHOLASVILLE ROAD, LEXINGTON, KY.  
Project Contact: ECSI, LLC

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

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. Addition of street cross-sections to plan.
6. Denote existing and proposed easements.
7. Addition of contour lines.
8. Correct spelling of parking lot.
9. Denote compliance with Article 15-7 shall be determined at the final development plan.
10. Remove Tree Preservation Plan and replace with Tree Inventory Plan per Article 26 of the Zoning Ordinance.
11. Denote site on vicinity map.
12. Correct tree canopy numbers.
13. Discuss plan status and intent to subdivide and/or compliance with Article 9 requirements.
14. Discuss stormwater quantity and quality requirements.
15. Discuss access to Penmoken Park.
16. Discuss setback on Nicholasville Road.

**5. CONTINUED DISCUSSION ITEM** - Tentatively scheduled for the December 13, 2018, Planning Commission meeting.

**6. REAPPROVAL & EXTENSION ITEMS** - Tentatively scheduled for the December 13, 2018, Planning Commission meeting.

- a. PLN-MJDP-17-00115: COLDSTREAM RESEARCH CAMPUS, UNIT 2A, LOT 11 (HAMPTON INN) (AMD) (02/04/2018)\*- located at 1801 NEWTOWN PIKE, LEXINGTON, KY.

Council District 2

Project Contact: Strand Associates

Note: The purpose of this amendment is to add an additional motel and parking to the site. The Planning Commission approved this item on December 14, 2017, 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. Revise note #15 to reflect current Articles in the Zoning Ordinance.
13. Revise special note #6 to reflect current note on DP 2007-17.
14. Document compliance with the required review by the Design Review Committee per Article 8-24(o)(7).
15. Add Unit 2A to plan title.
16. Denote review by the Royal Springs Aquifer Committee prior to certification.
17. Denote drainage easement per the amended final record plat.
18. Resolve timing of the building line and scenic easement conflict resolution on Aristides Boulevard frontage.

Note: The applicant now requests a one-year extension of the Commission's original approval.

The Staff Recommends: Approval of one-year extension, subject to the original conditions previously approved by the Planning Commission.

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

**B. STAFF ITEMS** – If any.

**C. POSTPONED ITEMS** – Tentatively scheduled for the December 13, 2018, Planning Commission meeting.

- a. PLN-MJDP-18-00075: WILLOW OAK SHOPPING CENTER (MILLPOND CENTER) (AMD) (12/3/18)\* - located at 3650 BOSTON ROAD, LEXINGTON, KY.  
Council District 9  
Project Contact: EA Partners
- b. PLN-MJDP-18-00076: BLACKFORD PROPERTY, PHASE 3 (AMD) (1/2/19)\* - located at 3221 BAY SPRINGS PARK AND 3385 BLACKFORD PARKWAY, LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners
- c. PLN-MJDP-18-00090: DISTILLERY DISTRICT - WEST, UNIT 1 (ADAPTIVE REUSE PROJECT) (AMD) (12/30/18)\* - located at 1158 and 1170 MANCHESTER STREET, LEXINGTON, KY.  
Council District 2  
Project Contact: Vision Engineering

Tentatively scheduled for the January 10, 2019, Planning Commission meeting.

- d. PLN-MJDP-18-00081: LEESTOWN INDUSTRIAL PARK, UNIT 3 (1/24/18)\* - located at 300 ALEXANDRIA DRIVE, LEXINGTON, KY.  
Council District 12  
Project Contact: Vision Engineering

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

- e. PLN-MJDP-18-00084: ROLLIE BISHOP CARROLL, SR. PROPERTY (1/24/18)\* - located at 375 PASADENA DRIVE.  
Project Contact: Vision Engineering
- f. PLN-MJDP-18-00088: BRYAN PROPERTY, LOT 2 (AMD) (1/30/18)\* - located at 1810 BRYANT ROAD.  
Project Contact: Vision Engineering

**D. NEXT MEETING DATES**

**Subdivision & Zoning Items Public Meeting**, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers ..... **December 13, 2018**  
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) ..... December 19, 2018  
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) ..... January 3, 2018  
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) ..... January 3, 2018  
**Subdivision Items Public Meeting**, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers ..... **January 10, 2018**