

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION ITEMS**

**November 14, 2019**

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The minutes of the October 10, 2019, meeting will be considered by the Planning Commission at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, November 7, 2019, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee, Anthony de Movellan, and Frank Penn. Committee members in attendance were: Vaughan Adkins, Division of Engineering and Stephen Parker, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Cheryl Gallt; Hal Baillie; Denice Bullock; Valerie Friedmann; Scott Thompson; Captain Greg Lengal and Firefighter Embry Beatty, Division of Fire & Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

*The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.*

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

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

**Criteria:**

- (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
- (2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
- (3) no discussion of the item is desired by the Commission, and
- (4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
- (5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
  - (a) proponents (10 minute maximum OR 3 minutes each)
  - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
  - (a) petitioner's comments (5 minute maximum)
  - (b) citizen objectors (5 minute maximum)
  - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

**Note:** Requests for additional time, stating the basis for the request, must be submitted to The Subdivision Committee no later than two days prior to the meeting. The Chair will announce his/her decision at the outset of the hearing.

**1. FINAL SUBDIVISION PLAN**

- a. PLN-FRP-19-00048: STANFORD COMPANY PROPERTY, LOT 1 (MIST LAKE SHOPPING CENTER) (AMD) (1/6/20)\* - located at 3120 AND 3180 RICHMOND RD., LEXINGTON, KY.  
Council District 7  
Project Contact: Endris Engineering

Note: The purpose of this amendment is to subdivide Lot 1-A into two lots.

The Subdivision Committee Recommends: **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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s).
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.

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\* - Denotes date by which Commission must either approve or disapprove request.

7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
  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. Clarify text for maintenance note.
  11. Denote reciprocal access.
  12. Provided the Planning Commission makes a finding on the access easement, otherwise the lot shall be adjusted to meet the lot frontage requirements of the B-3 zone.
  13. Provided the Planning Commission grants a waiver to Article 6-4(c) of the Land Subdivision Regulations.
- b. PLN-MJSUB-16-00005: GREEN PROPERTY HOLDINGS, LLC (1/19/20)\* - located at 1441 SUNSHINE LANE, LEXINGTON, KY.  
Council District 6  
Project Contact: Eagle Engineers

Note: The Planning Commission originally approved this plan on August 11, 2016 and reapproved it on September 13, 2018, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and finish floor elevations.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Addition of acres in site statistics.
9. Addition of street frontage in site statistics.
10. Addition of property owners name and address.
11. Addition of developer name and address.
12. Show property boundaries as solid dark lines.
13. Addition of street cross-sections for New Circle Road and Sunshine Lane.
14. Addition of building line setback on both lots.
15. Addition of private utilities and providers on plan.
16. Clarify Urban County Engineers certification.
17. Denote: Tree protection areas and possible tree canopy information on rear of lots.
18. Addition of improvements and maintenance note for frontage to Lot 2 and accepting the finding for the access easement.

As part of the Planning Commission's approval on August 11, 2016 and reapproval on September 13, 2018, the Commission also made a finding on the use of the proposed access easement as sole access to these lots. The approved finding for appropriateness of access easements as sole access for certain lots:

1. Sunshine Lane has been an access easement to industrial businesses and the addition of one lot should not overburden the well-maintained easement.

The Planning Commission's approval has expired and the applicant now requests a reapproval of this plan.

The Subdivision Committee Recommends: **Reapproval**, subject to the conditions previously approved and adding the following new condition:

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

## 2. PRELIMINARY SUBDIVISION PLAN

- a. PLN-MJSUB-19-00006: TUSCANY, UNIT 15 (11/14/19)\* - located at 1970 WINCHESTER ROAD (A PORTION OF), LEXINGTON, KY.  
Council District 6  
Project Contact: EA Partners

Note: The Planning Commission postponed this item at their April 11, 2019, May 9, 2019, June 13, 2019, July 11, 2019, August 8, 2019, September 12, 2019 and October 10, 2019, meetings.

The Subdivision Committee 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.

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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. Resolve traffic calming details.

### 3. DEVELOPMENT PLANS

- a. 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

Note: The Planning Commission postponed this item at their September 12, 2019 and October 10, 2019, meetings. The purpose of this amendment is to change the proposed use and to revise the parking layout.

The Subdivision Committee 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. Complete note #13 referencing date of variance approval.
  10. Complete Tree Preservation Plan (TPP) information required by Article 26-4(b) and (c) of the Zoning Ordinance.
  11. Documentation of account with Lynn Imaging to meet Article 21-7(b)(3) of the Zoning Ordinance.
  12. Recordation of consolidation plat prior to plan certification.
  13. Denote zone-to-zone screening per note #16 on previous plan (ZDP 2014-18).
  14. Denote proposed and existing easements on plan.
  15. Denote tree protection area from the previous plan (ZDP 2014-18).
  16. Correct floor area ratio and lot coverage in site statistics.
  17. Resolve note #15 from the previous plan (ZDP 2014-18) regarding tree planting.
  18. Resolve note #15 on this plan for additional screening for change of use.
- b. 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 Planning Commission postponed this item at their October 10, 2019, meeting. The purpose of this amendment is to depict area for underground detention and area for additional parking.

The Subdivision Committee 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. Department of Environmental Quality's approval of environmentally sensitive areas.
10. Dimensions all walkways and ~~the dimensions~~ sidewalks.
11. Clarify width of right-of-way for Red Mile Road cross-section.
12. Delete duplicate note #5 from previous plan notes (DP 97-64).
13. Clarify location and width of easements.
14. Denote access off Red Mile Road as a right-in/right-out, including the taper from previous plan.
15. Dimension access points off Red Mile Road on plan.
16. Provided the Planning Commission grants a waiver to Article 26-5 of the Zoning Ordinance.

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- c. 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

Note: The Planning Commission postponed this item at their October 10, 2019, meeting.

The Subdivision 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.
- d. 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

Note: The Planning Commission postponed this item at their October 10, 2019, meeting.

The Subdivision Committee 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. Combine site and lot statistics in one chart and remove miscellaneous information.
  11. Correct rear yard dimensions.
  12. Addition of access easement maintenance note.
  13. Correct Commission certification date.
  14. Submit exhibit to document open space for each lot.
  15. Denote "Resolve gas line easement conflict" prior to issuance of Zoning Compliance Permit.
  16. Resolve note #10 related to removal of construction access.
  17. Remove miscellaneous information in site statistics.
- e. PLN-MJDP-19-00060: WIGGINS & COMPANY, INC., (AMD) (1/6/20)\* - located at 2514 AND 2520 NICHOLASVILLE RD., LEXINGTON, KY.  
Council District 4  
Project Contact: Interplan

Note: The purpose of this amendment is to increase the building area and parking on Lot A-2.

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The Subdivision Committee 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.
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. Revise plan and adjust scale of the overall development plan and insert.

- f. PLN-MJDP-19-00061: STONEWALL SHOPPING CENTER (AMD) (1/6/20)\* - located at 3197 CLAYS MILL RD., LEXINGTON, KY.  
Council District 9  
Project Contact: Banks Engineering

Note: The purpose of this amendment is to update the existing tree canopy that removed approved TPA.

The Subdivision Committee Recommends: **Postponement**. There are questions regarding the location of trees and possible connection to the adjacent 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. 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. Depict boundaries with a solid dark line and adjacent property with a dashed lines.
10. Addition of 2 foot contour elevations.
11. Correct Planning Commission's approval date.
12. Remove hatching off plan face.
13. Clarify dimension of access point to Wellington Way.
14. Clarify easement locations.
15. Remove tanks from plan face.
16. Clarify location of street cross-section on plan face for Wellington Way.
17. Discuss connectivity with adjacent property to the north.
18. Discuss need for waiver of tree canopy requirements.

- g. PLN-MJDP-19-00062: LANSLOWNE SHOPPING CENTER (AMD) (1/6/20)\* - located at 3329 TATES CREEK RD., LEXINGTON, KY.  
Council District 4  
Project Contact: Barrett Partners

Note: The purpose of this amendment is to revise the building area and parking.

The Subdivision Committee Recommends: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Resolve access and revised parking area conflict(s).

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- h. PLN-MJDP-19-00063: STANFORD COMPANY PROPERTY (MIST LAKE SHOPPING CENTER) (AMD) (1/6/20)\* - located at 3100, 3110, 3120 AND 3180 RICHMOND RD., LEXINGTON, KY.  
Council District 7  
Project Contact: The Roberts Group

Note: The purpose of this amendment is to depict proposed new 8,800 sq. ft. building and revise parking.

The Subdivision Committee 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. Denote floor area ratio and lot coverage for the entire area per Article 21 of the Zoning Ordinance.

- i. PLN-MJDP-19-00064: THOMAS COMMUNICATIONS, INC., (WALNUT GROVE) (AMD) (2/6/20)\* - located at 3806, 3917 AND 3948 REAL QUIET LN., LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners

Note: The purpose of this amendment is to remove pedestrian facility and re-plate current lines. This plan requires the posting of a sign and an affidavit of such.

The Technical Committee and Staff Recommended: **Disapproval**, for the following reason:

1. The plan amendment does not meet the requirements of Article 23-A-2(h) of the Zoning Ordinance.

- j. PLN-MJDP-19-00065: HIGHWOOD CENTER, LOT 4 (AMD) (1/6/20)\* - located at 506 W. NEW CIRCLE RD., LEXINGTON, KY.  
Council District 1  
Project Contact: Calichi Design Group

Note: The purpose of this amendment is to add building square footage and parking, and revise the lot layout.

The Subdivision Committee 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. United States Postal Service Office's approval of kiosk locations or easement.
11. Improve legibility of text versus other detail information.
12. Identify property boundaries of property as a solid dark line.
13. Addition of contour lines.
14. Dimension all access points.

- k. PLN-MJDP-19-00066: MASTERSON STATION CENTER (CITATION VILLAGE) (AMD) (1/6/20)\* - located at 248 FERNDAL PASS AND 2679 LEESTOWN RD., LEXINGTON, KY.  
Council District 2  
Project Contact: EA Partners

Note: The purpose of this amendment is to revise townhouse development, add street cross-section "Z-Z", and update notes.

The Subdivision Committee Recommends: **Postponement**. There are questions regarding the pedestrian access along the road frontage.

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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 Citation Boulevard on vicinity map.
  14. Addition of open space provided.
  15. Depict tree canopy and protection areas on face of plan.
  16. Discuss height of proposed front yard privacy fence.
  17. Discuss zone-to-zone screening.
  18. Discuss access to the shared-use trail from the site.
  19. Discuss subdivision of townhomes and/or compliance with Article 9 (Group Residential).
- I. ZDP 2009-86: BRYAN PROPERTY (1/9/20)\* - located at 1810 BRYANT ROAD, LEXINGTON, KY.  
Council District 6  
Project Contact: Vision Engineers

Note: The Planning Commission approved this plan at their December 17, 2009, meeting, subject to the following conditions:

1. Provided the Urban County Council rezones the property B-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. Building Inspection's approval of landscaping and landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Addition of building dimensions.
8. Label construction entrance(s).
9. Addition of existing and proposed utility easement(s).
10. Delete note number 7 and correct note number 11.
11. Label building canopies.
12. Addition of bearings and distances for lot line on lots 1 & 2.
13. Denote: Mitigation for the loss of significant trees (per Article 26 of the Zoning Ordinance) will be identified at the time of final development plan.
14. Denote: Screening requirements and lighting adjacent to residential property will be resolved at the time of final development plan.
15. Identify internal pedestrian connection from proposed hotel to trail.
16. Addition of conditional zoning restrictions.

The Planning Commission reapproved this item at their July 9, 2015, meeting, subject to the original conditions and adding the following two conditions:

17. Approval of addresses per e-911 staff.
18. Addition of a second Commission's certification to this plan.

The Planning Commission's approval has expired and the applicant now requests a reapproval of this plan.

The Subdivision Committee Recommends: Reapproval, subject to the conditions previously approved on July 9, 2015, and revising condition #4 to the following new condition:

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

#### 4. **MINOR DEVELOPMENT 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.

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Note: 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.

**C. PERFORMANCE BONDS AND LETTERS OF CREDIT** – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

**V. COMMISSION ITEMS** – The Chair will announce that any item a Commission member would like to present will be heard at this time.

- a. **PLN-CELL-19-00001: AT&T JACOBSON PARK (WIRELESS COMMUNICATIONS FACILITY)** - an application for a 195-foot cellular tower with a 4-foot lightning arrestor located at 4601 Athens Boonesboro Road.

The staff will report at the meeting.

**VI. STAFF ITEMS** – The Chair will announce that any item a Staff member would like to present will be heard at this time.

- a. **ARTICLE 4-5(B) IMPROVEMENT PLAN PROGRESS REPORT** - When the project engineer has completed approximately fifty percent (50%) of the infrastructure design for the development, the project engineer shall submit a preliminary report to the Planning Commission informing the Commission of how stormwater, sanitary sewer and environmental conditions imposed by the Commission at the time of the approval of the preliminary subdivision plan will be addressed in the improvement plan. The report shall be distributed to the Commission at the next convenient meeting. The report is for information only, and no action by the Commission shall be taken; however, there shall be no issuance of the Notice To Proceed, as outlined in section 4-5(d), until the Planning Commission meeting is complete.
- b. **SRA 2019-2: AMENDMENT TO ARTICLES 1 & 6: STUB STREETS** – to update Article 1 and Article 6 of the LFUCG Subdivision Regulations regarding the definition of a “stub street sign” and the location and responsibility for such signs.

The Subdivision Committee recommended approval.

The Staff Recommends: Approval of the Staff Alternative Text, for the following reasons:

1. The proposed amendment to Article 1 of the Land Subdivision Regulations will provide a specific definition of a stub street sign.
2. The proposed amendment to Article 6 will clearly define the requirements for signage design and installation, and specify the timing for the transfer of maintenance responsibility from the developer to the Urban County Government.
3. The proposed text amendment will work to maximize the efficiency of the street network by ensuring proper access for services (Theme A, Design Policy #2) and by supporting planned street connections (Theme A, Design Policy #13). These goals and policies can be shared with the general public by the placement of appropriate signage within the community.

**VII. AUDIENCE ITEMS** – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

**VIII. NEXT MEETING DATES**

<b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....	<b>November 21, 2019</b>
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) .....	November 27, 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) .....	December 5, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	December 5, 2019
<b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers.....	<b>December 12, 2019</b>

**IX. ADJOURNMENT**

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\* - Denotes date by which Commission must either approve or disapprove request.