

**AGENDA  
SUBDIVISION COMMITTEE MEETING**

**July 2, 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, June 24, 2020, at 8:30 a.m. Committee members in attendance were Autumn Dmytrewycz, Columbia Gas; Vaughan Adkins, Division of Engineering; Joe Oakley, Kentucky Utilities; Lezlie Allison, Windstream; Cole Mitcham, Kentucky American Water, Jud Smith, MetroNet; Kristan Curry, Division of Environmental Quality; Firefighter Embry Beatty, Division of Fire & Emergency Services; Deepika Eyunni, Traffic Engineering; Robert Poage, Addressing; Jeff Clark and Cynthia Relford, Waste Management; and Tracy Jones, Division of Law. Planning Staff members in attendance were James Duncan, Traci Wade, Hal Baillie, Scott Thompson, Cheryl Gallt, Denice Bullock, Lauren Hedge, Stephanie Cunningham 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 July 9, 2020, Planning Commission meeting.

- a. PLN-MJSUB-20-00004: MEADOWCREST (AMD) (9/29/20)\* - located at 2550 WINCHESTER RD., LEXINGTON, KY.  
Council District 12  
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the lotting and proposed street layout.

The Technical Committee and Staff Recommended: Postponement. There were some questions regarding the proposed access to Winchester Road and the significant revisions from the certified 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.
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. Addition of purpose of amendment note.
10. Delete proposed full access to Winchester Road.
11. Delete proposed Hume Road access or realign it to Polo Club Boulevard intersection per the EAMP.
12. Discuss significant changes from the approved Preliminary Subdivision Plan/Preliminary Development Plan.
13. Discuss compliance with the EAMP, specifically access management, stormwater management and community design element.
14. Discuss alignment of road "A" with proposed roadway on adjacent property (Hamburg East - Baptist Healthcare).
15. Discuss timing of construction of proposed street system and stormwater management.
16. Discuss alignment of tunnel under I-75 and coordination with adjacent property owner.
17. Discuss intent to preserve historic home.

3. **DEVELOPMENT PLANS** - Tentatively scheduled for the July 9, 2020, Planning Commission meeting.

- a. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (7/9/20)\* - 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, March 5, 2020 and June 4, 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-20-00012: HOOVER AND PHILPOT EVANGELISTIC ASSOCIATION PROPERTY (THE FOUNTAINS AT PALOMAR) (AMD) (7/9/20)\* - located at 3801 AND 3901 HARRODSBURG RD., LEXINGTON, KY.  
Council District 10  
Project Contact: Vision Engineering

At the request of the applicant, the Subdivision Committee did not review this development plan at their June 4, 2020, meeting.

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.

- c. 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

At the request of the applicant, the Subdivision Committee did not review this development plan at their June 4, 2020, meetings.

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.
- d. 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

At the request of the applicant, the Subdivision Committee did not review this development plan at their June 4, 2020, meetings.

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.

- e. PLN-MJDP-20-00029: LEXINGTON MALL PROPERTY, LOT 6-A (LFUCG) (AMD) (8/30/20)\* - located at 2401 RICHMOND RD., LEXINGTON, KY.  
Council District 5  
Project Contact: EA Partners

Note The purpose of this amendment is to add a 10,000 square foot structure with drive-through lanes and parking.

The Technical Committee and Staff Recommended: Postponement. There are questions regarding the pedestrian connectivity and compliance with Article 12 of the Zoning Ordinance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
  2. Urban County Traffic Engineer's approval of street cross-sections and access.
  3. Landscape Examiner's approval of landscaping and landscape buffers.
  4. Addressing Office's approval of street names and addresses.
  5. Urban Forester's approval of tree preservation plan.
  6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
  7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
  8. Division of Waste Management's approval of refuse collection locations.
  9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
  10. Inclusion of entire Planned Shopping Center (B-6P) area (Lexington Mall Property) on plan.
  11. Addition of driveway entrance widths.
  12. Addition of proposed building height in feet on plan.
  13. Addition of numerical labels on contour intervals.
  14. Correct language for Owner's certification.
  15. Addition of sidewalk along access easement for Lot 6-A.
  16. Floodplain LOMR boundary to the approval of the Division of Engineering.
  17. Discuss required stacking for drive-through lanes.
  18. Discuss compliance with Article 12-8(e) for maximum required parking of 4 spaces per 1,000 square feet of space.
  19. Discuss compliance with Articles 12-8(h) and 12-8(i) for multi-modal accommodations and transit facilities.
- f. PLN-MJDP-20-00030: RED MILE SQUARE, INC.. (THE COURTYARDS) (AMD) (8/30/20)\* - located at 845 RED MILE RD., LEXINGTON, KY.  
Council District 11  
Project Contact: Landry, Lewis, Germany Architects, P.A./EA Partners

The Technical Committee and Staff Recommended: Postponement. The plan does not meet the requirements of Article 21 of the Zoning Ordinance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. 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 purpose of amendment note.
13. Addition of plan name to match agenda.
14. Addition of plan type.
15. Addition of name and address of developer.
16. Addition of bearings and distances of property.
17. Property boundaries to be solid dark line with adjacent property shown with dashed lines.
18. Addition of record plat information for property.
19. Addition of adjacent property information.
20. Addition of vicinity map.
21. Addition of contour lines.

22. Dimension all driveways, walkways, parking spaces and ingress / egress points.
23. Denote location of gates per previous DP 2015-93.
24. Denote construction access point.
25. Addition of street cross sections and their locations on plan face.
26. Dimension all buildings and additions.
27. Denote height of buildings in feet.
28. Addition of retention basin per previous DP 2015-93.
29. Addition of all notes per previous DP 2015-93 on one sheet with drawing.
30. Addition of all easements.
31. Addition of owner's certification.
32. Addition of commission's certification.
33. Addition of non-buildable areas and their notes, including locations of sink holes.
34. Discuss road improvements to Red Mile Road.

- g. PLN-MJDP-20-00031: HAMBURG EAST (BAPTIST HEALTHCARE CAMPUS) (9/29/20)\* - located at 2000 POLO CLUB BLVD, LEXINGTON, KY.  
Council District 12  
Project Contact: CMW

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

The Technical Committee and Staff Recommended: Postponement. There are questions regarding the significant change from the approved Preliminary 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. 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. Provided the Planning Commission makes a finding the plan complies with the EAMP.
13. Discuss the significant changes from the approved Preliminary Development Plan.
14. Discuss tree protection plan (TPP) details and missing information.
15. Discuss alignment of road (cross-section H-H) with proposed road "A" on adjacent property (Meadowcrest) and demarcation of change from private to public street.
16. Discuss timing of traffic impact study per note #22 on Preliminary Development Plan.
17. Discuss location of the fire station per the approved Preliminary Development Plan and conflict with proposed access easement.

- h. PLN-MJDP-20-00032: COOPER PROPERTY (COPE, MITCHELL & COOPER PROPERTY) (9/29/20)\* - located at 1370 AND 1380 DEER HAVEN LN, LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners

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. 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. Remove incorrect plat reference.
13. Addition of dimensions for driveways.
14. Denote location of street cross section on Deer Haven Lane.

14. Addition of private street maintenance note.
15. Provided the Planning Commission makes a finding the plan complies with the EAMP.
16. Exactions to the approval of the Division of Planning at time of final record plan or display house plat.
17. Discuss developer's intent to meet Article 23A-2(o) of the Zoning Ordinance in reference to the required fence along the Agricultural Rural (A-R) zone (northeast of the subject property).

4. **ZONING DEVELOPMENT PLANS** – Tentatively scheduled for the July 23, 2020, Planning Commission meeting.

- a. PLN-MJDP-20-00005: TOM COLLINS FARM (MCGHEE PROPERTY) (7/23/20)\* - 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.
- b. 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 Subdivision Committee did not review this plan.

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 July 9, 2020, Planning Commission meeting.

- a. PLN-FRP-19-00005: CROSSROADS CHRISTIAN CHURCH (AMD) (9/13/20)\* - 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 is to subdivide one tract into two 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 protection area(s) 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Denote the Planning Commission's approval of the waiver on the final record plat.

As part of the Planning Commission's approval, a waiver to Article 4-7 of the Land Subdivision Regulations, pertaining to the final record plat procedure as required by the regulations was approved for the following reasons:

1. Granting the requested waiver(s) will not adversely affect public health, welfare and safety as the proposed PSP/FDP shall provide for the provision of all public services.
2. Granting the waiver is consistent with the intent of Article 1-5(a) of the Land Subdivision Regulations for Exceptional Hardship.

This recommendation was made subject to the following additional requirements:

- a. Denote: No building permits shall be issued for Lot 2 until sanitary sewer service is provided to the lot.

Note: The Planning Commission certification will expire on July 11, 2020. The applicant has requested a one-year extension of the previous approval.

The staff will report at the meeting.

- b. PLN-MJDP-18-00030: ETHINGTON & ETHINGTON PROPERTY, TRACT 1 (AMD) (9/13/20)\* - located at 4145 AND 4235 HARRODSBURG ROAD, LEXINGTON, KY  
Council District 10  
Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict the development of Lots 2 & 3. The Planning Commission approved this item at their May 10, 2018, meeting; reapproved it at their July 11, 2019, and reapproved it again at their February 27, 2020, meeting, 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 (sinkholes).
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. Resolve note #11 and scope of proposed landscaping.

Note: The applicant is requesting a continued discussion to subdivide a Neighborhood Business (B-1) zoned Lot 2 into Lots 2A and 2B.

The staff will report at the meeting.

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

**B. STAFF ITEMS** – There are none.

**C. POSTPONED ITEMS** – Tentatively scheduled for the July 9, 2020, Planning Commission meeting.

- a. PLN-FRP-20-00011: HIGHLAWN EXTENSION (LOT 28 AND A PORTION OF LOT 27) (AMD) (7/9/20)\* - located at 1422 AND 1422½ EDGELAWN AVE., LEXINGTON, KY.  
Council District 1  
Project Contact: Cam Surveying
- b. PLN-MJDP-19-00071: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (AMD) (7/9/20)\* - located at 1108 S. BROADWAY, LEXINGTON, KY.  
Council District 3  
Project Contact: Vision Engineering
- c. PLN-MJSUB-20-00001: DOTSON FARM SUBDIVISION (HALEY PIKE-BRIAR HILL RD) (AMD) (7/9/20)\* - located at 5501 HALEY DOWNS DR., LEXINGTON, KY.  
Council District 12  
Project Contact: Eagle Engineering
- d. 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
- e. PLN-MJDP-19-00077: WINBURN ESTATES, UNIT 3 (HUTSON-SIRK PROPERTY) (7/9/20)\* - located at 1975 RUSSELL CAVE RD., LEXINGTON, KY.  
Council District 1  
Project Contact: synTerra Corporation

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

- f. 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
- g. PLN-MJDP-20-00020: BAPTIST CHURCH AT ANDOVER PROPERTY (8/2/20)\* - located at 3330 TODDS RD., LEXINGTON, KY.  
Project Contact: Barrett Partners
- h. PLN-MJDP-20-00027: SPRING LAKE (8/2/20)\* - located at 2300 SANDERSVILLE RD., LEXINGTON, KY.  
Project Contact: EA Partners

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

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



- j. 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

**D. NEXT MEETING DATES**

<b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., Video Teleconference.....	<b>July 9, 2020</b>
Work Session, Thursday, 1:30 p.m., Video Teleconference.....	July 16, 2020
<b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., Video Teleconference .....	<b>July 23, 2020</b>
Work Session, Thursday, 1:30 p.m., Video Teleconference.....	July 30, 2020
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference .....	August 13, 2020
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference) .....	August 13, 2020