

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

**January 3, 2019**

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, December 19, 2018, at 8:30 a.m. Committee members in attendance were Chris Dent, Division of Water Quality; Jake Stephen, Division of Engineering; Joe Oakley, Kentucky Utilities; Kristen Curry, Division of Environmental Quality; Rob Volpenhein, Addressing Office; Captain Greg Lengal, Division of Fire & Emergency Services; Jeff Clark and John Cornett, Waste Management; Casey Kaucher, Division of Traffic Engineering; Lezlie Allison, Windstream; Tim Queary, Environmental Policy and Tracy Jones, Division of Law. Planning Staff members in attendance were Traci Wade, Tom Martin, Hal Baillie, Chris Taylor, Valerie Friedmann, Cheryl Gallt, 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** – There are none.
2. **PRELIMINARY SUBDIVISION PLAN** - There are none.
3. **DEVELOPMENT PLANS** - Tentatively scheduled for the January 10, 2018, Planning Commission meeting.
  - a. 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

Note: The Planning Commission postponed this item at their November 8, 2018 and December 13, 2018, meetings. This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the development and parking on 1158 Manchester Street.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding the pedestrian facilities, parking, easement conflicts and sanitary sewer service and capacity.

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

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. 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. Addition of vicinity map.
13. Addition of street cross-sections.
14. Correct KYDOT note.
15. Addition of building/use square footage to statistics.
16. Addition of cumulative parking reduction calculation.
17. Correct Planning Commission certification.
18. Discuss resolution of easement conflicts with the proposed buildings.
19. Discuss pedestrian improvements to Manchester Street.
20. Discuss internal pedestrian improvements.
21. Discuss need for additional parking.
22. Discuss sanitary sewer service and capacity.

- 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: At the request of the applicant, the Subdivision Committee recommended a one-month postponement. 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-18-00097: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (AMD) (2/24/19)\* - located at 1100 AND 1108 S. BROADWAY, LEXINGTON, KY.  
Council District 3  
Project Contact: Vision Engineering

Note: The purpose of this amendment is to increase the building square footage.

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 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. Discuss compliance with Board of Adjustment conditions of approval for S. Broadway front yard setback.
  11. Discuss timing of required stormwater study per note #14.
- d. PLN-MJDP-18-00098: ATKINS PROPERTY, LOT 12 (WATTS FARM) (AMD) (2/24/19)\* - located at 3609 WALDEN DRIVE, LEXINGTON, KY.  
Council District 4  
Project Contact: EA Partners

Note: The purpose of this amendment is to add additional building square footage and reconfigure the parking.

The Technical Committee and Staff Recommends: **Postponement**. There are questions regarding the proposed development and the lack of information and zoning restrictions listed from the previous 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. 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. Addition of all information from previous development plan (DP 2007-88).
  12. Addition of record plat designation (Cabinet L, Slide 715).
  13. Denote access point for construction vehicles.
  14. Denote height of building in feet on plan.
  15. Denote use on property.
  16. Addition of "zoning restriction note".
  17. Discuss compliance with conditional zoning restrictions.
- e. PLN-MJDP-18-00099: BLUEGRASS STOCKYARDS PROPERTY (2/24/19)\* - located at 375 LISLE INDUSTRIAL AVENUE, LEXINGTON, KY.  
Council District 2  
Project Contact: AGE Engineering Services, Inc.

The Technical Committee and Staff Recommends: **Postponement**. There were some questions regarding compliance with Article 8-22(o)(4) of the Zoning Ordinance and lack of adequate infrastructure to serve the proposed use.

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. Dimension all buildings.
  13. Dimension court yards, swimming pool and pool house.
  14. Denote Floor Area Ratio (FAR) per Article 21 of the Zoning Ordinance.
  15. Remove survey notes and manhole elevations.
  16. Denote height of retaining wall in feet.
  17. Denote cross-sections for S. Forbes Road and Lisle Industrial Avenue.
  18. Denote front building setback line.
  19. Remove proposed access to S. Forbes Road.
  20. Discuss compliance with Article 8-22(o)(4) of the Zoning Ordinance, specifically (a) locational, (c) building setback and (e) mixed-use requirements.
  21. Discuss stormwater management.
  22. Discuss the adequacy of the area infrastructure to support a residential use.
  23. Discuss timing to resolve sanitary sewer conflict with proposed buildings.
- f. PLN-MJDP-18-00100: BEAUMONT CENTRE, UNIT 3-B, LOT 1 (AMD) (2/24/19)\* - located at 3071 LAKECREST CIRCLE (aka 3101 WALL STREET), LEXINGTON, KY.  
Council District 10  
Project Contact: CMW

Note: The purpose of this amendment is to orient the building and parking layout to Lakecrest Circle.

The Technical Committee and Staff Recommends: **Postponement**. There are questions regarding the spacing between the collector and local street, per Article 6-8(q)(2)(e) of the Land Subdivision Regulations.

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 access point for construction vehicles.
10. Label location of cross-sections on plan face.
11. Denote lot frontage on Wall Street in site statistics.
12. Addition of note from previous plan regarding conditional zoning restrictions "Commercial parking lots and structures (pay-for-parking) is prohibited."
13. Discuss spacing between a collector and proposed access, per Article 6-8(q)(2)(e) of the Land Subdivision Regulations.

- g. PLN-MJDP-18-00101: LOCUST HILL SHOPPING CENTER (CITADEL STORAGE) (2/24/19)\* - located at 133 N. LOCUST HILL DRIVE, LEXINGTON, KY.  
Council District 7  
Project Contact: Barrett Partners

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 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. Addition of topography elevations.
11. Denote location for access for construction vehicles.
12. Dimension canopies.
13. Addition of lot frontage in site statistics.
14. Addition of all proposed and existing easements.
15. Addition of note #12 from previous plan (PLN-MJDP-18-00071).
16. Improve plan legibility by increasing text size and darkening text.
17. Discuss enhanced landscaping per the Preliminary Development Plan.

4. **ZONING DEVELOPMENT PLAN** – Tentatively scheduled for the January 24, 2018, Planning Commission meeting.

- a. PLN-MJDP-18-00102: JFG ENTERPRISES, INC., (IVCP ATHENS, LLC) (2/24/19)\* - located at 5191 AND 5301 ATHENS BOONSBORO ROAD, LEXINGTON, KY.  
Project Contact: Thoroughbred Engineering

Note: The purpose of this amendment is to rezone a portion of the property to Light Industrial (I-1) zone.

The Technical Committee and Staff Recommends: **Postponement**. There were some questions regarding the proposal complying with Article 21 requirements and plan status.

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

1. Provided the Urban County Council rezones the property I-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. Correct notes #3, #5, #6, #13 and #14.

8. Denote lot coverage and Floor Area Ratio (FAR) per Article 21 of the Zoning Ordinance.
9. Denote height of building in feet per Article 21 of the Zoning Ordinance.
10. Addition of cross-section for proposed street.
11. Correct plan title.
12. Denote areas of tree canopy.
13. Discuss plan status.
14. Discuss Tree Protection Plan (TPP).
15. Discuss status and width of proposed street.
16. Discuss timing of pump station relocation.
17. Discuss stormwater management.
18. Discuss isolated parking area adjacent to proposed street.
19. Discuss potential access to adjoining property.

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

6. **REAPPROVAL & EXTENSION ITEMS** - Tentatively scheduled for the January 10, 2019, Planning Commission meeting.

- a. PLN-MJDP-17-00027: TATTERSALLS SQUARE, LOT 2 (AMD) (3/18/19)\* - located at 867 S. Broadway, LEXINGTON, KY.  
Council District 11  
Project Contact: CMW

Note: The purpose of this amendment is to change the use of the building on Lot 2, modify the location of an access point and move a dumpster location. The Planning Commission originally approved this plan on April 13, 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. Building Inspection'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. Identify boundary of property with a solid line.

Note: This plan has not been certified and Commission approval has since expired. The applicant is now requesting reapproval of the plan.

The Staff Recommends: Reapproval, subject to the conditions previously approved and changing the following condition:  
3. Building Inspection's Landscape Examiner's approval of landscaping and landscape buffers.

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

B. **STAFF ITEMS** – If any.

C. **POSTPONED ITEMS** – Tentatively scheduled for the January 10, 2019, Planning Commission meeting.

- a. PLN-MJDP-18-00075: WILLOW OAK SHOPPING CENTER (MILLPOND CENTER) (AMD) (1/10/19)\* - located at 3650 BOSTON ROAD, LEXINGTON, KY.  
Council District 9  
Project Contact: EA Partners
- b. PLN-MJDP-18-00076: BLACKFORD PROPERTY, PHASE 3 (AMD) (1/10/19)\* - located at 3221 BAY SPRINGS PARK AND 3385 BLACKFORD PARKWAY, LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners
- c. PLN-MJDP-18-00081: LEESTOWN INDUSTRIAL PARK, UNIT 3 (1/24/19)\* - located at 300 ALEXANDRIA DRIVE, LEXINGTON, KY.  
Council District 12  
Project Contact: Vision Engineering

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

- g. PLN-MJDP-18-00084: ROLLIE BISHOP CARROLL, SR. PROPERTY (1/24/19)\* - located at 375 PASADENA DRIVE.  
Project Contact: Vision Engineering

- h. PLN-MJDP-18-00088: BRYAN PROPERTY, LOT 2 (AMD) (1/30/19)\* - located at 1810 BRYANT ROAD.  
Project Contact: Vision Engineering

**D. NEXT MEETING DATES**

<b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....	<b>January 10, 2019</b>
Work Session, Thursday, 1:30 p.m., 3 <sup>rd</sup> Floor Phoenix Building.....	January 17, 2019
<b>Zoning Items Public Meeting</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers.....	<b>January 24, 2019</b>
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) .....	January 30, 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) .....	February 7, 2019
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) .....	February 7, 2019
<b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers .....	<b>February 14, 2019</b>