

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

December 12, 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 November 14, 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, December 5, 2019, at 8:30 a.m. The meeting was attended by Commission members: Mike Owens, Karen Mundy, Carolyn Plumlee, Headley Bell, 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; Jimmy Emmons, Cheryl Gallt; Denice Bullock; Lauren Hedge; Captain Greg Lengal, Division of Fire & Emergency Services; and Chad Edwards, 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** – There are none.

2. **PRELIMINARY SUBDIVISION PLAN**

- a. PLN-MJSUB-19-00011: JAMES RB MACCOUM, TRACT 2 & A PORTION OF TRACT 1 (THE RESERVE AT EDEN, LLC) (3/2/20)* - located at 2020 RUSSELL CAVE RD., LEXINGTON, KY.
Council District 1
Project Contact: Thoroughbred Engineering

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

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.

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

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. 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.
10. Addition of length of street in site statistics for Russell Cave Road.
11. Show cul-de-sac street details as per Exhibit 6-7 of the Land Subdivision Regulations.
12. Provided the Planning Commission makes a finding the plan complies with the EAMP.
13. Provided the Planning Commission grants the requested waiver to Article 6-8(n)(1) of Land Subdivision Regulations.
14. Discuss angle of proposed stub street to the adjacent property to the north (furthest from Russell Cave Road).

3. **DEVELOPMENT PLANS**

- a. 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 Planning Commission postponed this item at November 14, 2019, meeting. 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).

- b. 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 Planning Commission postponed this item at November 14, 2019, meeting. 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.

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.

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

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).

- c. PLN-MJDP-19-00067: NEWTOWN SPRINGS (AMD) (2/2/20)* - located at 564 ASBURY LN., LEXINGTON, KY.
Council District 1
Project Contact: Eagle Engineering

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. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Correct sidewalk width on street cross-sections for "C-C" and "F-F".
12. Provided the Planning Commission grants a waiver to Article 6-4(c) of the Land Subdivision Regulations for lot frontage and access.
13. Provided the Planning Commission makes a finding to Article 6-8(m) of the Land Subdivision Regulations on the use of access easements.
14. Discuss dumpster locations.
15. Discuss internal pedestrian system.

- d. PLN-MJDP-19-00068: THE PENINSULA & SQUIRES APARTMENTS (AMD) (2/2/20)* - located at 440 SQUIRES RD., LEXINGTON, KY.
Council District 7
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the clubhouse layout and add an access point on Squires Circle.

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 and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Addition of building height of clubhouse in feet.
11. Update Purpose of Amendment note to include additional access point.
12. Dimension pools and pool deck area.

- e. PLN-MJDP-19-00069: RAMSEY SULLIVAN PROPERTY, LOT 4 (GARDENS OF KEARNEY RIDGE) (AMD) (2/2/20)* - located at 2559 KEARNEY RIDGE BLVD., LEXINGTON, KY.
Council District 12
Project Contact: Integrated Engineering

Note: The purpose of this amendment is to revise the layout of the buildings and parking on Lot 4.

The Subdivision Committee Recommends: **Postponement**. There are questions regarding the plan meeting the required parking per the transit reduction allowed.

Should this plan be approved, the Subdivision Committee should consider the following requirements:

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.

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

7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace Planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 12. United States Postal Service Office's approval of kiosk locations or easement.
 13. Revise exterior setback to 20' to meet Article 9-6(c)(2) of the Zoning Ordinance.
 14. Denote approval from Royal Springs Aquifer Committee.
 15. Discuss location of the dumpsters in the 20' building line adjacent to the single family residential area and the distance required to backup solid waste vehicles is 50' maximum.
 16. Discuss parking required for the proposed development and signoff from Lextran for a transit stop.
- f. PLN-MJDP-19-00070: HAMBURG EAST (BAPTIST HEALTHCARE CAMPUS) (AMD) (3/2/20)* - located at 2000 POLO CLUB BLVD., LEXINGTON, KY.
Council District 12
Project Contact: CMW

Note: The purpose of this amendment is to revise the development of the property and depict proposed access, buildings and open space.

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 and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Greenspace Planner's approval of the treatment of greenways and greenspace.
 8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 9. Division of Waste Management's approval of refuse collection locations.
 10. Denote height of buildings in feet per Article 21 of the Zoning Ordinance.
 11. Provide Tree Inventory Map per Article 26 of the Zoning Ordinance.
 12. Resolve status of Lots 2, 3, 4 and 6 with a note requiring a final development plan.
 13. Resolve service road alignment along interstate and connection to the south per the approved zoning development plan (ZDP 2006-112) at the time of a final development plan.
 14. Denote intended purpose of buildings #1, #9, #12 and #13 will comply with permitted ED uses per the Zoning Ordinance.
 15. Discuss roadway widths and intersection configurations internal to the site and along Polo Club Boulevard.
 16. Discuss access to and location of proposed fire station.
- g. PLN-MJDP-19-00071: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (AMD) (2/2/20)* - located at 1108 S. BROADWAY, LEXINGTON, KY.
Council District 3
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the development on lot, including parking layout, building location, property access and the addition of two drive-throughs.

At the request of the applicant, the Subdivision Committee did not review this development plan.

The Technical Committee and Staff Recommended: **Postponement**. There are questions regarding the plans intrusion into the adjoining property and different zoning classifications.

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.

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

9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Addition of record plat information.
12. Clarify area of amendment on vicinity map.
13. Remove extraneous information (floating directional arrows) from plan face.
14. Revise contour intervals to 2' per Article 21 of the Zoning Ordinance.
15. Update site statistics to reflect reduced building square footage.
16. Dimension all drive lanes.
17. Denote construction access point.
18. Addition of zone-to-zone screening.
19. Discuss access points, drive lanes and parking on adjacent properties.
20. Discuss building crossing over property line and zoning boundary.
21. Discuss B-1 zone setback (build to range) along Simpson Avenue.
22. Discuss need for two drive-throughs on the site associated with retail sales establishments.
23. Discuss proposed modification to stormwater management facilities and their impacts.
24. Discuss status of hydrology study required by note #14.

4. **MINOR DEVELOPMENT PLAN**

- a. PLN-MNDP-19-00020: FAYETTE COMMONS (MOE'S & BURGERFI) (AMD) (12/12/19)* - located at 135 ROJAY DR., LEXINGTON, KY.
Council District 9
Project Contact: Ingenium Enterprises, Inc.

Note: The Planning Commission postponed this item at their November 14, 2019, meeting. 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: **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. 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. Division of Waste Management's approval of refuse collection locations
8. Denote height of proposed retaining wall in feet on plan.

- 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. **AMENDMENT TO THE 2019 MEETING & FILING SCHEDULE** - The Chair will announce that the Commission will consider an amendment to the "Official Meeting and Filing Schedule for 2019" at this time. The Planning Commission hearing scheduled for December 19, 2019 is requested for cancellation.

- 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.

There are none.

- 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.

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

VIII. **NEXT MEETING DATES**

Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers **December 19, 2019**
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) December 18, 2019
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) January 9, 2020*
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)..... January 9, 2020*
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers..... **January 16, 2020***

**Not on regular day due to holiday*

IX. **ADJOURNMENT**

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