

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION ITEMS**

**June 11, 2020**

The **media and public** may view the meeting via the following information:

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- 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 February 27, 2020, March 12, 2020, March 26, 2020, April 9, 2020, April 23, 2020, May 14, 2020, and May 25, 2020, meetings 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, June 4, 2020, at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Mike Owens, Karen Mundy, Carolyn Plumlee, Anthony de Movellan and Headley Bell. Committee members in attendance were: Jeff Neal and Deepika Eyunni, Traffic Engineering Rob Poage, Addressing and Vaughan Adkins, Division of Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; Cheryl Gallt; Lauren Hedge; Captain Greg Lengal, 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-20-00011: HIGHLAWN EXTENSION (LOT 28 AND A PORTION OF LOT 27) (AMD) (6/11/20)\* - located at 1422 AND 1422½ EDGELAWN AVE., LEXINGTON, KY.  
Council District 1  
Project Contact: Cam Surveying

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

Note: The Planning Commission postponed this item at their March 12, 2020, meeting. The purpose of this amendment is to subdivide one lot into two lots.

The Subdivision Committee Recommends: Postponement. There are questions about compliance with Article 4-5(a) of the Zoning Ordinance and availability of adequate infrastructure to serve Lot 2.

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. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s) and required street tree information.
5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
7. Addition of building line for Lot 2.
8. Discuss status of McCloy Alley and need for improvements.
9. Discuss need for Planning Commission's approval for sole access via an alley to Lot 2.
10. Discuss sanitary sewer service.
11. Discuss documentation with Article 4-5(a) of the Zoning Ordinance.

## 2. PRELIMINARY SUBDIVISION PLANS

- a. PLN-MJSUB-20-00001: DOTSON FARM SUBDIVISION (HALEY PIKE-BRIAR HILL RD) (AMD) (6/11/20)\* - located at 5501 HALEY DOWNS DR., LEXINGTON, KY.  
Council District 12  
Project Contact: Eagle Engineering

Note: The Planning Commission postponed this item at their March 12, 2020, meeting. The purpose of this amendment is to revise the lotting and remove the floodplain from a portion of the property. This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommends: Postponement. There were some questions regarding the proposed Lot 6 and cemetery protection requirements.

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

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 preservation plan and required street tree information.
  6. Greenspace Planner's approval of the treatment of greenways and greenspace.
  7. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
  8. Clarify area of Lot 6.
  9. Denote Parcel B cannot be transferred except by consolidation to an adjoining tract per Plat Cabinet M, Slide 434.
  10. Denote farm crossing from Lot 6, Parcel A to Parcel B.
  11. Correct note #8.
  12. Discuss compliance with cemetery protection standards per Article 3 of the Zoning Ordinance.
  13. Discuss condition of Haley Downs Drive.
  14. Discuss status of CSX right-of-way.
- b. 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

Note: The purpose of this amendment is to revise the detached single family unit lot layout, add townhouse dwelling units and revise access and circulation for the subdivision.

The Subdivision Committee Recommends: Postponement. There are remaining questions on the timing of the construction of Huntly Place and proposed street spacing.

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.

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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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
  10. Addition of all zone lines (R-3, R-4, I-1, B-6P and P-1).
  11. Addition of proposed street names.
  12. Denote access to greenway shall be located on HOA lots, rather than easements on private lots to the approval of the Greenspace Planner and Bike & Pedestrian Planner.
  13. Discuss the change from the previously proposed open space/greenway along eastern portion of subdivision.
  14. Discuss the timing of construction of Huntly Place.
  15. Discuss spacing of local street connections to Huntly Place.
- c. PLN-MJSUB-20-00003: HARPER WOODS, LOTS 21 & 26-29 (AMD) (8/2/20)\* - located at 3517, 3521, 3525, 3529 AND 3553 HARPER WOODS LN., LEXINGTON, KY.  
Council District 8  
Project Contact: EA Partners

Note: The purpose of this amendment is to amend the lotting pattern for Lots 21 & 26-29.

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.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.

### 3. DEVELOPMENT PLANS

- a. PLN-MJDP-19-00071: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (AMD) (6/11/20)\* - located at 1108 S. BROADWAY, LEXINGTON, KY.  
Council District 3  
Project Contact: Vision Engineering

Note: The Planning Commission postponed this item at their December 12, 2019, January 16, 2020, February 13, 2020, and March 12, 2020 meetings. The purpose of this amendment is to revise the development on lot, including parking layout, building location, property access and the addition of a drive-through.

The Subdivision Committee Recommends: **Postponement**. There are questions regarding the plan's intrusion into the adjoining property and the status of the drainage study, including impact on the site development.

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. Update site statistics to reflect reduced building square footage on 1108 and include the properties added to revised plan.
12. Addition of zone-to-zone screening.
13. Review by the Technical Review Committee.
14. Discuss access points, drive lanes and parking on adjacent properties now included on revised plan.
15. Discuss parking and access crossing over property line and zoning boundary.
16. Discuss drive-through and proposed retail use.
17. Discuss vehicular use area (VUA) landscape screening adjacent to Simpson Avenue.

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18. Discuss proposed modification to stormwater management facilities and their impacts.
19. Discuss status of hydrology study required by note #14.

- b. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (6/11/20)\* - 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.

- c. PLN-MJDP-19-00077: WINBURN ESTATES, UNIT 3 (HUTSON-SIRK PROPERTY) (6/11/20)\* - located at 1975 RUSSELL CAVE RD., LEXINGTON, KY.  
Council District 1  
Project Contact: synTerra Corporation

Note: The Planning Commission continued this item from their March 12, 2020, meeting. This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the development on the property.

The Subdivision Committee Recommends: Postponement. There are questions regarding the access to Russell Cave Road per the Winburn Russell Cave Neighborhoods Small Area 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. 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.

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13. Discuss timing of sanitary sewer improvements and pump station removal.
  14. Discuss connectivity and access to Russell Cave Road per the previous plan (PLN-MJDP-17-00017).
  15. Discuss group residential design standards.
- d. PLN-MJDP-20-00010: WINTERWOOD LLC (STONEWALL TERRACE) (6/11/20)\* - located at 1812 VERSAILLES RD, LEXINGTON, KY.  
Council District 11  
Project Contact: Earthcycle Design

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. 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. Revise lot coverage to delete vehicular use area per the definition in Article 1-11 of the Zoning Ordinance.
  14. Dimension sidewalks to clubhouse.
  15. Delete proposed zone references.
  16. Document substantial compliance with multi-family design guidelines.
  17. Denote enhanced landscaping adjacent to R-2 zone.
  18. Provided the Planning Commission grants the requested waiver.
  19. Discuss timing of cul-de-sac dedication.
  20. Discuss community center connection to open space/greenway as a focal point for the site.
- e. PLN-MJDP-20-00012: HOOVER AND PHILPOT EVANGELISTIC ASSOCIATION PROPERTY (THE FOUNTAINS AT PALOMAR) (AMD) (6/11/20)\* - 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.

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18. Discuss cross access between site 5 & site 6.
19. Discuss compliance with notes #12, #16, #19, #21 & #23.

- f. PLN-MJDP-20-00013: COLDSTREAM RESEARCH CAMPUS, UNIT 2-B, SEC 1, LOT 26 (PIRAMAL PHARMA SOLUTION EXPANSION PROJECT) (AMD) (6/11/20)\* - located at 1575 MCGRATHIANA PKWY., LEXINGTON, KY.  
Council District 2  
Project Contact: Strand Associates

Note: The purpose of this amendment is to depict additional building square footage and parking, revise phase line and tree canopy.

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. 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 access points for construction vehicles.
13. Clarify the height on existing and proposed buildings.
14. Addition of building line setback per recorded plat Cab. L, Sl. 349.
15. Dimension ingress and egress on McGrathiana Parkway.
16. Clarify open space requirement per Article 8-24(k) of the Zoning Ordinance and note #16.
17. Denote floor area ratio in site statistics per Article 8-24(i) of the Zoning Ordinance.
18. Contour intervals shall be at 2 feet per Article 21-6(b) of the Zoning Ordinance.
19. Document compliance with required Design Guidelines and Committee approval per Article 8-24(o)(7) of the Zoning Ordinance.
20. Review by the Royal Spring Aquifer Committee prior to certification.

- g. PLN-MJDP-20-00015: DELMONT GARDENS (CHRISTIAN TOWERS EXPANSION) (AMD) (6/11/20)\* - located at 1511 VERSAILLES RD., LEXINGTON, KY.  
Council District 11  
Project Contact: Strand Associates

Note: The purpose of this amendment is to add another building and associated 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. Department of Environmental Quality's approval of environmentally sensitive areas.
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. Delete note #9.

- h. PLN-MJDP-20-00016: PERRY STREET TOWNHOMES (6/11/20)\* - located at 213, 215, 217, 219, 221, 223, 225 AND 229 PERRY ST., LEXINGTON, KY.  
Council District 2  
Project Contact: Endris 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. 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. Correct Planning Commission certification to reflect meeting date.
12. Provided the Planning Commission grants the waiver to Article 6-8(a) of the Land Subdivision Regulations.

- i. PLN-MJDP-20-00017: POLO CLUB CENTER (SIKURA JUSTICE PROPERTY, UNIT 6) (AMD) (9/1/20)\* - located at 6411 POLO CLUB LN., LEXINGTON, KY.  
Council District 12  
Project Contact: Integrated Engineering

Note: The purpose of this amendment is to update the site statistics, revise the parking layout and circulation for Lot 5. 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 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 height of proposed retaining walls.
13. Correct note #7.
14. Provided the Planning Commission makes a finding that the plan complies with the EAMP.
15. Discuss pedestrian connection to the Blackford Property.

- j. 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.

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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.

- k. 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.

- l. PLN-MJDP-20-00025: CHRISTIAN ROAD DEVELOPMENT (8/2/20)\* - located at 2171 CHRISTIAN RD., LEXINGTON, KY.  
Council District 6  
Project Contact: Integrated 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. 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. United States Postal Service Office's approval of kiosk locations or easement.
10. Resolve improvements along road frontage.

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- m. PLN-MJDP-20-00026: FORTUNE BUSINESS CENTER (FKA S & M DEVELOPMENT) (8/2/20)\* - located at 2300 FORTUNE DR., LEXINGTON, KY.  
Council District 6  
Project Contact: Thoroughbred 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. 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. Adjust property boundary dimensions to be to scale.
12. Addition of existing entrance and parking along Fortune Drive.
13. Denote FAR per Article 21 of the Zoning Ordinance.
14. Darken line weight of utility easements.
15. Resolve stormwater impact to regional retention basin.
16. Resolve building and access being located in retention easement.

#### 4. CONTINUED DISCUSSION ITEMS

- a. PLN-MJSUB-19-00007: CROSSROADS CHRISTIAN CHURCH (GARDEN ESTATES) (AMD) (8/16/20)\* - 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 was to create 17 single family 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 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. Provided the Board of Adjustment grants the requested variances for USA/RSA landscape buffering.
11. Denote the Health Department approval of the septic system on Lot 17.
12. Denote existing and proposed easements.
13. Reflect the Board of Adjustments approval, to denote that the Board of Health will need to certify any septic tank system on Lot 17 and to make a finding that the plan complies with the EAMP.
14. Correct zoning in the site statistics.
15. Denote no access to Todds Road right-of-way from Lots 1 and 17.
16. Denote no amendment to the Final Development Plan required for the single family lots if developed in accordance with the Zoning Ordinance.
17. Provided the Planning Commission makes a finding the plan complies with the EAMP.

As part of the Planning Commission's approval, PLN-MJSUB-19-00007: CROSSROADS CHRISTIAN CHURCH (GARDEN ESTATES) (AMD) was found to be in compliance with the Future Land Use, Community Design and Infrastructure elements of the Expansion Area Master Plan, for the following reasons:

1. The use, density and proposed development meet the definition of the EAR-1 land use category of the EAMP that have been planned for this area.
2. The regional sanitary sewer pump station has been constructed and is functioning as designed, as is the regional stormwater detention areas.
3. The site has incorporated several features that substantially comply with the intent of the EAMP to create distinct and well defined neighborhoods although it is relatively isolated from the rest of EA 2B.

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The Planning Commission also recommended the following changes to the final development plan in order to ensure even greater compliance with the Community Design Element of the EAMP:

- a. Denote on the Final Development Plat that the lots will comply with Article 23A-2(q) of the Zoning Ordinance, thereby ensuring conformance with the EAMP recommendations for well-defined neighborhoods.

Note: The applicant has requested a continued discussion of the revised plan for the June 11, 2020, Planning Commission meeting. Due to the significant nature of the revision, the plan is being brought back to the Technical Committee for review.

The Subdivision Committee Recommends: **Approval**, subject to the previously approved conditions, deleting the following conditions, and adding one new condition.

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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.~~
- ~~10. Provided the Board of Adjustment grants the requested variances for USA/RSA landscape buffering.~~
- ~~11. Denote the Health Department approval of the septic system on Lot 17.~~
- ~~12. Denote existing and proposed easements.~~
- ~~13. Reflect the Board of Adjustments approval, to denote that the Board of Health will need to certify any septic tank system on Lot 17 and to make a finding that the plan complies with the EAMP.~~
- ~~14. Correct zoning in the site statistics.~~
- ~~15. Denote no access to Todds Road right of way from Lots 1 and 17.~~
- ~~16. Denote no amendment to the Final Development Plan required for the single family lots if developed in accordance with the Zoning Ordinance.~~
- ~~17. Provided the Planning Commission makes a finding the plan complies with the EAMP.~~
9. Addition of exaction note to the approval of the Division of Planning.
- 10.

## 5. REAPPROVAL & EXTENSION ITEMS

- a. PLN-MJDP-19-00013: PAPPERT PROPERTY (AMD) (8/16/20)\* - located at 2811 SPURR ROAD, LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the street layout for single-family dwelling. The Planning Commission originally approved this plan on April 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 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. United States Postal Service Office's approval of kiosk locations.
10. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
11. Division of Waste Management's approval of refuse collection locations.
12. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
13. Dimension driveway, walkway and points of egress and ingress in feet on plan.
14. Dimension height of apartment buildings and clubhouse in feet on plan.
15. Denote the Royal Springs Aquifer Committee's consideration and/or approval prior to certification.

Note: The Planning Commission's approval expired on April 11, 2020, and the applicant now requests a reapproval of the Planning Commission's previous approval.

The Subdivision Committee Recommends: **Reapproval**, subject to the previously approved conditions.

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- b. ZDP 2015-52: CLARK PROPERTY, UNIT 4 (8/16/20)\* - located at 1551 DEER HAVEN LANE, LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners

Note: This plan requires the posting of a sign and an affidavit of such. The Planning Commission originally approved this plan on July 23, 2015, subject to the following conditions:

1. Provided the Urban County Council rezones the property EAR-2; 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. Correct note #4 to reference Chapter 16 of the Code of Ordinances.
7. Increase street frontage to the existing LFUCG park (at Lot 257).
8. Denote acreage in open space on plan, per Art. 23A-6(k)(2).
9. Provided the Planning Commission makes a finding that the plan complies with the EAMP.
10. Delete "proposed entry feature" from right-of-way of Blackford Parkway at eastern end of property, adjacent to existing development.
11. Provide a median break for vehicular access to LFUCG park.
12. Taper tree protection area(s) on Lot 156, along LFUCG Rails-to-Trails area.

Note: The Planning Commission's approval will expire on July 23, 2020, and the applicant now requests an extension of the Planning Commission's previous approval.

The Subdivision Committee Recommends: **Approval of an Extension**, subject to the previously approved conditions.

- c. PLN-MJDP-16-00031: FORTUNE BUSINESS CENTER, LOT 3 (AMD) (8/16/20)\* - located at 2300 FORTUNE DRIVE, LEXINGTON, KY  
Council District 6  
Project Contact: Thoroughbred Engineering

Note: The Planning Commission originally approved this plan on November 17, 2016, subject to the following conditions:

1. Provided the Urban County Council rezones the property B-4; 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. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Improve legibility of cross-sections.
7. Denote adjacent property information.
8. Denote location of existing trees on plan.

Note: The Planning Commission's certification expired on December 1, 2018, and the applicant now requests a reapproval of the Planning Commission's previous approval.

The Subdivision Committee Recommends: **Reapproval**, subject to the previously approved conditions.

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

- 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. **PFR 2020-2: TATES CREEK HIGH SCHOOL** – a Public Facility Review to tear down and rebuild High School in a different layout on the existing property located at 1111 Centre Parkway.

The staff will report at the meeting.

- b. **RESOLUTION FOR PUBLIC ENGAGEMENT TOOLKIT (PET) PROJECT** - a resolution acknowledging the "Public Engagement Toolkit" as best practice for conducting and/or participating in meaningful engagement throughout the development process in Lexington. The PET project summary report can be accessed at the following website:  
<https://imaginelexington.com/implement>.

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The staff will report at the meeting.

- c. **NOMINATING COMMITTEE FOR COMMISSION OFFICERS** – the Commission’s By-Laws state that at the first regular and official meeting in June, the Commission will elect three members to a nominating committee. This committee will present a slate of officers for consideration by the Planning Commission. The slate will be forwarded to the full membership of the Commission and presented at the Commission work session in June. Election of Officers will be held at the July 9<sup>th</sup> Planning Commission 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.
- a. **PLN-MJSUB-19-00007: CROSSROADS CHRISTIAN CHURCH (GARDEN ESTATES) (AMD) (8/16/20)\*** - located at 4128 TODDS ROAD, LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners
- b. **PLN-MJDP-20-00017: POLO CLUB CENTER (SIKURA JUSTICE PROPERTY, UNIT 6) (AMD) (9/1/20)\*** - located at 6411 POLO CLUB LN., LEXINGTON, KY.  
Council District 12  
Project Contact: Integrated Engineering

**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**

Work Session, Thursday, 1:30 p.m., 3<sup>rd</sup> Floor Phoenix Building..... June 18, 2020  
 Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) ..... June 24, 2020  
**Zoning Items Public Hearing**, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers ..... **June 25, 2020**  
 Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) ..... July 2, 2020  
 Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)..... July 2, 2020  
**Subdivision Items Public Meeting**, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers..... **July 9, 2020**

**IX. ADJOURNMENT**

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