

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION ITEMS**

**October 8, 2020**

**I. CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. **via video teleconference**.

Due to the COVID-19 pandemic, state of emergency and Governor Beshear's Executive Orders regarding social distancing, this meeting is being held via teleconference pursuant to Senate Bill 150 (as signed by the Governor on March 30, 2020) and Attorney General Opinion 20-05, and in accordance with KRS 61.826, because it is not feasible to offer a primary physical location for the meeting.

Please utilize the following information to participate in this public meeting:

<https://zoom.us/join>  
Webinar ID: 921 2393 6517  
Password: 775643

Call in Number  
+1 (929) 436-2866

If participants have items to submit for consideration by the Planning Commission (photos, videos, documents, etc.), please email them to **planningmailbox@lexingtonky.gov** before 10:00 a.m. on the day of the meeting. Information may also be mailed to the Division of Planning, 101 E. Vine Street, Suite 700, Lexington, KY 40507. Members of the public will have the opportunity to speak during the meeting, but will not have the opportunity to share their screens during the video teleconference. If members of the public wish to speak during the meeting, but are unable to connect or have other technical difficulties, please contact the Division of Planning via email at **planningmailbox@lexingtonky.gov**, or (859) 258-3160.

If you do not feel comfortable participating in a video teleconference meeting, written comments may be sent to the Division of Planning at the above listed email address, and will be distributed to the Planning Commission members.

The media and public may view the public hearing on LexTV Spectrum channel 185, MetroNet channel 3, Windstream channels 3 and 20, or via live stream at the following link: [http://lfucg.granicus.com/MediaPlayer.php?publish\\_id=12](http://lfucg.granicus.com/MediaPlayer.php?publish_id=12)

**II. APPROVAL OF MINUTES** – None 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, October 1, 2020, at 8:30 a.m. The meeting was attended by Commission members: Ivy Barksdale, Headley Bell, Anthony de Movellan, and Jan Meyer. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Deepika Eyunni, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; Lauren Hedge; Cheryl Galt, Samantha Castro, Jimmy Emmons, and Stephanie Cunningham; Embry Beatty, Division of Fire & Emergency Services; Hillard Newman, Division of Engineering; 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)

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

- 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-20-00049: CROSSROADS CHRISTIAN CHURCH (GARDEN ESTATES) (AMD) (11/29/20)\* - located at 4176 and 4184 TODDS RD., LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners, PLC

**Note:** The purpose of this amendment is to create Lot 3 and dedicate the 30' shared access easement serving Lot 3. This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee 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.
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. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Denote: Lot 2 shall be developed in accordance with the approved final development plan.
9. KYTC approval of access to Todds Road (KY 1927).
10. Denote: Health Department approval for septic system in Agricultural Rural (A-R) zone.
11. Correct purpose of amendment and addition of approved BOA variance information to notes per plat S-76.
12. Revision of plat title to "Crossroads Christian Church (Garden Estates)".
13. Denote Exaction information to the approval of the Division of Planning.

## 2. DEVELOPMENT PLANS

- a. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (10/8/20)\* - 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, June 4, 2020, July 2, 2020, August 6, 2020, September 3, 2020, and October 1, 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.

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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-20-00029: LEXINGTON MALL PROPERTY, LOT 6-A (LFUCG) (AMD) (10/8/20)\* - 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.
- c. PLN-MJDP-20-00047: INVESTMENT PROPERTIES OF LEXINGTON (CAMPBELL HOUSE INN, LOT 2) (AMD) (10/31/20)\* - located at 1301 S. BROADWAY, LEXINGTON, KY.  
Council District 11  
Project Contact: Element Design

Note: The purpose of this amendment is to revise parking and add access to Parkway Drive.

The Subdivision Committee 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. Division of Waste Management's approval of refuse collection locations.
11. Addition of notification note to current plan.
12. Resolve cross-access with adjoining property to the southwest.
13. Document compliance with notification requirements per note #6 on certified development plan.

- d. PLN-MJDP-20-00049: YELLMAN'S SUBDIVISION (POWERHOUSE CHURCH OF GOD) (BLACKBURN AVE)  
(11/23/20)\* - located at 325, 329, 333 and 345 BLACKBURN AVE., LEXINGTON, KY.  
Council District 2  
Project Contact: Carman

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

1. Provided the Urban County Council rezones the property at 325, 329 and 333 Blackburn Avenue to the R-5 zone; otherwise, any commission action of approval is null and void.
  2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
  3. Urban County Traffic Engineer's approval of street cross-sections and access.
  4. Landscape Examiner's approval of landscaping and landscape buffers.
  5. Addressing Office's approval of street names and addresses.
  6. Urban Forester's approval of tree preservation plan.
  7. Department of Environmental Quality's approval of environmentally sensitive areas.
  8. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
  9. Greenspace Planner's approval of the treatment of greenways and greenspace.
  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. United States Postal Service Office's approval of kiosk locations or easement.
  14. Document compliance with Article 26-5 and Article 18-3 of the Zoning Ordinance for 345 Blackburn Avenue.
  15. Denote specific elements complying with Article 15 of the Zoning Ordinance for Residential infill Development.
  16. Denote substantial compliance with submitted building elevations.
- e. PLN-MJDP-20-00050: LEXINGTON MALL PROPERTY (PLANET FITNESS LEXINGTON RICHMOND ROAD (AMD)  
(11/24/20)\* - located at 2397 RICHMOND RD., LEXINGTON, KY.  
Council District 5  
Project Contact: Reyling Design and Consulting

Note: The purpose of this amendment is to add building square footage and revise parking on Parcel A.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the ability to meet the requirements for the B-6P zone for cross-access movement, pedestrian circulation, multi-modal accommodations and access to sanitary sewer facilities.

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. Department of Environmental Quality's approval of environmentally sensitive areas.
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. Greenspace Planner's approval of the treatment of greenways and greenspace.
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. Increase text size and clarify for all labels on the site.
13. Correct plan title "Lexington Mall Property (AMD)".
14. Addition of name and address of developer.
15. Document compliance with Article 21-7(7)(b)(3) of Zoning Ordinance (account with Lynn Imaging).
16. Addition of topography intervals on Parcel A.
17. Denote location of street cross-sections on plan face.
18. Addition of dimensions of existing building.
19. Addition of multi-model accommodations per Article 12-8(h).
20. Adjust scale of development plan for legibility (suggest 1"=60').
21. Discuss layout of building and parking circulation.
22. Discuss timing of easement release, prior to plan certification.
23. Discuss retaining wall height and location.

- f. PLN-MJDP-20-00051: QUEEN ESTATE (UNIVERSITY OF KENTUCKY FEDERAL CREDIT UNION) (11/25/20)\* - located at 603, 607, 615, 617 and 619 S. BROADWAY and 405 and 411 CHAIR AVE., LEXINGTON, KY.  
Council District 3  
Project Contact: Carman

Note: The purpose of this plan is to depict development for the site.

The Subdivision Committee 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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the location 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. Remove extraneous information from plan.
11. Denote compliance with the adopted Newtown Pike Corridor Design and Access Standards.
12. Resolve improvements to Chair Avenue per preliminary development plan.
13. Resolve proposed building façade articulation on S. Broadway.

- g. PLN-MJDP-20-00053: COLDSTREAM RESEARCH CAMPUS, UNIT 1B, LOT 14B (AMD) (11/29/20)\* - located at 1532 BULL LEA RD., LEXINGTON, KY.  
Council District 2  
Project Contact: Strand and Associates

Note: The purpose of this amendment is to revise the site layout for office building and other associated site improvements.

The Subdivision 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. 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. Denote approval by the Royal Spring Aquifer Water Supply Protection Committee per Note #24.
12. Addition of Note #27 referencing stone fence from previous development plan, DP 2012-101.
13. Addition of building line setback.
14. Dimension access to rear of building.
15. Denote 100' scenic easement facing Bull Lea Road and remove parking and access conflicts per Note #14 on DP 2012-101.
16. Addition of Note #14 from DP 2012-101.

- h. PLN-MJDP-20-00054: HEADLEY, NIVEN & VANCE PROPERTY, LOTS 1, 2 & 3 (CHICK-FIL-A) (AMD) (11/29/20)\* - located at 295 WEST NEW CIRCLE RD. and 1500 RUSSELL CAVE RD., LEXINGTON, KY.  
Council District 1  
Project Contact: GBC Design, Inc.

Note: The purpose of this amendment is to revise the proposed building and parking on the plan.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding closure of the access point on 313 West New Circle Road per approved plan and lack of required Tree Protection Plan.

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 and landscape buffers.

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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. KYTC approval of access to Russell Cave Road (KY 353).
10. Delete Notes #9 and #10.
11. Addition of required Tree Protection Plan.
12. Denote FAR in site statistics.
13. Correct plan title.
14. Delete "width varies" from New Circle Road and Russell Cave Road.
15. Delete copy right information note.
16. Denote approval from Royal Springs Aquifer Water Supply Protection Committee.
17. Discuss landscape buffer adjacent to R-1C zone property.
18. Discuss bypass lane for drive-thru.
19. Discuss access point #2 closure on 313 West New Circle per DP 2013-29.
20. Discuss proposed 15' setback along R-1C zone property line (north).
21. Discuss proposed amount of parking, and need for a parking study to document need.

- i. PLN-MJDP-20-00055: COOPER PROPERTY (A PORTON OF COPE, MITCHELL & COOPER PROPERTY) (AMD)  
(11/29/20)\* - located at 1370 DEER HAVEN LN., LEXINGTON, KY.  
Council District 12  
Project Contact: EA Partners, PLC

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

The Subdivision Committee 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. United States Postal Service Office's approval of kiosk locations or easement.
11. Correction of language in General Note #4.
12. Denote timing of fence installation along Urban Service Area and adjacent agricultural parcels.
13. Provided the Planning Commission makes a finding that the plan complies with the EAMP.

- j. PLN-MJDP-20-00056: SHARKEY PROPERTY, UNIT 1, LOT 10A (A PORTON OF) UNIT 4, SECTION 2 (AMD)  
(11/29/20)\* - located at 132 and 148 LOUIE PL., LEXINGTON, KY.  
Council District 2  
Project Contact: Barrett Partners, Inc.

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

The Subdivision Committee 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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
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.

- k. PLN-MJDP-20-00057: GRIFFIN GATE OFFICE PARK (AMD) (11/29/20)\* - located at 1390 OLIVIA LN., LEXINGTON, KY.  
Council District 2  
Project Contact: Earthcycle Design

Note: The purpose of this amendment is to add access to Citation Boulevard and add storage buildings.

The Subdivision Committee Recommended: Postponement, at the request of the applicant, without discussion. There were questions regarding the meeting the required parking in the zone and the proposed “storage building” in the professional office zone.

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. United States Postal Service Office's approval of kiosk locations or easement.
10. Rotate plan so the North is to the top of the page.
11. Addition of name and address of developer.
12. The boundaries of property shall be in solid dark lines.
13. Correct plan address to 1390 Olivia Lane.
14. Addition of adjacent property information.
15. Clarify site location on vicinity map.
16. Addition of topography lines per Article 21.
17. Dimension driveways and walkways.
18. Dimension ingress and egress points.
19. Addition of zoning on adjacent property.
20. Addition of landscape buffer.
21. Denote function of storage building.
22. Denote 20' building setback along Citation Boulevard and shift proposed building accordingly.
23. Denote 25' side/rear yard setback adjacent to A-U zone.
24. Remove duplicate information from site statistics.
25. Denote approval from Royal Springs Aquifer Water Supply Protection Committee.
26. Addition of building coverage and floor area ratio in site statistics per Article 21.
27. Discuss parking reductions applicable per Article 16-10 (2) of the Zoning Ordinance.
28. Discuss access to Citation Boulevard and the Conditional Zoning Restriction on Newtown Springs Development.

- l. PLN-MJDP-20-00058: EASTLAND PARKWAY SUBDIVISION (11/29/20)\* - located at 1734 EASTLAND CT. (FKA 1540 EASTLAND PARKWAY – A PORTION OF), LEXINGTON, KY.  
Council District 6  
Project Contact: Barrett Partners, Inc.

The Subdivision Committee 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. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote location of green infrastructure improvements.
11. Resolve timing of the recording of the access maintenance agreement per Note #14.

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

- m. PLN-MJDP-20-00059: GATEWAY LOFTS (GROGAN & GROGAN) (11/29/20)\* - located at 1016 S. BROADWAY, LEXINGTON, KY.  
Council District 3  
Project Contact: Palmer Engineering / Edge

Note: The purpose of this plan is to depict redevelopment of the site for a Form-Based Neighborhood Business Project.

The Subdivision Committee 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. Bike and 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
  11. Denote location of mass transit enhancements to the approval of Lextran.
  12. KYTC's approval of access to Virginia Avenue.
  13. Provided the Planning Commission makes a finding, the plan complies with Article 8-16 (o)(3) of the Zoning Ordinance.
  14. Resolve timing of right-of-way dedication on S. Broadway.
  15. Discuss stormwater management.
- n. PLN-MJDP-20-00060: SAND LAKE AND ESTES PROPERTIES, SECTION 2, LOT 2 (AMD) (11/29/20)\* - located at 109 SAND LAKE DR. (A PORTION OF), LEXINGTON, KY.  
Council District 7  
Project Contact: Barrett Partners, Inc.

Note: The purpose of this amendment is to revise the layout of lots 2, 5 and 6, and show the preliminary subdivision plan for Lot 2.

The Subdivision Committee 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. Bike and 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. Document compliance with Note #14 regarding notice of the public meeting.
  12. Discuss timing for construction of pedestrian access from Lake Wales Drive.
  13. Denote required landscape buffer area along Lake Wales Drive shall include evergreen trees planted 10' on center with a minimum height of 5' at time of planting.
- o. PLN-MJDP-20-00061: JAMES R. MASSENGILL PROPERTY (AMD) (11/29/20)\* - located at 701 and 705 E. LOUDON AVE., LEXINGTON, KY.  
Council District 1  
Project Contact: Endris Engineering

Note: The purpose of this amendment is to add a two-story sales office to 701 E. Loudon Avenue, a one-story garage and a 20'-wide driveway to 705 E. Loudon Avenue, and revise circulation and fuel pump locations.

The Subdivision Committee 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.

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



6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike and 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 proposed garage encroachment into street light easement.
12. Clarify proposed use of garage and sales office.
13. Revise parking statistics to document compliance with requirements and remove reference to gas pump spaces.

- p. PLN-MJDP-20-00062: BLUEGRASS EXECUTIVE PARK, LOT 4B, BLOCK F, UNIT 1-B (AMD) (11/29/20)\* - located at 2196 THUNDERSTICK DR., LEXINGTON KY.  
Council District 6  
Project Contact: Pike Legal Group, PLLC

Note: The purpose of this amendment is to revise the development for an approved telecommunication tower site.

The Subdivision Committee 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. 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. Correct plan title.
10. Denote case number and approval date for telecommunication tower.

**4. REAPPROVAL, CONTINUED DISCUSSIONS & EXTENSION ITEMS**

- a. PLN-MJDP-20-00017: POLO CLUB CENTER (SIKURA JUSTICE PROPERTY, UNIT 6) (AMD) (10/8/20)\* - 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 location, size and layout of the building, revise the parking layout and circulation for Lot 5. This plan requires the posting of a sign and an affidavit of such. The Planning Commission originally approved this plan on June 11, 2020, 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 #6.
14. Provided the Planning Commission makes a finding that the plan complies with the EAMP.
15. Resolve pedestrian connection to the Blackford Property.
16. Denote non-residential use on proposed building.

Note: The applicant has requested a continued discussion of the revised plan for the October 8, 2020, Planning Commission meeting. The staff will report at the meeting.

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**5. WAIVER REQUESTS**

- a. PLN-MJDP-18-00030: ETHINGTON & ETHINGTON PROPERTY, TRACT 1 (AMD) (10/8/20)\* - located at 4145 AND 4235 HARRODSBURG ROAD, LEXINGTON, KY  
Council District 10  
Project Contact: Vision Engineering

Note: The Planning Commission approved this item at their May 10, 2018, meeting and reapproved it at their July 11, 2019, February 27, 2020, and August 13, 2020, meetings, 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 has requested a waiver to Article 6-8(a) and Exhibit 6-3 of the Land Subdivision Regulations to reduce the local street right-of-way to the back of curb and place the required utility strip and sidewalks in an easement.

The Subdivision Committee took no action.

The staff will report at the meeting.

- 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.

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

- 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., via teleconference .....	October 15, 2020
<b>Zoning Items Public Meeting</b> , Thursday, 1:30 p.m., via teleconference .....	<b>October 22, 2020</b>
Technical Committee, Wednesday, 8:30 a.m., via teleconference .....	October 28, 2020
Work Session, Thursday, 1:30 p.m., via teleconference.....	October 29, 2020
Subdivision Committee, Thursday, 8:30 a.m., via teleconference .....	November 5, 2020
Zoning Committee, Thursday, 1:30 p.m., via teleconference .....	November 5, 2020
<b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., via teleconference.....	<b>November 12, 2020</b>

**IX. ADJOURNMENT**

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