

**AGENDA  
SUBDIVISION COMMITTEE MEETING**

**October 1, 2020  
8:30 a.m., Video Teleconference**

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

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LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, September 23, 2020, at 8:30 a.m. Committee members in attendance were Autumn Dmytrewycz, Columbia Gas; Hillard Newman and Vaughan Adkins, Division of Engineering; Joe Oakley, Kentucky Utilities; Melinda Joseph-Dezarn, Fayette County Public Schools; Kristan Curry, Division of Environmental Services; Captain Greg Lengal and Firefighter Embry Beatty, Division of Fire & Emergency Services; Deepika Eyunni and Steve Parker, Traffic Engineering; Robert Poage, Addressing Office; and Tracy Jones, Department of Law. Planning Staff members in attendance were James Duncan, Traci Wade, Tom Martin, Hal Baillie, Scott Thompson, Cheryl Galt, Lauren Hedge, Valerie Friedmann, Stephanie Cunningham, and Allison Morris. The Committee made recommendations on plans as noted.

General Notes

*The following notes automatically apply to all plans listed on this docket (unless a waiver of any section is granted by the Planning Commission).*

1. All preliminary and final subdivision plans are required to conform to the requirements of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform to the requirements of Article 21 of the Zoning Ordinance.

**A. MAJOR SUBDIVISION ITEMS AND DEVELOPMENT PLANS**

**1. FINAL SUBDIVISION PLANS**

- 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 Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification for Lot 2.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. KYTC approval of access to Todds Road (KY 1927).
12. Health Department approval for septic tank in Agricultural Rural (A-R) zone.
13. Correct purpose of amendment and addition of approved BOA variance information to notes per plat S-76.
14. Revision of plat title to "Crossroads Christian Church (Garden Estates)".
15. Denote Exaction information to the approval of the Division of Planning.

**2. DEVELOPMENT PLANS** - Tentatively scheduled for the October 8, 2020, Planning Commission meeting.

- a. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (8/6/20)\* - 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 and September 3, 2020 meetings.

The Technical Committee and Staff Recommended: **Postponement**. There are questions about adequate access to develop over 100 dwelling units at this location and the need for density transfer documents to meet Article 23A of the Zoning Ordinance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote conditional zoning requirements for landscape buffer on plan.
13. Provided the Planning Commission makes a finding the plan complies with the EAMP.
14. Denote density calculations for the EAR-2 and EAR-3 zones in the site statistics, including units transferred.
15. Discuss zone-to-zone landscaping/screening per Article 23A-2(r) of the Zoning Ordinance.
16. Discuss trash compactor location.
17. Discuss building #11 pedestrian connection to overall system.
18. Discuss activation of area adjacent to greenway to achieve better integration within the development.
19. Discuss status of Caversham Park Lane extension and connection to the adjoining neighborhood.
20. Discuss need for density transfer to meet Article 23A.
21. Discuss termination of Constantine Avenue.

- b. PLN-MJDP-20-00049: 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 Technical Committee and Staff 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-4 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. Remove Note #3 from Conditional Zoning restrictions.
15. Document compliance with Article 26-5 and Article 18-3 of the Zoning Ordinance for 345 Blackburn Avenue, per Note #3.
16. Denote specific elements complying with Article 15 of the Zoning Ordinance for Residential infill Development.
17. Denote substantial compliance with submitted building elevations.

- c. 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 Technical Committee: **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.

- d. 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 4011 CHAIR AVE., LEXINGTON, KY.  
Council District 3  
Project Contact: Carman

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

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. 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. Denote bulk plane setback for second story.
13. Discuss improvements to Chair Avenue per preliminary development plan.
14. Discuss proposed building façade articulation on S. Broadway.

- e. 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 Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.

5. Urban Forester's approval of tree preservation plan.
6. 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.

- f. PLN-MJDP-20-00054: HEADLEY, NIVEN & VANCE PROPERTY, LOTS1, 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 Technical Committee and Staff 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.
  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.
- g. PLN-MJDP-20-00055: COOPER PROPERTY (A PORTION 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 Technical Committee and Staff Recommended: Approval, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.

9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. 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.

- h. PLN-MJDP-20-00056: SHARKEY PROPERTY, UNIT 1, LOT 10A (A PORTION 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 Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. 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.
10. Denote Lot numbers on face of plan to clarify reciprocal access (Note #15).
11. Denote substantial compliance with submitted building elevations.
12. Discuss timing of recordation of amended final record plat, prior to certification of final development plan.

- i. 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 Technical Committee and Staff Recommended: **Postponement**. There are 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.

- j. 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 Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. 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. Denote: Property to be developed in substantial compliance with Renderings to be submitted to the Division of Planning.
11. Denote location and type of traffic calming measures.
12. Resolve conflict with parking and 3-phase pole box.
13. Denote location of green infrastructure improvements.
14. Discuss timing of the recording of the access maintenance agreement per Note #15.

- k. 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

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

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. 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. 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.
12. Denote the development shall comply with the elements of the submitted Area Character and Context Study.
13. Provided the Planning Commission makes a finding, the plan complies with Article 8-16 (o)(3) of the Zoning Ordinance.
14. Correct General Note #3 to include engineering manuals.
15. Discuss timing of right-of-way dedication on S. Broadway.
16. Discuss stormwater management.
17. Discuss the lack of a narrative component to the Form-Based Neighborhood Business Project's Area Character and Context Study.
18. KYTC's approval of access to Virginia Avenue.

- i. 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 Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. 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 height of proposed retaining wall along southern boundary of property.
12. Discuss proposed parking on Lot 5.
13. Discuss timing for construction of pedestrian access from Lake Wales Drive.

- m. 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 Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. 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. Clarify bearing location of 12.95' boundary dimension.
12. Addition of note stating that no building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
13. Denote: This property is in the Royal Springs Aquifer Recharge Area.
14. Denote canopy height and update site statistics for square footage and parking.
15. Discuss proposed garage encroachment into street light easement.
16. Discuss proposed use of garage and sales office.

- n. 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 Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. 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.

**2. REAPPROVAL, CONTINUED DISCUSSIONS & EXTENSION ITEMS –**

- A. 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

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

**B. STAFF ITEMS –** There are none.

**C. POSTPONED ITEMS**

Tentatively scheduled for the October 8, 2020 Planning Commission meeting.

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

Tentatively scheduled for the October 22, 2020 Planning Commission meeting.

- a. PLN-MJDP-20-00001: RAMSEY/SULLIVAN PROPERTY (FKA BELMONT INDUSTRIAL PARK, TRACT 1) (8/6/20)\* - located at 2501 & 2701 SPURR RD AND 2710 SULLIVANS TRACE, LEXINGTON, KY.  
Council District 12  
Project Contact: Strand Associates

**D. NEXT MEETING DATES**

<b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., Video Teleconference .....	<b>October 8, 2020</b>
Work Session, Thursday, 1:30 p.m., Video Teleconference.....	October 15, 2020
<b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., Video Teleconference .....	<b>October 22, 2020</b>
Work Session, Thursday, 1:30 p.m., Video Teleconference.....	October 29, 2020
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference .....	November 5, 2020
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference) .....	November 5, 2020

9/28/2020

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LH/CG/TM/TW