

**AGENDA  
SUBDIVISION COMMITTEE MEETING**

**September 3, 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, August 26, 2020, at 8:30 a.m. Committee members in attendance were Autumn Dmytrewycz, Columbia Gas; Joe Oakley, Kentucky Utilities; Lezlie Allison, Windstream; Cole Mitcham, Kentucky American Water, Jud Smith, MetroNet; Captain Greg Lengal and Firefighter Embry Beatty, Division of Fire & Emergency Services; Deepika Eyunni and Steve Parker, Traffic Engineering; Robert Poage, Addressing Office; Jeff Clark, Division of Waste Management; and Tracy Jones, Department of Law. Planning Staff members in attendance were Traci Wade, Tom Martin, Harold 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-20-00041: MINNIE M SHARP PROPERTY (10/31/20)\* - located at 5942 SULPHUR WELL RD., LEXINGTON, KY.  
Council District 12  
Project Contact: CAM Surveying

Note: The purpose of this plat is to properly plat a deeded property.

Note: This property 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. Addressing Office's approval of street names and addresses.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Correct Planning Commission Certification.
6. Denote: No building permit shall be issued until the Department of Health has approved a septic tank system.

**2. DEVELOPMENT PLANS** - Tentatively scheduled for the September 10, 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, and July 2, 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-20-00022: DISTILLERY DISTRICT – WEST, UNIT 1 (8/6/20)\* - 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, and July 2, 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.
  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.
- c. PLN-MJDP-20-00038: THE INTERCHANGE (LEXINGTON GREEN) (OUTLOT C) (AMD) (10/31/20)\* - located at 200 LEXINGTON GREEN CIRCLE, LEXINGTON, KY.  
Council District 9  
Project Contact: Thoroughbred Engineering

Note: The purpose of this amendment is to add a drive-through to existing building and relocate 8 parking spaces.

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. Revise notes #1 and #6 to reflect current requirements.
  11. Addition of name and address of developer.
  12. Addition of order point location and spacing arrangement.
  13. Addition of dimensions, height, floor area and use of existing building, and revision of B-6P site statistics.
  14. Addition of dimension, drive aisles, entrances and parking space in area of amendment.
  15. Addition of proposed and existing easements.
  16. Denote removal of existing 8 parking spaces on face of plan.
  17. Remove previous plan information for addition of UPS lockers; show UPS lockers as existing structures.
  18. Discuss drive-through access being located in rear service drive.
- d. PLN-MJDP-20-00040: WEBB PROPERTY OFFICE PARK, UNIT 2, BLK A, LOT 1-B (AMD) (10/31/20)\* - located at 2350 REGENCY RD., LEXINGTON, KY.  
Council District 10  
Project Contact: Banks Engineering, Inc.

Note: The purpose of this amendment is to add a 5,000 square foot addition to Lot 1-B.

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. Addition of "Unit 2" to plan title.
  12. Correct language in General Note 6.
  13. Addition of entire Professional Office Project information per Certified Final Development Plan.
  14. Denote that the site is located with a Professional Office Project.
- e. PLN-MJDP-20-00041: INDIAN HILLS SUBDIVISION (LEXINGTON VEIN CENTER) (AMD) (10/31/20)\* - located at 3116 HARRODSBURG RD., LEXINGTON, KY.  
Council District 10  
Project Contact: CMW

Note: The purpose of this amendment is to reduce the rear 15' landscape buffer to 7.5', remove the rear tree protection area and add 6 parking spaces.

The Technical Committee and Staff Recommended: **Postponement**. There are questions regarding the removal of the rear portion of the Tree Protection Area.

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. Urban Forester's approval of tree preservation plan.
  5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
  6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
  7. Division of Waste Management's approval of refuse collection locations.
  8. Revise plan title name to "Indian Hills Subdivision (Lexington Vein Center)".
  9. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
  10. Discuss removal of rear Tree Protection Area.
- f. PLN-MJDP-20-00042: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES) (AMD) (10/31/20)\* - located at 2731 LEESTOWN RD., LEXINGTON, KY.  
Council District 2  
Project Contact: Integrated Engineering, PLLC

Note: The purpose of this amendment is to depict the development of an area of townhouses and apartments.

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. 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. Denote FAR for apartments per Article 21 requirements.
13. Denote required offset for townhouses per Article 8-10 (o) (i).
14. Denote proposed open space per townhouse lot.
15. Clearly delineate proposed pedestrian system.
16. Addition of MJDP-17-00049 information on Lot 2.
17. Discuss timing of street construction and dedication.
18. Discuss traffic calming along Lucille Drive.

- g. PLN-MJDP-20-00043: SHRINER'S HOSPITAL (AMD) (10/31/20)\* - located at 1900 RICHMOND RD., LEXINGTON, KY.  
Council District 5  
Project Contact: Carman

Note: The purpose of this amendment is to revise the parking, add a drop off area, and repurpose the building.

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 FAR in site statistics per Article 21.
11. Dimension the existing building.
12. Denote height of proposed retaining wall.
13. Discuss potential status as a Professional Office Project.

- h. PLN-MJDP-20-00044: MORNINGSIDE ADDITION SUBDIVISION (BLUE DOOR SMOKEHOUSE EXPANSION) (10/31/20)\* - located at 222-226 WALTON AVE. and 706 AURORA AVE., LEXINGTON, KY.  
Council District 3  
Project Contact: Midwest Engineering, 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. Remove "proposed zone" information from site statistics.
10. Darken lines for boundary of property.
11. Increase the size of property in vicinity map (zoom in).
12. Clarify dimensions on all buildings.
13. Recordation of a consolidation plat, prior to plan certification.

- i. PLN-MJDP-20-00045: ARCADIA INVESTMENTS, LOT 2 (AMD) (10/31/20)\* - located at 1620 LEESTOWN RD., LEXINGTON, KY.  
Council District 2  
Project Contact: GRW Engineers, Inc.

Note: The purpose of this amendment is to add building square footage and revise parking circulation and layout on 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. Depict boundaries of property in a solid dark line.
  10. Update notes #6 and #7.
  11. Clarify North arrows and plan direction.
  12. Addition of topography information per Article 21.
  13. Dimension ingress and egress drives to property.
  14. Denote location of construction access.
  15. Addition of building dimensions for amendment.
  16. Denote height of building in feet.
  17. Addition of cross-section for access road.
  18. Location of street cross-section on Leestown Road.
  19. Complete tree inventory map.
  20. Addition of zoning on adjacent property.
  21. Update site statistics for remaining shopping center (DP 2016-16).
  22. Denote: Meadowthorpe Neighborhood Association notification required for any major or minor plan amendments.
  23. Document notification to Meadowthorpe Neighborhood Association.
  24. Discuss required VUA at the rear of property (minimum of 5').
- j. PLN-MJDP-20-00046: THE PENINSULA (A PORTION OF) AND SQUIRES APARTMENTS (AMD) (10/31/20)\* - located at 299 SQUIRES CIR. (FKS 440 SQUIRES RD.), LEXINGTON, KY.  
Council District 7  
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the location of parking spaces and garages; change the type of building for building #10, and relocate the car wash and maintenance building.

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. 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 Board of Adjustment approval of clubhouse.
- k. 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 Technical Committee and Staff Recommended: **Postponement**. There are questions regarding the proposed access, right-of-way improvements to S. Broadway, and noted apartment land use.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.

2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Remove all previous certifications and signatures.
12. Remove previous purpose of amendment.
13. Denote FAR in site statistics per Article 21.
14. Denote height of building in feet.
15. Correct plan title to match staff report.
16. Discuss proposed access to Parkview Drive.
17. Discuss improvements to South Broadway.
18. Discuss note #6 regarding notification requirements.
19. Discuss "4 story Apartment Building" label on existing building.

3. **REAPPROVAL, CONTINUED DISCUSSIONS & EXTENSION ITEMS** – There are none.

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

B. **STAFF ITEMS** – There are none.

C. **POSTPONED ITEMS** – Tentatively scheduled for the September 10, 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-MJSUB-20-00004: MEADOWCREST (AMD) (9/29/20)\* - located at 2550 WINCHESTER RD., LEXINGTON, KY.  
Council District 12  
Project Contact: Vision Engineering

Tentatively scheduled for the September 24, 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>September 10, 2020</b>
Work Session, Thursday, 1:30 p.m., Video Teleconference .....	September 17, 2020
<b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., Video Teleconference .....	<b>September 24, 2020</b>
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference .....	October 1, 2020
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference) .....	October 1, 2020