

AGENDA
SUBDIVISION COMMITTEE MEETING
Division of Planning Conference Room, 8:30 a.m.

March 5, 2020

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, February 26, 2020, at 8:30 a.m. Committee members in attendance were Beth MacChesney, MetroNet; Craig Prather, Division of Water Quality; Autumn Dmytrewycz, Columbia Gas; Vaughan Adkins, Division of Engineering; Joe Oakley, Kentucky Utilities; Kristan Curry, Division of Environmental Quality; Captain Greg Lengal, Division of Fire & Emergency Services; Stephen Parker, Traffic Engineering; Robert Volpenhein, Addressing; Kevin Gabhart, Health Department; Cynthia Relford, Waste Management; and Tracy Jones, Division of Law. Planning Staff members in attendance were Traci Wade, Tom Martin, Hal Baillie, Scott Thompson, Cheryl Gallt, Denice Bullock, Lauren Hedge, Valerie Friedmann and Sam Castro. 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** - Tentatively scheduled for the March 12, 2020, Planning Commission meeting.

- a. PLN-FRP-20-00009: WILLOW OAK SHOPPING CENTER (MILLPOND CENTER, LOT 7) (AMD) (5/3/20)* - located at 3644 AND 3650 BOSTON RD., LEXINGTON, KY.
Council District 9
Project Contact: Endris Engineering

Note: The purpose of this amendment is to subdivide one lot into two lots.

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. Urban Forester's approval of tree protection area(s).
 5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 6. Correct note #4 to read "This property shall be developed in accordance with the approved final development plan."
 7. United States Postal Service Office's approval of kiosk locations or easement.
 8. Addition of name and address of developer.
 9. Show adjacent property for reference to streets/access to property.
 10. Update note #1 to match note #1 on PLN-MJDP-19-00034 in reference to reciprocal parking and access between all properties.
 11. Correct existing lot label to "Lot 7" not "Lot 7B".
 12. Addition of access easement and access easement maintenance note.
 13. Clarify boundaries of property per plat Cabinet I, Slide 96.
 14. Addition of appropriate street cross-sections.
 15. Provided the Planning Commission grants the waiver to Article 6-6 of the Land Subdivision Regulations.
- b. PLN-FRP-20-00010: WILLOW OAK SHOPPING CENTER (MILLPOND CENTER, LOT 1) (AMD) (5/3/20)* - located at 3650 BOSTON RD., LEXINGTON, KY.
Council District 9
Project Contact: EA Partners

Note: The purpose of this amendment is to subdivide one lot into two lots and dedicate 15' sanitary sewer easement.

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).
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Correct plan title to match staff report.
9. Addition of access easement and access easement maintenance note.
10. Clarify boundaries of property per plat Cabinet I, Slide 96.
11. Provided the Planning Commission grants the waiver to Article 4-7 of the Land Subdivision Regulations.

- c. PLN-FRP-20-00011: HIGHLAWN EXTENSION (LOT 28 AND A PORTION OF LOT 27) (AMD) (5/3/20)* - located at 1422 AND 1422½ EDGELAWN AVE., LEXINGTON, KY.
Council District 1
Project Contact: Cam Surveying

Note: The purpose of this amendment is to subdivide one lot into two lots.

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

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

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

2. PRELIMINARY SUBDIVISION PLAN - Tentatively scheduled for the March 12, 2020, Planning Commission meeting.

- a. PLN-MJSUB-20-00001: DOTSON FARM SUBDIVISION (HALEY PIKE-BRIAR HILL RD) (AMD) (5/3/20)* - located at 5501 HALEY DOWNS DR., LEXINGTON, KY.
Council District 12
Project Contact: Eagle Engineering

Note: The purpose of this amendment is to revise the lotting and remove the floodplain from a portion of the property. This plan requires the posting of a sign and an affidavit of such.

The Technical Committee and Staff Recommended: Postponement. There were some questions regarding the proposed Lot 6 and cemetery protection requirements.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
8. Clarify area of Lot 6.
9. Denote Parcel B cannot be transferred except by consolidation to an adjoining tract per Plat Cabinet M, Slide 434.
10. Denote farm crossing from Lot 6, Parcel A to Parcel B.
11. Correct note #8.
12. Discuss compliance with cemetery protection standards per Article 3 of the Zoning Ordinance.
13. Discuss condition of Haley Downs Drive.
14. Discuss status of CSX right-of-way.

3. DEVELOPMENT PLANS - Tentatively scheduled for the March 12, 2020, Planning Commission meeting.

- a. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (3/24/20)* - 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, meeting.

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-20-00004: FAYETTE COMMONS (HILTON GARDEN INN) (AMD) (5/3/20)* - located at 3750 MALL RD., LEXINGTON, KY.
Council District 9
Project Contact: Ingenium Enterprises, Inc.

Note: The purpose of this amendment is to depict a hotel development on site.

The Technical Committee and Staff Recommended: Postponement. There are questions regarding the parking compliance.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 8. Division of Waste Management's approval of refuse collection locations.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. United States Postal Service Office's approval of kiosk locations or easement.
 11. Denote hotel height in feet on plan.
 12. Denote floor area ratio per Article 21 of the Zoning Ordinance.
 13. Correct gross buildable area note.
 14. Correct parking required to match Article 12-8(e) standards.
 15. Denote reciprocal parking and access for 3750 and 3800 Mall Road and 135 Rojay Drive.
 16. Delete Article 12-7 reference which is no longer relevant.
 17. Denote metes and bounds along property boundaries and final record plat designation.
 18. Delete building envelope.
 19. Discuss compliance with Article 12-8(h) multi-modal accommodations.
 20. Discuss proposed dumpster location.
- c. PLN-MJDP-20-00006: SHELBOURNE PLAZA PROPERTIES (THE LEX MIXED USE DEVELOPMENT) (AMD) (5/3/20)* - located at 501 S. BROADWAY, LEXINGTON, KY.
Council District 3
Project Contact: HDR Engineering

Note: The purpose of this amendment is to convert 9,975 sq. ft. of retail on the first floor of Building A to 10 residential units; update bicycle parking shown on plan.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 8. Document compliance with tree canopy requirements.
 9. Correct plan name in title block.
 10. Correct note on Building A regarding retail shops on lower level.
 11. Clarify square footage of retail and residential areas in Building A.
 12. Clarify existing vs. proposed parking layout changes.
 13. Correct language in Planning Commission's certification.
 14. Discuss compliance with Article 18 for vehicular use area screening requirements.
 15. Discuss compliance with Article 28-6(c)(3) for the proposed changes along S. Broadway.
- d. PLN-MJDP-20-00008: GEORGE MANKEL PROPERTY (5/3/20)* - located at 6377 ATHENS-BOONSBORO RD., LEXINGTON, KY.
Council District 12
Project Contact: AIM3D

Note: The purpose of this amendment is to denote the addition of a commercial building on the site.

The Technical Committee and Staff Recommended: **Postponement**. There were questions regarding compliance with the building setback.

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. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Dimension existing structure per Article 21 of the Zoning Ordinance.
8. Denote height of both structures per Article 21 of the Zoning Ordinance.
9. Denote floor area ratio per Article 21 of the Zoning Ordinance.
10. Denote existing residence as non-conforming use in the B-1 zone.
11. Denote topographic line information per Article 21 of the Zoning Ordinance.
12. Document Health Department approval for shared septic system.
13. Discuss modification of proposed building to comply with Article 8-16(h) of the Zoning Ordinance for the build to range in the B-1 zone.

4. **ZONING DEVELOPMENT PLANS** - Tentatively scheduled for the March 26, 2020, Planning Commission meeting.

- a. PLN-MJDP-20-00005: TOM COLLINS FARM (MCGHEE PROPERTY) (5/3/20)* - located at 4865 TATES CREEK RD., LEXINGTON, KY.
Project Contact: Eagle Engineering

Note: The purpose of this plan is to rezone the property.

The Technical Committee and Staff Recommended: **Postponement**. There are concerns about adequate street infrastructure for the individual townhomes, protection of existing mature trees and access to Tates Creek Road.

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

1. Provided the Urban County Council rezones the property R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.

7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
 8. United States Postal Service Office's approval of kiosk locations or easement.
 9. Revise Tree Protection Plan (TPP) to Tree Inventory Map (TIM).
 10. Discuss note #14.
 11. Discuss use of access easement for frontage.
 12. Discuss access to Tates Creek Road.
 13. Discuss continuation of Collinswood Drive to Tates Creek Road.
 14. Discuss enhanced landscaping and tree protection adjacent to Single Family Residential (R-1C) zoned property (Lots 41-48).
 15. Discuss pedestrian circulation and utility/visibility of clearly defined common open spaces.
 16. Discuss Placebuilder criteria:
 - a. A-DS5-3: Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere
 - b. A-DS10-1: Residential units should be within a reasonable walking distance to a focal point.
 - c. A-DS1-2: Mass transit infrastructure such as seating and shelters should be provided/enhanced along transit routes. (A-EQ7).
 - d. D-CO2-1: Safe facilities for all users and modes of transportation should be provided.
 - e. D-CO4-1: Dead-end streets and Cul-de-sacs should be discouraged except where connections are not topographically or environmentally feasible.
 - f. B-PR7-2: Trees should be incorporated into development plans, prioritize grouping of trees to increase survivability.
 - g. B-PR7-3: Developments should improve the tree canopy.
 - h. B-RE1-1: Developments should incorporate street trees to create a walkable streetscape.
 - i. B-RE2-1: Green infrastructure should be used to connect the greenspace network.
- b. PLN-MJDP-20-00007: SHARKEY PROPERTY, UNIT 1, LOT 10A & A PORTION OF UNIT 4, SEC 2 (AMD) (5/3/20)* - located at 132 AND 148 LOUIE PL., LEXINGTON, KY.
Project Contact: Barrett Partners

Note: The purpose of this amendment is to rezone the property.

The Technical Committee and Staff Recommended: Postponement. There were concerns about compatibility of the proposed building and development adjacent to residential land use, and the access and internal circulation on the site.

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

1. Provided the Urban County Council rezones the property B-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Correct zoning on adjacent property in the rear.
6. Denote construction access point on plan.
7. Clarify street cross-section from previous plats.
8. Denote recorded building line setback.
9. Discuss requested variance to reduce the overhead door opening spacing to residential zone per Article 8-21(o) of the Zoning Ordinance.
10. Discuss proposed driveway connection on adjacent property per previous plan.
11. Discuss flow of traffic through building and width of drive aisles.
12. Discuss need for enhanced zone to zone screening from B-4 zone to R-3 zone.
13. Discuss access spacing along Louie Place.
14. Discuss Placebuilder criteria:
 - a. A-DS4-2: New construction should be at an appropriate scale to respect the context of neighboring structures; however, along major corridors, it should set the future context in accordance with other Imagine Lexington corridor policies and Placebuilder priorities.
 - b. A-DS5-3: Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - c. A-DS5-4: Development should provide a pedestrian-oriented and activated ground level.
 - d. A-DS7-1: Parking should be oriented to the interior or rear of the property for non-residential or multi-family developments.
 - e. A-DN2-2: Development should minimize significant contrasts in scale, massing and design, particularly along the edges of historic areas and neighborhoods. (D-PL9, E-GR6)
 - f. B-SU11-1: Green infrastructure should be implemented in new development. (E-GR3)
 - g. D-PL2-1: Developments should aim to provide a neighborhood-serving use that does not already exist in the vicinity, or that fills a specific need.
 - h. E-GR9-2: Low-intensity business uses that will provide neighborhood amenities should be incorporated into existing neighborhoods.
 - i. E-GR10-2: Developments should provide walkable service and amenity-oriented commercial spaces.

- j. D-CO1-1: Rights-of-way and multimodal facilities should be designed to reflect and promote the desired place-type.
- k. D-CO2-1: Safe facilities for all users and modes of transportation should be provided.
- l. B-PR7-2: Trees should be incorporated into development plans; prioritize grouping of trees to increase survivability.
- m. B-RE1-1: Developments should incorporate street trees to create a walkable streetscape.

6. REAPPROVAL & EXTENSION ITEMS – Tentatively scheduled for the March 12, 2020, Planning Commission meeting.

- a. PLN-MJSUB-17-00077: THE TOWNHOUSES AT JEFFERSON STREET, PHASE 3 (PRESTON SUBDIVISION) (AMD) (5/18/20)* - located at 516 AND 530 MARYLAND AVENUE., LEXINGTON, KY.
(Council District 2)
Project Contact: Endris Engineering

Note: The purpose of this amendment is to subdivide two lots into 13 lots. The Planning Commission originally approved this plan on February 8, 2018, 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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
- 7. Submit the 50% Infrastructure Report prior to plan certification.
- 8. Provided the Planning Commission makes a finding on the access easement.
- 9. Provided the Planning Commission grants a waiver on the lot frontage.

As part of the Planning Commission's approval, a waiver to Article 6-4(c) of the Land Subdivision Regulations, pertaining to the required street frontage for the creation of seven townhouse lots was approved for the following reasons:

- 1. Granting the requested waiver will not adversely affect public health, welfare and safety as the lots are governed by an approved final development plan and function as a unified development.
- 2. Granting the waiver is consistent with the intent of Article 1-5(c) of the Land Subdivision Regulations that encourages the facilitation of infill and redevelopment projects.

As well as approved findings for appropriateness of access easements as sole access for certain lots for the following reasons:

- 1. Allowing for the townhouse lots to be accessed only via the access easement is appropriate for the proposed development and consistent with the infill and redevelopment provisions of Article 1-5(c) the Land Subdivision Regulations.
- 2. The property is subject to an approved final development plan, and the use of the access easement for these seven lots will not negatively impact public health and safety. This is consistent with the intent of the Land Subdivision Regulations.

Note: The Planning Commission's approval has expired and the applicant now requests a reapproval of this plan.

The Staff will report at the meeting.

- b. PLN-MJDP-20-00009 (AKA DP 98-1): DEMOLITION DISPOSAL SERVICES, INC., (AMD) (5/18/20) – located off HALEY ROAD., LEXINGTON, KY.
(Council District 12)
Project Contact: Ransdell, Roach & Royse, PLLC

Note: The purpose of this amendment is to revise the maximum permitted elevation from 1040' to 1070'. The Planning Commission approved this item at their January 22, 1998, meeting, subject to the following requirements:

- 1. Urban County Engineer's approval of storm drainage.
- 2. Building Inspection approval of landscaping.
- 3. Urban County Engineer's and Division of Planning approval of amended final operational plan.
- 4. Clarify purpose of amendment note.
- 5. This development plan shall not be certified until the Kentucky Division of Waste Management issues the appropriate final permit.

Note: The Planning Commission certification has expired. The applicant has requested a reapproval of this item.

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

- 1. Urban County Engineer's acceptance of drainage, and storm 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. Revise note #1 to create separate purpose of amendment note per Article 21 of the Zoning Ordinance.
 6. Revise note #3 to meet current requirements referencing the Engineering Manuals.
 7. Addition of note referencing Chapter 16 of the Code of Ordinances per Article 21 of the Zoning Ordinance.
 8. Urban County Engineer's and Division of Planning's approval of current amended Final Operational Plan.
 9. Remove "Weaver Group Reuse of Document" statement from plan.
 10. Revise scale of plan to a standard verifiable dimension and improve font legibility.
- c. PLN-MJSUB-18-00047: SEBASTIAN PROPERTY, UNIT 2-F (5/18/20)* - located 2944 TRAILWOOD LANE (A PORTION OF), LEXINGTON, KY.
Council District 2
Project Contact: EA Partners

Note: The purpose of this plat is to create 20 buildable lots and one HOA lot. On December 19, 2018, the Technical 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 & 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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote number of street trees per lot.
10. Discuss note #8 concerning the tree canopy.
11. Discuss 10' setback from Marshall Property, Unit 2A per the approved final development plan.

Note: The applicant now requests reapproval of the plan.

The Technical Committee and Staff Recommended: Reapproval, subject to the conditions previously approved by the Technical Committee on December 19, 2018, removing conditions #8 and #11.

7. MINOR SUBDIVISION PLANS – There are none.

B. STAFF ITEMS – There are none.

C. POSTPONED ITEMS – Tentatively scheduled for the March 12, 2020, Planning Commission meeting.

- a. PLN-MJDP-19-00070: HAMBURG EAST (BAPTIST HEALTHCARE CAMPUS) (AMD) (3/2/20)* - located at 2000 POLO CLUB BLVD., LEXINGTON, KY.
Council District 12
Project Contact: CMW
- b. PLN-MJDP-19-00071: RIDDELL PLAZA, LOT 3 (PARKER PROPERTY) (AMD) (2/13/20)* - located at 1108 S. BROADWAY, LEXINGTON, KY.
Council District 3
Project Contact: Vision Engineering
- c. PLN-MJDP-19-00073: SCHROYER PROPERTY, LOTS 3 & 4 (RTA FAMILY TRUST) (2/23/20)* - located at 1009 AND 1017 WELLINGTON WAY, LEXINGTON, KY.
Council District 10
Project Contact: Banks Engineering
- d. PLN-MJDP-19-00077: WINBURN ESTATES, UNIT 3 (HUTSON-SIRK PROPERTY) (2/23/20)* - located at 1975 RUSSELL CAVE RD., LEXINGTON, KY.
Council District 1
Project Contact: synTerra Corporation

Tentatively scheduled for the March 26, 2020, Planning Commission meeting.

- f. PLN-MJDP-20-00003: MORNINGSIDE ADDITION (BLUE DOOR SMOKEHOUSE EXPANSION) (4/5/20)* - located at 222, 224 AND 226 WALTON AVENUE AND 706 AURORA AVE., LEXINGTON, KY.
Project Contact: Midwest Engineering

- e. PLN-MJDP-20-00001: RAMSEY/SULLIVAN PROPERTY (FKA BELMONT INDUSTRIAL PARK, TRACT 1) (4/5/20)* - located at 2501 & 2701 SPURR RD AND 2710 SULLIVANS TRACE, LEXINGTON, KY.
Project Contact: Strand Associates

D. NEXT MEETING DATES

Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	March 12, 2020
Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	March 19, 2020
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	March 25, 2020
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	March 26, 2020
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	April 2, 2020
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	April 2, 2020
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 9, 2020
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 23, 2020