

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

July 9, 2020

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.

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 hearing:

<https://zoom.us/join>

Webinar ID: 948 6659 9270

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

- II. **APPROVAL OF MINUTES** – The minutes of the March 9, 2020 meeting will be considered by the Planning Commission at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, July 2, 2020, at 8:30 a.m. The meeting was attended by Commission members: Carolyn Plumlee, Frank Penn, and Headley Bell. 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; Cheryl Gallit; Hal Baillie; Denice Bullock; Lauren Hedge; Captain Greg Lengal, Division of Fire & Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.

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

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria:

- (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
- (2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
- (3) no discussion of the item is desired by the Commission, and
- (4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
- (5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)

- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

Note: Requests for additional time, stating the basis for the request, must be submitted to The Subdivision Committee no later than two days prior to the meeting. The Chair will announce his/her decision at the outset of the hearing.

1. FINAL SUBDIVISION PLAN

- a. PLN-FRP-20-00011: HIGHLAWN EXTENSION (LOT 28 AND A PORTION OF LOT 27) (AMD) (6/11/20)* - located at 1422 AND 1422½ EDGELAWN AVE., LEXINGTON, KY.
Council District 1
Project Contact: Cam Surveying

Note: The Planning Commission postponed this item at their March 12, 2020 and June 11, 2020, meetings. The purpose of this amendment is to subdivide one lot into two lots.

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

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

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

- b. PLN-FRP-19-00005: CROSSROADS CHRISTIAN CHURCH (AMD) (9/13/20)* - located at 4128 TODDS ROAD, LEXINGTON, KY.
Council District 12
Project Contact: EA Partners

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to subdivide one tract into two lots. The Planning Commission originally approved this plan on July 11, 2019, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Denote the Planning Commission's approval of the waiver on the final record plat.

As part of the Planning Commission's approval, a waiver to Article 4-7 of the Land Subdivision Regulations, pertaining to the final record plat procedure as required by the regulations was approved for the following reasons:

1. Granting the requested waiver(s) will not adversely affect public health, welfare and safety as the proposed PSP/FDP shall provide for the provision of all public services.
2. Granting the waiver is consistent with the intent of Article 1-5(a) of the Land Subdivision Regulations for Exceptional Hardship.

This recommendation was made subject to the following additional requirements:

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

- a. Denote: No building permits shall be issued for Lot 2 until sanitary sewer service is provided to the lot.

Note: The Planning Commission certification will expire on July 11, 2020. The applicant has requested a reapproval of the Planning Commission's previous approval.

The Subdivision Committee recommended Reapproval, subject to the previously approved conditions on July 11, 2019.

2. PRELIMINARY SUBDIVISION PLANS

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

Note: The Planning Commission postponed this item at their March 12, 2020 and June 11, 2020, meetings. The purpose of this amendment is to revise the lotting and remove the floodplain from a portion of the property. This plan requires the posting of a sign and an affidavit of such.

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

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

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

- b. PLN-MJSUB-20-00002: BELMONT FARM, UNIT 7 (COVENTRY) (AMD) (8/2/20)* - located at 2450 GEORGETOWN RD., LEXINGTON, KY.
Council District 2
Project Contact: Banks Engineering

Note: The Planning Commission postponed this item at their June 11, 2020, meetings. The purpose of this amendment is to revise the detached single family unit lot layout, add townhouse dwelling units and revise access and circulation for the subdivision.

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Addition of all zone lines (R-3, R-4, I-1, B-6P and P-1).
11. Addition of proposed street names.
12. Denote access to greenway shall be located on HOA lots, rather than easements on private lots to the approval of the Greenspace Planner and Bike & Pedestrian Planner.
13. Discuss the change from the previously proposed open space/greenway along eastern portion of subdivision.

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14. Discuss the timing of construction of Huntly Place.
 15. Discuss spacing of local street connections to Huntly Place.
- c. PLN-MJSUB-20-00004: MEADOWCREST (AMD) (9/29/20)* - located at 2550 WINCHESTER RD., LEXINGTON, KY.
Council District 12
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the lotting and proposed street layout.

The Subdivision Committee Recommends: Postponement. There were some questions regarding the proposed access to Winchester Road and the significant revisions from the certified plan.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Addition of purpose of amendment note.
10. Delete proposed full access to Winchester Road.
11. Delete proposed Hume Road access or realign it to Polo Club Boulevard intersection per the EAMP.
12. Discuss significant changes from the approved Preliminary Subdivision Plan/Preliminary Development Plan.
13. Discuss compliance with the EAMP, specifically access management, stormwater management and community design element.
14. Discuss alignment of road "A" with proposed roadway on adjacent property (Hamburg East - Baptist Healthcare).
15. Discuss timing of construction of proposed street system and stormwater management.
16. Discuss alignment of tunnel under I-75 and coordination with adjacent property owner.
17. Discuss intent to preserve historic home.

3. DEVELOPMENT PLANS

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

Note: The Planning Commission postponed this item at their December 12, 2019, January 16, 2020, February 13, 2020, March 12, 2020 and June 11, 2020 meetings. The purpose of this amendment is to revise the development on lot, including parking layout, building location, property access and the addition of a drive-through.

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Update site statistics to reflect reduced building square footage on 1108 and include the properties added to revised plan.
12. Addition of zone-to-zone screening.
13. Review by the Technical Review Committee.
14. Discuss access points, drive lanes and parking on adjacent properties now included on revised plan.
15. Discuss parking and access crossing over property line and zoning boundary.
16. Discuss drive-through and proposed retail use.
17. Discuss vehicular use area (VUA) landscape screening adjacent to Simpson Avenue.

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

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

- b. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (7/9/20)* - 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.

- c. PLN-MJDP-19-00077: WINBURN ESTATES, UNIT 3 (HUTSON-SIRK PROPERTY) (7/9/20)* - located at 1975 RUSSELL CAVE RD., LEXINGTON, KY.
Council District 1
Project Contact: synTerra Corporation

Note: The Planning Commission continued this item from their March 12, 2020 and June 11, 2020, meetings. This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the development on the property.

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

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

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12. United States Postal Service Office's approval of kiosk locations or easement.
13. Discuss timing of sanitary sewer improvements and pump station removal.
14. Discuss connectivity and access to Russell Cave Road per the previous plan (PLN-MJDP-17-00017).
15. Discuss group residential design standards.

- d. PLN-MJDP-20-00012: HOOVER AND PHILPOT EVANGELISTIC ASSOCIATION PROPERTY (THE FOUNTAINS AT PALOMAR) (AMD) (7/11/20)* - located at 3801 AND 3901 HARRODSBURG RD., LEXINGTON, KY.
Council District 10
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the building square footage, parking circulation and landscaping for Lots 2 through 5.

The Subdivision Committee Recommends: Postponement. There are questions concerning the required neighborhood notification.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 8. Division of Waste Management's approval of refuse collection locations.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. United States Postal Service Office's approval of kiosk locations or easement.
 11. Clarify parking generator for restaurants on site 4 & 5.
 12. Denote drive-through order point on Site 2.
 13. Discuss compliance with notification requirement.
 14. Discuss multiuse path adjacent to Harrodsburg Road and Man o' War Boulevard.
 15. Discuss heavy dashed line adjacent to parking lot and underground detention on sites 4 & 5.
 16. Discuss timing of easement modifications per new final record plat.
 17. Discuss orientation and buffering of area adjacent to Harrodsburg Road and Man o' War intersection.
 18. Discuss cross access between site 5 & site 6.
 19. Discuss compliance with notes #12, #16, #19, #21 & #23.
- e. PLN-MJDP-20-00022: DISTILLERY DISTRICT – WEST, UNIT 1 (8/2/20)* - located at 1158 and 1170 MANCHESTER ST., LEXINGTON, KY.
Council District 2
Project Contact: Earthcycle Design

At the request of the applicant, the Subdivision Committee did not review this development plan at their June 4, 2020, 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.

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

14. Clarify parking requirements for hotel and restaurant.
15. Correct FEMA floodplain information.
16. Discuss pedestrian safety improvements for crossing Manchester Street.

- f. PLN-MJDP-20-00023: THISTLE STATION, LLC (8/2/20)* - located at 308 AND 330 NEWTOWN PIKE, LEXINGTON, KY.
Council District 2
Project Contact: Earthcycle Design

Note: The purpose of this amendment is to revise the development.

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace Planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 12. United States Postal Service Office's approval of kiosk locations or easement.
 13. Denote lot coverage in the site statistics.
 14. Denote location of road cross-section lines on the face of the plan.
 15. Denote integration of Legacy Trail along Newtown Pike within cross-section.
 16. Discuss Area Character and Context Study per Article 8-16(o)(3) of the Zoning Ordinance and correct note #23 to reflect June 2020 study.
 17. Discuss compliance with the form-based neighborhood business project site enhancements and neighborhood integration requirements in Article 8-16(o)(3) of the Zoning Ordinance.
- g. 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

Note The purpose of this amendment is to add a 10,000 square foot structure with drive-through lanes and parking.

At the request of the applicant, the Subdivision Committee did not review this development plan at their July 2, 2020, meeting.

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.

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

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.
- h. PLN-MJDP-20-00030: RED MILE SQUARE, INC., (THE COURTYARDS) (AMD) (8/30/20)* - located at 845 RED MILE RD., LEXINGTON, KY.
Council District 11
Project Contact: Landry, Lewis, Germany Architects, P.A./EA Partners

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

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 9. Division of Waste Management's approval of refuse collection locations.
 10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 11. United States Postal Service Office's approval of kiosk locations or easement.
 12. Depict adjacent property lines along Horseman's Lane and Red Mile Road ~~shown~~ with dashed lines.
 13. Addition of record plat information for property.
 14. Clarify required parking numbers.
 15. Dimension all driveways, walkways, parking spaces and ingress / egress points.
 16. Denote construction access point(s).
 17. Denote height of buildings in feet.
 18. Correct commission's certification.
 19. Resolve road improvements to Red Mile Road.
- i. PLN-MJDP-20-00031: HAMBURG EAST (BAPTIST HEALTHCARE CAMPUS) (9/29/20)* - located at 2000 POLO CLUB BLVD, LEXINGTON, KY.
Council District 12
Project Contact: CMW

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

The Subdivision Committee Recommends: **Postponement**. There are questions regarding the Tree Protection Plan (TPP) and the future street alignment.

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. Provided the Planning Commission makes a finding the plan complies with the EAMP.
 13. Discuss tree protection plan (TPP) details and missing information.
 14. Discuss alignment of road (cross-section H-H) with proposed road "A" on adjacent property (Meadowcrest) and demarcation of change from private to public street.
 15. Discuss timing of traffic impact study per note #22 on Preliminary Development Plan.
 16. Discuss use of access easement in lieu of public or private street.
- j. PLN-MJDP-20-00032: COOPER PROPERTY (COPE, MITCHELL & COOPER PROPERTY) (9/29/20)* - located at 1370 AND 1380 DEER HAVEN LN, LEXINGTON, KY.
Council District 12
Project Contact: EA Partners

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

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

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. 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. Remove incorrect plat reference.
13. Addition of dimensions for driveways.
14. Denote location of street cross section on Deer Haven Lane.
14. Addition of private street maintenance note.
15. Provided the Planning Commission makes a finding the plan complies with the EAMP.
16. Exactions to the approval of the Division of Planning at time of final record plan or display house plat.
17. Resolve developer's intent to meet Article 23A-2(o) of the Zoning Ordinance in reference to the required fence along the Agricultural Rural (A-R) zone (northeast of the subject property).

- k. PLN-MJDP-18-00030: ETHINGTON & ETHINGTON PROPERTY, TRACT 1 (AMD) (9/13/20)* - located at 4145 AND 4235 HARRODSBURG ROAD, LEXINGTON, KY
Council District 10
Project Contact: Vision Engineering

At the request of the applicant, the Subdivision Committee did not review this development plan at their July 2, 2020, meetings.

Note: The purpose of this amendment is to depict the development of Lots 2 & 3. The Planning Commission approved this item at their May 10, 2018, meeting; reapproved it at their July 11, 2019, and reapproved it again at their February 27, 2020, meeting, 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 is requesting a continued discussion to subdivide a Neighborhood Business (B-1) zoned Lot 2 into Lots 2A and 2B.

The Subdivision Committee Recommends: **Postponement** to allow additional time for the applicant to submit a waiver request to the staff.

- C. **PERFORMANCE BONDS AND LETTERS OF CREDIT** – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

- V. **COMMISSION ITEMS** – The Chair will announce that any item a Commission member would like to present will be heard at this time.

- A. **ELECTION OF OFFICERS** – The Commission's By-laws state that at the first regular meeting in July, the Commission shall elect a Chairperson, Vice-Chairperson, Secretary, and Parliamentarian. The Nominating Committee was named at the June 11th Commission meeting and has presented its slate for consideration by the Planning Commission. Nominations may also be made from the floor.

The current officers are as follows:

Chairperson	-	Mike Owens
Vice Chairperson	-	William Wilson

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

Secretary - Karen Mundy
Parliamentarian - Frank Penn

The Nominating Committee recommended the following slate:

Chairperson - Larry Forester
Vice Chairperson - Frank Penn
Secretary - William Wilson
Parliamentarian - Carolyn Plumlee

B. DELEGATION OF SECRETARY'S DUTIES – The Commission's past procedure for carrying out the Secretary's duties, except for signing minutes, has been to delegate that authority to the Director of the Division of Planning and his staff. The Chair will request that the Commission consider taking similar action 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

Special Zoning Items Public Meeting, Thursday, 1:30 p.m., via video teleconference July 16, 2020
Zoning Items Public Meeting, Thursday, 1:30 p.m., via video teleconference..... **July 23, 2020**
Technical Committee, Wednesday, 8:30 a.m., via video teleconference July 29, 2020
Work Session, Thursday, 1:30 p.m., via video teleconference July 30, 2020
Subdivision Committee, Thursday, 8:30 a.m., via video teleconference August 6, 2020
Zoning Committee, Thursday, 1:30 p.m., via video teleconference..... August 6, 2020
Subdivision Items Public Meeting, Thursday, 1:30 p.m., via video teleconference **August 13, 2020**

X. ADJOURNMENT

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