

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
May 14, 2026

- 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.
- II. **APPROVAL OF MINUTES** – The March 12, 2026 minutes will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponements and withdrawals will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, May 7, 2026 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, Ryelle Browning, Paula Owens; Lieutenant Brian Morgan, Division of Fire and Emergency Services; Tracy Jones and Brittany Smith, 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 staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

1. **FINAL SUBDIVISION PLANS** - None at this time.

2. **PRELIMINARY SUBDIVISION PLANS** - None at this time.

3. **REAPPROVALS & EXTENSIONS** - None at this time.

4. **DEVELOPMENT PLANS**

- a. **PLN-MJDP-26-00010: BRYANT PROPERTY (AMD) (5/14/26)*** – located at 1800 & 1810 BRYANT ROAD, LEXINGTON, KY
Council District: 6
Project Contact: Vision Engineering

Note: The purpose of this amendment is to reconfigure building, parking, and circulation on Lot 2, and add access easement on Lot 1.

Note: Following presentation of the plan and waiver application, and public comment, the Planning Commission voted to reconsider this application at the March 12, 2026 meeting. Following the presentation of a new plan, the Planning Commission voted to continue this plan at the April 9, 2026 meeting.

Requirements Not Met:

1. Addition of building line on Lot 1 along cul-de-sac/access easement. (ZO Art. 12-6(a)) (Planning)
2. Addition of all easements including Lot 3. (ZO Art. 12-6(a)(10)) (Planning)
3. Clarify Lighting Plan to comply with Article 30 of the Zoning Ordinance. (Planning)
4. Add "relocation of dumpster and addition of access easement on Lot 1" to purpose of amendment. (ZO Art. 12-7(d)) (Planning)
5. Correct title for cul-de-sac to access easement. (ZO Art. 12-6(a)(10)) (Planning)
6. Denote any waiver or variance, if approved by the Planning Commission. (Planning)
7. Update enclosure detail to comply with p. 7 of the Dumpster Service Guide. (Waste Management)
8. Provide Open Space Exhibit that includes common open space, and include open space requirements in site statistics as a percentage. (ZO Art. 20-3) (Open Space)
9. Turn-arounds will need to be provided within the parking lot drive aisle between the apartment buildings. (Fire)
10. Amend Tree Inventory Map to comply with ZO Art. 26-4. (Urban Forester)
11. Provide mitigation measures to be taken, if any, for justified removals. (ZO Art. 26-4(c)) (Urban Forester)
12. Depict easements for stormwater controls. (LSR 6-7(c)) (Engineering)
13. Remove reference to plat J-551 with the wrong title. (Engineering)

Waiver(s) Necessary:

1. **PLN-WAV-26-00003: BRYANT PROPERTY (AMD)** - requests a waiver of the sidewalk standards to eliminate sidewalk on the southeast side of the street on Lot 3 (LSR 6-8(n)(1)), in association with PLN-MJDP-26-00010, for property at 1800 & 1810 Bryant Road.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. All pedestrian crossing greater than 24' shall be raised. (Bike/Ped)
3. The sanitary sewer capacity application on file will need to be updated prior to the issuance of building permits. (DWQ-Sanitary)
4. Sidewalks cannot count towards your vegetative open space. (Open Space)
5. The inlets from the proposed public street are directed through a private property (Lot 1). Where is the stormwater management for quality and quantity for Lot 1? The public storm is required to be kept separate from the private on-site systems. (Engineering)

Plan Questions or Concerns:

1. Discuss Note #10 for mitigation of loss of trees. (Planning)
2. Explain patterned crossing between Building 2 and 3 and in front of Building 4. (Traffic)

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3. Discuss who will own and maintain the Stormwater Management areas. (SWM 1.5.6) (Engineering)
4. Are you building a berm over the existing sanitary sewer easement? (Engineering)
5. What is the proposal for stormwater management? ZO 21-6(a)(9) (Engineering)
6. Discuss access easement conversion to public or private street. Does cul-de-sac meet public street standards? (Planning)

The Subdivision Committee Recommend: **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. Urban Forester's approval of tree inventory map.
4. Open Space planner's approval of the treatment of greenways and greenspace.
5. Department of Environmental Quality's approval if environmentally sensitive areas.
6. Provided the Planning Commission approves PLN-WAV-26-00002.
7. Correct all noted deficiencies listed as "requirements not met" herein.

- b. PLN-MJDP-26-00027: HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON) (7/5/26)* – located at 121 PRALL STREET, 118 MONTMULLIN STREET, and 545, 553, 563 S. LIMESTONE, LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

Note: The purpose of the plan is to depict a multi-story, mixed-use building utilizing the Neighborhood Business Form-Based Project provisions of the B-1 zone. The plan includes 155 residential dwelling units and non-residential space.

Requirements Not Met:

1. Submit an open space exhibit that matched the site statistics box on the development plan. (Open Space)
2. Provide bicycle parking facilities that comply with ZO Art. 16-12. (Bike/Ped)
3. Commercial driveway entrance shall comply with Standard Drawing 307-2. (Engineering)
4. Label the existing retaining wall at the rear of the property. (Engineering)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. If a sewer capacity application has already been filed, it will have to be updated prior to the issuance of building permits. A sanitary sewer analysis is needed to evaluate the additional flow on the existing system. (DWQ-Sanitary)
3. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
4. Reconcile depicted street cross-sections with more recent plats. (Engineering)
5. Verify and discuss existence of power pole in sidewalk on Montmullin Street. (Engineering)

Plan Questions or Concerns:

1. Discuss change to dimension of street tree well on S. Limestone cross-section. (Planning)
2. Discuss increase in lot coverage, building square footage, number of bedrooms, and height of building. (Planning)
3. Confirm this location will have trash compactor or dumpster. (Waste Management)
4. A consolidation plat will be needed to combine the various individual parcels, before building permits are granted. (Engineering)
5. Discuss tree boxes/planters and proximity to utilities on Limestone. (Engineering)

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

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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 landscaping 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. Open Space Planner's approval of open space and vegetative areas.
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 Capacity Assurance Program requirements, prior to plan certification.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Correct all noted deficiencies listed as "requirements not met" herein.

- c. PLN-MJDP-26-00030: WML PROPERTIES, LLC (TWO KEYS) (AMD) (7/5/26)* – located at 503 S. UPPER STREET, LEXINGTON, KY
Council District: 3
Project Contact: Barrett Partners, Inc.

Note: The purpose of the plan is to add patio and change circulation for parking lot.

Requirements Not Met: None at this time.

Waiver(s) Necessary:

1. PLN-WAV-26-00011: WML PROPERTIES, LLC (TWO KEYS) - requests a waiver for vegetated open space standards (ZO Art. 20-3).

Design Considerations:

1. If area of disturbance is over 2,500 sq. ft., a land disturbance permit is required. (Engineering)
2. If amending the driveway, use commercial driveway entrance compliant with Standard Drawing 307-2.

Plan Questions or Concerns:

1. Discuss need for waiver for vegetated open space. (Open Space)
2. Discuss location of dumpster. (Planning)
3. Discuss use on the property in the B-1 zone. (Planning)
4. Does the raised patio disrupt existing drainage patterns? (Engineering)

The Subdivision Committee Recommended: **Postponement.** There is concern about access to the dumpster and provision of open space onsite.

Should the 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 landscaping buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Open Space Planner's approval of open space and vegetative areas.
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 Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.

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11. Provided the Planning Commission grants the requested waiver.
12. Correct all noted deficiencies listed as "requirements not met" herein.

5. WAIVERS

- a. PLN-WAV-26-00013: TURNER PROPRTY & MEADOWTHORPE COMMUNITY BUSINESS CENTER (TURNER COMMONS) - requests a waiver for an alternate cross-section for industrial local streets, (LSR Exhibit 6-3), in association with PLN-FRP-26-00013, for property at 125 Turner Commons Way.
 - Staff will report at the meeting.

6. PERFORMANCE BONDS AND LETTERS OF CREDIT – Bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

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

- A. PLN-CELL-26-00001: BRIAR HILL SOUTH WIRELESS COMMUNICATION FACILITY – an application for a 195-foot-tall self-supporting tower, with an approximately 4-foot-tall lightning arrestor attached at the top, for a total height of 199-feet, plus related ground facilities, for property at 2151 Royster Road.

Note: The applicant has withdrawn the uniform application.

VII. STAFF ITEMS

- A. **ARTICLE 4-5(B) IMPROVEMENT PLAN PROGRESS REPORT** - When the project engineer has completed approximately fifty percent (50%) of the infrastructure design for the development, the project engineer shall submit a preliminary report to the Planning Commission informing the Commission of how storm water, sanitary sewer and environmental conditions imposed by the Commission at the time of the approval of the preliminary subdivision plan will be addressed in the improvement plan. The report shall be distributed to the Commission at the next convenient meeting. The report is for information only, and no action by the Commission shall be taken; however, there shall be no issuance of the Notice to Proceed, as outlined in section 4-5(d), until the Planning Commission meeting is complete.

1. PLN-FRP-26-00010: LOCHMERE, TRACT 4. LOT 1 (ANDOVER CLUB COURSE) (AMD)
2. PLN-FRP-26-00011: SEBASTIAN PROPERTY, UNIT 3, LOT 77 (AMD)

VIII. 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.

IX. MEETING DATES FOR May & June

Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....May 21, 2026
Technical Committee, Wednesday, 8:30 a.m., 3rd Floor Conference Room, Phoenix Building.....May 27, 2026
Zoning Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**May 28, 2026**
Subdivision Committee, Thursday, 8:30 p.m., 3rd Floor Conference Room, Phoenix Building.....June 4, 2026
Zoning Committee, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix Building.....June 4, 2026
Subdivision Items Public Hearing, Thurs., 1:30 p.m., 2nd Floor Council Chambers, Gov't Center.....**June 11, 2026**

X. ADJOURNMENT

TW/CC/CG/PO

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