

AGENDA
SUBDIVISION COMMITTEE MEETING
January 8, 2026
8:30 a.m., Phoenix Building, 3rd Floor Conference Room

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, December 17, 2025 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; David Filiatreau, Division of Traffic Engineering; Eric Sutherland, Brooke Gray, Lane Gilliam, Division of Environmental Services; Shannon Ison, Division of Fire; Rob Poage, Addressing Office; Scott Burton, Division of Waste Management; Eve Miller and Scott Thompson, Division of Planning; Craig Prater and Chris Dent, Division of Water Quality; and Tyler Skaggs, Kentucky Utilities. Other staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, and Paula Owens. 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** – None at this time.

2. **PRELIMINARY SUBDIVISION PLANS** - Tentatively scheduled for the **January 15, 2026** Planning Commission meeting.

- a. PLN-MJSUB-25-00005: SUBURBAN POINT SUBDIVISION EXPANSION (2/22/26)* – located at 421 PRICE ROAD, LEXINGTON, KY
Council District: 2
Project Contact: Viox & Viox, Inc.

Note: The purpose of the plan is to create 57 single-family lots, two open space parcels, one detention basin/common area, and streets.

Requirements Not Met:

1. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction. (Z.O. Art. 21(b)(1)) (Building Inspection)
2. Denote: The location of the fire hydrants, fire department or fire service features, if required, shall be approved by the Division of Fire, Water Control Office. (Fire)
3. Denote: Stormwater management, sanitary sewers, and public street improvements shall be designed and constructed in accordance with the LFUCG engineering manuals. (Engineering)
4. Denote: No land disturbance, construction, clearing of native vegetation, or mowing shall occur in the vegetative buffer zone. Invasive species may be removed by hand-held equipment or a forestry grinder. (SWM 1.4.4) (Engineering)
5. Provide traffic calming elements within the new streets, primarily, a traffic circle at the new intersection of Dominican Drive and St. Martin Avenue. (LSR Art. 6-9) (Traffic)
6. Proposed street cross-section must have restricted parking on one side of street (hydrant side). (Fire)
7. Denote tree canopy and street tree requirements, and provide tree mitigation proposal. (ZO Art. 26-4(c)) (Urban Forester)
8. Provide open space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
9. Label the intermittent stream. (Engineering)
10. Depict vegetative buffer. (SWM 1.4.4) (Engineering)
11. Combine all information onto one page (except tree inventory), and add vicinity sketch. (LSR Art. 5-2) (Planning)

12. Correct title block to match staff report. (LSR Art. 5-2(b)) (Planning)
13. Denote street address and name and address of owner/developer. (LSR Art. 5-2(a & b)) (Planning)
14. Denote all adjacent property owner information. (LSR Art. 5-2(d)(11)) (Planning)
15. Depict proposed cross-sections and all section lines on plan face. (LSR Art. 5-2(d)(2)) (Planning)
16. Denote front yard and street side yard building lines on plan face. (LSR Art. 5-2(d)(3)) (Planning)
17. Denote construction access. (LSR Art. 5-2(d)(2)) (Planning)
18. Correct zoning notation in site statistics. (LSR 5-2(f)) (Planning)
19. Denote improvements to Price Road. (LSR Art. 6-8(p)) (Planning)

Waiver(s) Necessary:

1. Proposed street cross-section. (LSR Art. 6-8 & Exhibit 6-3) (Planning & Traffic)

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Proposed street cross-section must have restricted parking on one side of street (hydrant side). (Fire)
3. Design does not protect/preserve greatest number of trees reasonably/practically. Evaluate preserving healthy/significant trees on property. (ZO Art. 26-4(d)) (Urban Forester)
4. Describe how detention areas in the development are useable and accessible for common space.

Plan Questions or Concerns:

1. Discuss need for waiver for proposed street cross-section. (Planning & Traffic)
2. Discuss accessibility for residential service trucks on proposed streets. (Waste)
3. Discuss improvements for Price Road frontage. (Engineering)
4. Discuss impact to spring point near Lot 39. (Engineering)
5. Discuss need for additional stormwater or drainage easements. (Engineering)
6. Discuss detention area outfall and if this detention is sufficient for the development. (Engineering)
7. Discuss stormwater management proposal. (LSR-Art. 6-7) (Engineering)
8. Discuss encroachment of structures from adjacent property. (Planning)

The Staff Recommends: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, 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. Open Space Planner's approval of open space areas.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Provided the Planning Commission grants the requested waiver for the proposed street cross-section.
11. Correct all noted deficiencies listed as "requirements not met" herein.

3. DEVELOPMENT PLANS - None at this time.

4. WAIVERS - Tentatively scheduled for the **January 15, 2026** Planning Commission meeting.

- a. PLN-WAV-25-00009: EAST HIGH MULTI-USE PROJECT (AMD) - requests a waiver for the direct pedestrian connection to E. Vine Street (ZO 16-6(b)), in association with PLN-MJDP-25-00072, for property at 227 & 229 E. High Street.

Council District: 3

Project Contact: Tate-Bryan Realty

Staff will report at the meeting.

Note: The Technical Review Committee voted to approve PLN-MJDP-25-00072: EAST HIGH MULTI-USE PROJECT (AMD) on December 17, 2025, 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 landscaping 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. Open Space Planner's approval of open space areas.
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 Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Correct all noted deficiencies listed as "requirements not met" herein.

5. **ZONING DEVELOPMENT PLANS** – None at this time.

6. **REAPPROVAL, CONTINUED DISCUSSIONS, & EXTENSION ITEMS** – None at this time.

B. **COMMISSION ITEMS**

1. **PLN-ZOTA-24-00006: REVISIONS TO ARTICLE 23A-10 FOR THE ECONOMIC DEVELOPMENT (ED) ZONE** – a text amendment to modify the Economic Development (ED) zone.

C. **POSTPONED AND CONTINUED ITEMS** - Tentatively scheduled for the **January 15, 2026** Planning Commission meeting.

1. PLN-MJDP-25-00067: MARGARET C. CAMIC PROPERTY (W.E. SAVAGE PROPERTY) (2/1/26)* – located at 4630 OLD SCHOOLHOUSE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Prime AE

Zoning Development Plans - Tentatively scheduled for the **January 29, 2026** Planning Commission meeting.

2. PLN-MJDP-25-00056: SHUCK & TUCKER PROPERTY (1/29/26)* – located at 451 CHILESBURG ROAD, LEXINGTON, KY
Council District: 7
Project Contact: EA Partners

3. PLN-MJDP-25-00059: LEXMARK INTERNATIONAL CORPORATION, LOT 1 (LEGACY TRAIL, LLC PROPERTY) (1/29/26) – located at 1170 NEWTOWN PIKE, LEXINGTON, KY
Council District: 1
Project Contact: EA Partners

4. PLN-MJDP-25-00065: SAMUEL H BRYAN, TRACT 8 (CARNES PROPERTY) (1/29/26)* – located at 2914 CLAYS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Vision Engineering

5. PLN-MJDP-25-00068: HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON)
(2/1/26)* – located at 545, 553, & 563 S. LIMESTONE, 121 PRALL STREET, & 118 MONTMULLIN STREET,
LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

D. STAFF ITEMS - None at this time.

E. NEXT MEETING DATES

Zoning Committee, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	January 8, 2026
Subdivision Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	January 15, 2026
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	January 22, 2026
Technical Committee, Wednesday, 8:30 a.m., 3 rd Floor Conference Room, Phoenix Building.....	January 28, 2026
Zoning Items Public Hearing , Thurs., 1:30 p.m., 2 nd Floor Council Chambers, Gov't Center.....	January 29, 2026
Subdivision Committee, Thursday, 8:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	February 5, 2026