

LEXINGTON PLANNING COMMISSION

THURSDAY, APRIL 8, 2010

5:00 P.M.

First floor meeting room, City Hall

Minutes

Members Present: J. Gianniny C. Smith C. Miller M. Harvey
J. Dunbar (chair) T. Sanders

Members Absent: A. Carr

Staff Present: B. Blatter; Director of Planning and Development
V. Garrett; Secretary of Planning and Development

Call to Order: J. Dunbar called the meeting to order at 5:02 p.m.

Citizens' Comment on matters not on the Agenda: None to record.

Public Hearings: None to record.

Unfinished Business:

- * **Application by Anne Coleman, Keith Blouin, and Pete Davis for a change in Zoning Classification from Multi Family Residential (R-M), to Professional Services Residential (PSR), for a property located at 7 Estill Street**

Anne Coleman, applicant, was contacted by telephone and placed on conference call so that she could participate in the discussion. B. Blatter contacted Washington and Lee University about rezoning the property they own adjacent to 7 Estill Street. Steve McAllister, W and L representative, was present. He indicated W and L is amenable to the proposal.

Discussion broadened into the possibility of extending the rezoning to a larger area surrounding 7 Estill Street. The owner of 310 East Nelson had submitted a letter voicing her interest in having her property rezoned PSR.

C. Miller moved to recommend approval of the entire Estill Street PSR. T. Sanders gave the second. In further discussion, it was noted the motion was intended for both sides of Estill. M. Harvey made a friendly amendment to the motion limiting the rezone to 7 Estill and 1 Estill Street. C. Miller accepted the friendly amendment.

In order to rezone a larger area, property owners would need to be notified and a much lengthier discussion held. Also, the rezoning would need to be made at Planning Commission's request.

B. Blatter explained to A. Coleman what the proper procedure would be to look into rezoning the property she owns as well as the adjacent property owned by W and L, located at 1 Estill Street. A. Coleman withdrew her application. As the application was withdrawn, the motion no longer needed action.

The next step will be to advertise a public hearing for the rezoning of the properties on Estill Street at Planning Commission's request for the May 13th meeting. Planning Commissioners were in

support of moving ahead with this scheduled public hearing.

- * **Application by Omicron Delta Kappa for a Conditional Use Permit to establish offices in the former Train Station located at 224 McLaughlin Street to permit them to locate their national headquarters in this building**

Steve McAllister, W and L representative, was present in behalf of Washington and Lee and ODK. J. Dunbar, adjacent property owner, recused herself from the discussion and the vote. M. Carmagnola had submitted by email a draft list of conditions to attach to the application for ODK. The conditions were as follows:

- * Ensure that all exterior lighting uses low intensity lamps in existing downward facing lighting fixtures
- * Trim landscape bank on McLaughlin Street side at least three times per year between April and November in order to provide a neat appearance and to provide improved sight lines for motorists using the parking lot entrance
- * maintain landscaping and privacy buffer to shield the building from the adjoining neighbors (added by planning commissioners)
- * The single point of contact for all issues related to ODK/City relationship will be the ODK Executive Director (currently Tom Goodale)
- * Trash collection will utilize residential style containers. No dumpsters will be permitted for regular trash removal.
- * This conditional use will be in force for five years. ODK will apply for renewal no later than 4 years and 8 months into the approved time line allowing for review, discussion and adjustment of conditions if needed

J. Gianniny asked S. McAllister if W and L was willing to correct some issues and fully complete their list of conditions as had been attached to their approval. S McAllister assured Planning Commission that W and L would make sure their conditions were met.

C. Miller asked that a condition be added which would require maintaining the landscaping. The following condition was recommended for addition: “ maintain landscaping and privacy buffer to shield the building from the adjoining neighbors.” Planning Commissioners were in favor of the additional condition. This condition was added to the conditions listed above.

C. Miller moved to recommend a five year approval with the conditions listed above. T. Sanders gave the second. The motion passed.

- * **Proposed amendments to the City of Lexington Zoning Ordinance to create a Parks, Cemeteries, and Open Space district and to amend the City of Lexington’s Zoning map to designate these districts**

Discussion centered around the section listing parking areas as an accessory use. Commissioners were concerned that a review of parking areas may not be required if not listed as a conditional use. Therefore, it was suggested removing the section on accessory uses and listing parking areas under conditional uses.

M. Harvey moved to forward the proposed amendments to the City of Lexington Zoning Ordinance to create Parks, Cemeteries, and Open Space district and to amend the City of Lexington’s Zoning map to designate these districts with parking areas listed as a conditional use. C. Miller gave the second. The motion passed.

J. Gianniny voiced concern with three areas of the proposal surviving City Council's review. Those three areas include cemeteries, lighting and parking.

* **Possible amendments to the General Residential District, R-1, regulations to address problems associated with the lot size language for two-family dwellings**

No discussion.

New Business:

Discussion was held on the setback issues surrounding the recently constructed Hillel House. B. Blatter explained the zoning mistake was his. The Planning Office and W and L are currently working to try and remedy the situation. J. Dunbar suggested applicants be required to present 3-D CAD modeling on larger scale projects to help Board members and Commissioners understand the scale in relationship to surrounding properties. She also suggested that B. Blatter hold a conversation with W and L representatives about the possibility of changing the color scheme for the exterior of the Hillel House. She indicated the color scheme could significantly change the view scape if applied correctly. Proper color and landscape could create depth. J. Gianniny suggested before he would be amenable to requiring the 3-D CAD modeling he would need realistic numbers in association to cost and a clear definition as to what size building would be required to submit the CAD modeling.

M. Harvey thanked staff for taking a positive approach to the cleaning of Town Branch by Troop 299. She asked B. Blatter to speak with the City Arborist, Betty Besal, and Public Works about tree limbs hindering clear passage on the sidewalks near Lylburn Downing.

Comprehensive Plan:

City Council has three chapters ready to be advertised for public hearing. They will hold a work session on the chapters before scheduling the public hearing.

City Council Report:

J. Gianniny was out of town during the last City Council meeting. There was not a quorum at the April 1, 2010 meeting; therefore, no action was taken.

Staff Report:

B. Blatter gave a brief staff report including information on continued work on the Economic Development Strategy and continued work on the Miller's House at Jordan's Point.

Approval of Minutes:

C. Miller moved to approve the March 25, 2010 minutes as submitted. M. Harvey gave the second. The motion passed.

Adjourn: J. Dunbar adjourned the meeting at 6:30 p.m.