

development and subdivision approval to convert 4 duplex lots into 6 town home lots to increase the diversity of the dwelling units within the project. The total number of dwelling units and the amount of preserved open space remain the same. Weatherburn is located at the Southeastern corner of Thornhill and Birdfield Roads.

Jeb Brown, Weatherburn developer, presented the application. He indicated a slow economy had pushed him to try to open up different options resulting in this application. He explained the planned objective of the project is to provide diversity of housing types within the Weatherburn Community and to meet market demands. The proposal to combine four duplex lots into 2 single family lots and 4 duplex lots into 6 town home lots maintains the density and open space initially approved; therefore, posing no changes to utility demands or vehicular usage.

J. Brown explained the architecture of all proposed dwellings in Weatherburn will be viewed not only as free standing structures but as part of the streetscape, the neighborhood, and the entire community in order to attain visual harmony.

Public Comment

Mark Nelson, concerned citizen, suggested if the application is approved he is concerned it could lower existing property values and parking could become an issue. J. Brown indicated his hope is to increase the property values. He also indicated the number of cars will remain the same because the density will remain the same. He explained each unit will have its own garage.

J. Dunbar closed the public hearing.

B. Blatter explained an architectural rendering is not a requirement for subdivision or planned unit development review/approval. Also noted, the Planning Commission has no say in Weatherburn's covenants.

Discussion was held on the proposal as it relates to affordable housing, noting it is consistent with the Housing chapter.

C. Miller moved to recommend approval of the request for subdivision and the amendment to the PUD for Weatherburn stipulating:

1. Improvements are constructed by the developer
2. Changes do not change the spirit of the original PUD.

J. Gianniny gave the second.

The motion passed. (M. Harvey recused herself from the vote)

New Business:

*** Site plan review for CornerStone Bank**

Russ Orrison, representing CornerStone Bank, presented the site plan. The Architectural Review Board has reviewed and approved the project. The landscape plan was reviewed, changes incorporated, and approved by B. Besal, D. Woody and B. Blatter.

The applicants were thanked for their cooperation throughout the approval process.

J. Gianniny moved to approve the site plan as submitted. C. Smith gave the second. The motion passed.

Old Business:

* **Discussion concerning lot width in the R-1 General Residential District**

Planning Commissioners met at Fairwinds park before the start of the meeting to tour streets with varying lot widths in that area.

Discussion was held on the current lot width in R-1 General Residential District, which is 60', and whether or not 60' is sufficient. The general consensus was to leave the R-1 lot width at 60'.

* **Discussion on proposed amendments to the City of Lexington Zoning Ordinance to correct internal inconsistencies in Article XIX, Planned Unit Development**

Planning Commissioners reviewed changes/corrections which had been incorporated into the PUD proposed amendments. C. Miller moved to advertise the proposed amendments to Article XIX, Planned Unit Development for public hearing. J. Gianniny gave the second. The motion passed.

Comprehensive Plan: No discussion.

City Council Report:

J. Gianniny gave a brief Council report including information on the modification of the City Code to allow for a paid fire/rescue chief Ty Dickerson has been hired to fill that position. Other issues discussed were the endorsement of the creation of a Jail Authority and the application for stimulus monies to continue work on reducing Inflow and Infiltration.

Staff Report:

Key issues underway in the Planning Department include meetings with the Parking Study Committee, work at the Nelson/Walker intersection, and work on undergrounding utilities on Randolph Street.

Approval of Minutes:

T. Sanders moved to table approval of the October 8, 2009 minutes. M. Harvey gave the second. The motion passed.

Adjourn: J. Dunbar adjourned the meeting at 6:15 p.m.