

the pedestrian connection across the railroad. In order to construct that connection, the petitioner has to coordinate with the University of Kentucky, the utility companies, and the railroad, which can be a lengthy process.

Mr. Murphy said that the petitioner believed it would be better to combine the 16 parcels that make up the subject property into a cohesive development, rather than develop them separately, in a piecemeal fashion. He said that piecemeal development often results in a "hodgepodge" of structures. The petitioner contends that the proposed development meets established infill principles, and believes that it will be one of the best developments in the neighborhood.

With regard to the meeting Ms. Daley referenced in her comments about another new development in the area, Mr. Murphy said that the petitioner does not own that property, and is actually as curious about the proposal as the area residents. He stated that that additional new development further illustrates the changing nature of the neighborhood. He reiterated that the petitioner is in agreement with the staff's recommendations, and requested approval.

Staff Rebuttal: Ms. Wade stated, with regard to Mr. Murphy's comments about density, that the staff calculates the density of the property based on the number of dwelling units, rather than the number of bedrooms provided. She said that the number of bedrooms is a factor in terms of parking calculations, but is not a factor in the density. The petitioner is proposing 40 dwelling units, for a density of 34 units per acre. Ms. Wade added that, if the petitioner was proposing a townhouse development with 20 townhouses, regardless of the number of bedrooms, the density would be approximately 16 units per acre.

Citizen Rebuttal: Ms. Daley stated that, before the structures on the subject property were demolished, there were six houses there. She added that the property was subdivided into 16 parcels following the demolition of the six homes.

Commission Discussion: Mr. Owens stated that, while he did agree that the area is in transition, he believes that the area's redevelopment will continue.

Ms. Plumlee stated that she believed that Ms. Daley's presentation was very well done, and she thanked her for her input at this hearing.

Zoning Action: A motion was made by Mr. Berkley, seconded by Ms. Mundy, and carried 8-1 (Plumlee opposed; Cravens and Penn absent) to approve MAR 2013-20, for the reasons provided by staff.

Development Plan Action: A motion was made by Mr. Berkley, seconded by Ms. Mundy, and carried 8-1 (Plumlee opposed; Cravens and Penn absent) to approve ZDP 2013-103, subject to the conditions as listed in the revised staff recommendation, deleting condition #6.

**VI. COMMISSION ITEMS**

**A. ZONING ORDINANCE TEXT AMENDMENT INITIATION FOR RECREATIONAL USES** – Ms. Wade stated that the staff was requesting that the Planning Commission initiate a text amendment that is a result of the work of the Recreation ZOTA Task Force. She noted that the Commission had discussed the proposed text amendment at two of their recent work sessions.

Action: A motion was made by Ms. Plumlee, seconded by Ms. Mundy, and carried 8-1 (Cravens and Penn absent; Drake opposed) to initiate the requested Zoning Ordinance text amendment.

**VII. STAFF ITEMS**

**VIII. AUDIENCE ITEMS** – No such items were presented.

**IX. MEETING DATES FOR FEBRUARY, 2014**

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	February 6, 2014
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	February 6, 2014
<b>Subdivision Items Public Meeting</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers.....	<b>February 13, 2014</b>
Planning Commission Work Session, Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers.....	February 20, 2014
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	February 26, 2014
<b>Zoning Items Public Hearing</b> , Thursday, 1:30 p.m., 2 <sup>nd</sup> Floor Council Chambers.....	<b>February 27, 2014</b>

**X. ADJOURNMENT** – There being no further business, Chairman Owens declared the meeting adjourned at 5:07 p.m.

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Mike Owens, Chair

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Carla Blanton, Secretary