



LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
Department of Planning, Preservation & Development
Courthouse Area Design Overlay Zone Review Board

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

May 14, 2014

Minutes

Call to Order: 2:00 p.m.

Location: Council Chamber, LFUCG Center, 200 East Main Street

Voting Members: Luther Andal – Chair
Graham Pohl – Vice-Chair
Billie Dollins
Martin Summers
Kevin Atkins

Absent: Commissioner Derek Paulsen, PhD - Design Review Officer

Staff: Elizabeth Overman – Department of Planning
Tracy Jones – Department of Law

Guests: Joe Rabun, Darby Turner, Jim Culpepper, Andy Knight, Richard Ellison, Brandi Berryman, Dudley Webb

I. Call the meeting to order

Chair Andal called the meeting to order.

II. Attendance

Chair Andal asked the Board and staff to sign the attendance sheet.

III. Approval of the minutes for February 19, 2014

BOARD ACTION

On a motion made by Ms. Dollins, seconded by Mr. Pohl, the Board voted unanimously (5-0) to approve the February 19, 2014 minutes.

IV. Case No. 4-2012 – CentrePointe

Mr. Turner, attorney for the applicant, gave a report listing the items being requested for authorization. Mr. Rabun, architect for the applicant, showed a power point presentation of the drawings. Mr. Pohl suggested a 7-8 foot setback between the first floor retail and the apartment building above. Mr. Summers noted the hotel and office are rendered similarly and asked if they will use the same glass type. Mr. Rabun responded yes, and stated it will be a grey glass. Mr. Pohl asked if it will be LEED certified and Mr. Rabun responded the office building will be certified LEED silver but the hotel will not. Mr. Atkins asked if Jeff Ruby's restaurant that is planned for the first floor will be a two-story restaurant. Mr. Rabun responded that will be a separate restaurant with open-air seating. Mr. Atkins asked if Stantec has seen the drawings of the office building. Mr. Rabun stated they have given their approval and noted they requested the LEED certification. Mr. Atkins asked about the Vine Street side of the block and whether Town Branch has been considered. Mr. Rabun responded yes, a landscape architect has consulted with SCAPE. Mr. Andal asked if the office building is 10 floors rather than 12 and Mr. Rabun responded yes. Mr. Pohl noted the roll-up door for service at the intersection of Upper and Vine and noted understanding the need, but asked if it could be more aesthetically pleasing. Mr. Rabun said that was a good suggestion. Mr. Pohl asked about the intersection of Upper and Main and said he would like to see the cornice line step out. Mr. Rabun responded it is unlikely because of expense and it would change the brand standard of Residence Inn. Mr. Pohl noted the white band at the top of the building at Limestone and Vine, and Mr. Rabun stated it may become a rooftop terrace. Mr. Andal thanked Mr. Rabun for his presentation. Mr. Pohl added his thanks for the thorough presentation and design changes.

Ms. Overman read into the record, the Design Review Officer Report completed by Commissioner Paulsen.

BOARD ACTION

On a motion made by Mr. Atkins, seconded by Ms. Dollins, the Board voted (3-1) to approve the Authorization Permit. Mr. Atkins, Ms. Dollins and Mr. Summers voted yes, Mr. Pohl voted no. Mr. Andal did not vote since there was no tie.

V. Adjournment

Having completed all business, Chair Andal declared the meeting adjourned.