

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, AUGUST 16, 2011**

The Murray Planning Commission met in regular session on Tuesday, August 16, 2011 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Mary Anne Medlock, Tom Kind, Amber DuVentre, Ed Davis, Loretta Jobs, Jeremy Boyd, Ed Pavlick and Richard Vanover

Commissioners Absent: Marc Peebles, Kevin Perry

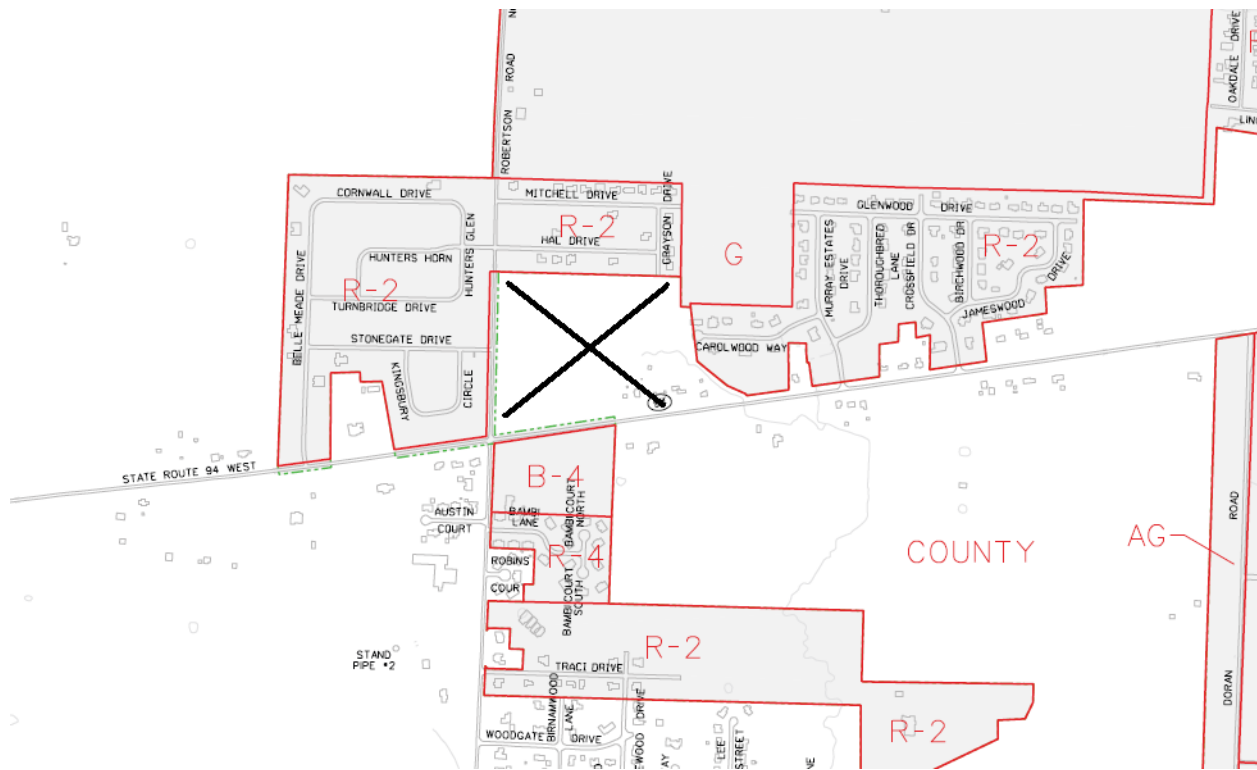
Also Present: Candace Dowdy, David Roberts, Reta Gray, Hawkins Teague, Matt Jennings, Doug Lawson and public audience

Chairman Vanover called the meeting to order and welcomed all guests. Chairman Vanover asked the commissioners if there were changes, additions or deletions to the minutes from the July 19th regular meeting.

Tom Kind made a motion to accept the minutes from July 19, 2011 Planning Commission regular meeting as presented. Loretta Jobs seconded the motion and the motion carried unanimously.

Advisory Meeting – Residential and Commercial Planned Development Project – Hwy 94 West and Robertson Road North – Matt Jennings: Candace Dowdy used a Power Point presentation to show the 27 acre tract of land that SBG Real Estate (Matt Jennings) is interested in purchasing. Mr. Jennings is proposing to develop the property as a mix of residential and commercial uses. The property is currently in the county and is located at the intersection of Highway 94W and Robertson Road North (Northeast corner). The property is not zoned and is adjoined by B-4 (Commercial) to the south and R-2 (Single Family Residential) to the west, north (Briarcrest Subdivision) and east. Ms. Dowdy stated that the land is identified in the Future Land Use Map as Low Density Residential; however, there are provisions for the Comprehensive Plan to be amended. Mr. Jennings is proposing a mixed-use development of commercial as well as affordable residential housing with a mixture of low and medium density use. He would like to construct duplexes, tri-plexes and quad-plexes along the north side of the property, townhouses towards the middle and commercial along the south and west side. Ms. Dowdy said that Mr. Jennings had been approached by an adjoining property owner to the east that is interested in purchasing a portion of the wooded area to keep it from being developed and use it as a buffer zone. The rest of the wooded area is being looked at for detention. Ms. Dowdy stated that the property would have to be annexed into the city and zoning would have to be established in order for the development to occur. With the mixed-use, Mr. Jennings would be requesting commercial zoning as well as R-4 zoning (which could be used for single family or multi-family). Other things to consider are how the development will be served with city utilities and the cost involved with that along with how the Comprehensive Plan addresses the potential development of mixed-uses and how we can achieve our goals and objectives related to this type of development. Ms. Dowdy stated that the Planning Staff has expressed concerns about open

space, green space, and sidewalks on both sides of the streets. They also recommended that Mr. Jennings bring this proposal before the Planning Commission as a Planned Development Project (as it lies within the four mile jurisdiction of the City of Murray) to see what their feelings and direction would be for this type of development. In 1988 there was one other project of this nature that was reviewed through the PDP process where the property was located in the county. That development was “The Crossings” Subdivision located off Robertson Road South.



Ms. Dowdy said that Mr. Jennings has other parties interested in purchasing some of the lots to build on and he has indicated to Planning Staff that Fallbrook Subdivision (off Diuguid Drive) had basically the type of concept that he is proposing as it has single and multi-family housing. Ms. Dowdy referred to the Comprehensive Plan when it defines “preserving compact nature” as a compact area where your trips for goods and services are minimized and pertain to the necessities of the neighborhood. The revised Comprehensive Plan mentions neighborhood activity centers that are areas of this nature that are not intended to draw others from all over, but intended for the residents of the surrounding areas. Ms. Dowdy stated that in the past few years, Planning Staff has tried to be proactive in the development of any new or altered developments by requesting that the developers install ample landscaping, green space, sidewalks, and minimize asphalt areas.

Commissioner Kind stated that this type of area was discussed when the developers of Hunter’s Pointe came before the Planning Commission in their initial stage. He recalled that the Commissioners were excited about the idea of mixing residential with commercial in a development. He asked if anyone remembered why that was never implemented. David Robert

said that the developer decided that the time was not right for that type of investment; therefore, they withdrew their request for the zoning change. Commissioner Pavlick asked if there would be any type of screening between the property to the north (Briarcrest Subdivision) and the multi-family homes. Ms. Dowdy stated that it would not be mandated that screening be there because both would be zoned residential; however, the Planning Staff has indicated to Mr. Jennings that the PC and BZA would like to establish design standards and see more green space; thus, providing a landscape screening between R-2 and R-4 or any commercially zoned property would be ideal. Commissioner Kind expressed the need for an interior road to access the commercial area for pedestrians or bicyclers use so they could avoid entering traffic on the heavily traveled Hwy 94 West and Robertson Road North. Chairman Vanover agreed and said that taking the past history of the intersection he did not think it would be advisable to have several entrances to the commercial area from Robertson Road North or Hwy 94 because of the rate of speed in which the traffic is going. Ms. Dowdy reviewed the ordinance as it pertains to sidewalks for future developments and explained that sidewalks on each side of the street is encouraged for the developers; however, the costs involved at the developer's expense causes the price of the lots to increase and that is a concern for the developers. Ms. Dowdy stated that the city does not have incentives for the sidewalk installation or for infrastructure, but that was something that the city could possibly look into. Commissioner Jobs stated that she has seen this concept in other cities and she thinks that it could be well received in Murray, but she is concerned about the safety issue at this proposed location. Mr. Roberts said that any property that is being considered for development along Robertson Road, Highway 94 West or across the road at Mr. Owen's commercial property would have the same type of situation with the traffic flow and there are some things that can be done in order to address those concerns.

Matt Jennings with SBG Real Estate, proposed developer, came forward. Mr. Jennings stated that he currently has not purchased the property; however, it is under contract. He submitted the preliminary drawing to the Planning Staff to see if this type of project would be feasible. Mr. Jennings said that he also has a contract on the 1.49 acres on the northeast portion of the property (that is contingent upon his purchasing the property) with an adjoining property owner and their intent is to use this area as a buffer zone. Another portion of this wooded area is the proposed detention area where there is already a natural drainage path where they plan to leave the trees and clean out the underbrush. Mr. Jennings stated that he is the only developer in Murray that has voluntarily installed sidewalks (Riverfield Estates) and he is not opposed to installing sidewalks in this project. He noted that it is easier and less expensive to install them a section at a time as the properties are being developed instead of in the beginning because portions will have to be removed as each driveway is installed and that would not be financially feasible. Mr. Jennings said that he thinks that sidewalks are important to both his residential and commercial clients. As far as the safety aspect of the location, Mr. Jennings said that he has not spoken to the state at this point, but he personally thinks that the reason for the problems at the intersection thus far have been because it is located out in the middle of a state highway where traffic is traveling at 55 mph and up. He added that the state might see fit to put in a speed zone through the commercial area which would actually slow the traffic down.

Mr. Jennings said that SBG is looking at relocating their three companies to the commercial part of the development. In addition to the commercial area, there will be two bedroom and three

bedroom duplexes, tri-plexes and quad-plexes in the development along with single family townhouses. He said that the plan is to develop something on the order of Fallbrook Subdivision with much diversity. Mr. Jennings said that everything will be built to upper end standards with brick on the front side and trees as screening between each of the different sections of housing with the main concern between Briarcrest Subdivision and the northern lots. The 4.35 acre center of the development will be the location of the townhomes that SBG will own, rent and keep as a long term investment. They plan on building several of the homes in the residential area and they will build to suit in the commercial area. They will also sell lots to clients and others that may or may not have SBG manage them. The square footage for the homes will range from 1000 square feet with a target price beginning at \$125,000.00. Mr. Jennings stated that they will have a home owners association but the details have not been established at this time. One of the possibilities is a common yard maintenance where one contractor will be selected by bid each year to maintain the grass and the cost will be divided among the owners. As a real estate appraiser, he sees a need for nice two and three bedroom rentals. Mr. Jennings said that he has found that the well maintained rental properties in Murray actually have lower vacancy rates.

Ms. Dowdy defined low density as 4.3 units per acre and medium density as 12.9 units per acre. She stated that the intent of the Land Use category is not to allow the maximum densities to be obtained but to have a mix of developments of various densities to achieve an average density that is less than the maximum density and that is what Planning Staff has expressed to Mr. Jennings. Mr. Jennings stated that his co-worker compiled numbers on estimates for the average units per acre and that number is currently between eight and ten units per acre.

The Commissioners was concerned with the safety issue of the intersection. They felt like if the state should change the speed limit in that area, that concern could be alleviated. They think that depending on what Kentucky Department of Transportation decides to do with this situation will impact the development. Mr. Roberts stated that the state uses a standard procedure in determining what the speed limit is going to be and they do not vary from that a lot. Commissioner Medlock stated that she understands the upfront costs that the developers will be facing; however, the developers should recoup their investment in sidewalks, green space, bike paths, and trees because that is what people want and that will make people want to live there. Mr. Roberts said that there is a possibility of making the streets narrower as was done in Fairfield. Chairman Vanover stated if the streets were narrower in the duplex areas and there were cars parked along the street that could present another problem. Chairman Vanover added that he would rather see Mr. Jennings put in the sidewalks as he develops each lot instead of in the beginning in order to save money. Mr. Jennings explained that there is a window that he would be working in when pouring concrete and that weather could affect that. He added that he could begin work on some of the housing as soon as allowed to by the city. His intentions are to work on the water and sewer throughout the winter months and begin the streets in early summer. Chairman Vanover wished Mr. Jennings good luck at the Board of Zoning Adjustments meeting.



Questions/Comments: None

Adjournment: Ed Davis made a motion to adjourn. Jeremy Boyd seconded the motion and the motion carried unanimously. *The meeting adjourned at 6:25 p.m.*

Chairman, Richard Vanover

Recording Secretary, Reta Gray