

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, MAY 20, 2014
5:00 P.M.**

The Murray Planning Commission met in regular session on Thursday, May 20, 2014 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Kevin Perry, Marc Peebles, Robin Zhang, John Krieb, Ed Davis, Loretta Jobs, Tom Kind, Ed Pavlick and Jeremy Boyd

Commissioners Absent: Mary Anne Medlock

Also Present: Candace Dowdy, David Roberts, Reta Gray, Jennifer Tolley, Hawkins Teague, Steve Dublin, Mr. & Mrs. John Randolph and public audience

Chairman Pavlick called the meeting to order and welcomed all guests and applicants. He then asked if there were any changes, additions or deletions to the minutes from the May 1, 2014 special meeting. Ms. Dowdy explained that the wording was changed on the motion that had been made by John Krieb for clarification purposes regarding the request to set zoning for property owned by City West, LLC.

Ed Davis made a motion to accept the minutes from the May 1, 2014 Planning Commission special meeting as corrected. John Krieb seconded the motion and the motion carried with a unanimous voice vote. *Jeremy Boyd entered the meeting at 5:02 p.m.*

Public Hearing: Request to set zoning as R-4 for a 5.242 acre tract of land located east of Bambi Lane and identified as a portion of PVA Parcel 042-0-0027 – Dublin-Lehman, LLC: Candace Dowdy used a Power Point presentation to show the property which is currently in the process of being annexed into the city limits of Murray. Ms. Dowdy explained that Steve Dublin and Sam Lehman own the two tracts of land located east of Bambi Lane, identified as a portion PVA parcel 042-0-0027. The property consists of 5.242 acres and is adjacent to R-4 zoning to the west, B-4 to the northwest, R-2 to the south and county to the north and east. Mr. Dublin and Mr. Lehman are requesting the property be zoned R-4 (Multi-Family Residential) to be consistent with the adjoining property to the west. The Future Land Use Map identifies this property as low density residential. The developers have indicated that they plan to add another phase to Deer Meadows Subdivision.

Chairman Pavlick opened the public hearing and asked if there was anyone that wished to speak in favor of the request.

Steve Dublin, 1831 Kandy Kay Lane, Murray was sworn in. Mr. Dublin explained that their plan was to build additional duplexes on the property that would be consistent with Deer Meadows. The duplexes will be spaced out and will look and be kept as nice as the duplexes in the initial subdivision phase.

Chairman Pavlick asked if there was anyone that wished to speak against the request. There was no one. Chairman Pavlick closed the public hearing and turned it over to the Commissioners for discussion and a motion.

Loretta Jobs made a motion to forward a recommendation to the City Council to set the zoning for the property located east of Bambi Lane, and identified as a portion of PVA parcel 042-0-0027,

owned by Dublin-Lehman, LLC as R-4 (Multi-Family Residential) based on the following findings of fact: that low density residential use will be in line with the Comprehensive Plan and that the proposed zoning is consistent with the adjacent property to the west. Marc Peebles seconded the motion and the motion carried with a 9-0 roll call vote.

Advisory Meeting: Proposed residential and commercial Planned Development Project located on Southwood Drive – John Randolph:

Candace Dowdy used a Power Point presentation to show the property at 1025 Southwood Drive that is owned by John Randolph. The property is currently zoned B-2 (Highway Commercial). It is surrounded by B-2 Highway Commercial to the North, West, and South; R-4 (Multi-Family Residential) and Government zoning adjoins this property to the east. The property is approximately 5.19 acres in size with 369 feet of road frontage. Mr. Randolph is proposing to develop the property as a Residential and Commercial Planned Development Project. There is currently a single family residence on the property where Mr. Randolph resides. Mr. Randolph is proposing to move that house from the north side of the property to the southeastern side of the property in order to construct 29 one-bedroom units with a one car garage and six one-bedroom units without a garage. Mr. Randolph's home would be a four bedroom unit with a two car garage. The plan shows two entrances off Southwood Drive for the development. Ms. Dowdy explained that all of the units (except for the house) can be accessed through an interior hallway. There will be a common area on the north end where meals will be prepared and served for those residents that wish to purchase that service. Mr. Randolph has indicated that the development will provide housing for independent senior adult living as well as commercial space. Ms. Dowdy continued that part of the property lies within the flood plain area. She said that Mr. Randolph was there to answer any questions that the commissioners may have. Chairman Pavlick asked Mr. Randolph to come forward.

John Randolph, 1025 Southwood Drive, Murray was sworn in. Mr. Randolph explained that his property runs to the creek and that part of the property lies within the flood plain. He has a letter from FEMA confirming that he has permission to fill in the area where he is proposing the development and added that there will be no building in the flood plain. (He noted a dotted line on the map that shows where the flood line is located on the property.) Mr. Randolph started filling in the proposed area for the development last fall and when winter set in he was unable to continue. There is now a pond that has formed towards the south end of the property where he has been moving the dirt from; however, he has plans to fill that area in. Eventually he would like to have the entire area built up where the water will drain towards the east to the creek. Commissioner Perry asked Mr. Randolph who had drawn up the proposal. Mr. Randolph stated that he had come up with the plan and sketched it out, but he has since had an engineer/surveyor refine his drawing. The units will be one story and sold as condominiums. There will be a home owner's association that will enforce the rules and regulations. The condominiums will target any group of people, but he feels that they will be more attractive for the elderly. He thinks that the price and fees associated with the home owners association would prohibit students from buying one of the units. After much research and planning Mr. Randolph thinks this development could provide services to the elderly that no other facility does in Murray. He is not calling his proposal assisted living, but more of independent living. Each unit is self-contained with a kitchen included; however, the idea behind this particular layout is so that the residents can have someone prepare their meals for them if they wish. They will be able to take the hallway to the dining/common area without having to go outside (which would keep from exposing them to inclement weather situations). There will be a room available for family events in the common area. Each unit is approximately 26' x 44' and will have an entrance to the hallway. There will also be an entrance that leads to the outside. The units with a garage will have the third entrance leading to the garage. The common area will connect to an outside porch for all of the tenants use. Mr. Perry recommended that Mr. Randolph get in touch with a design engineer because he

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did not see the current design as very efficient nor did he see the concept that Mr. Randolph was looking to achieve. Mr. Randolph explained that he had already met with an engineer and that this development would meet all city requirements. Mr. Randolph went into some detail about the development design. He said that his intention is to make the development as storm proof and safe as possible. Commissioner Kind asked if the Fire Marshal had looked at this proposal. Ms. Dowdy stated that the Fire Marshal had looked at the plans. Mr. Randolph explained that there are fire hydrants located in the near vicinity; however, the Fire Marshal had told him that there needed to be one more added to the south side of the project site. A trash dumpster is shown on the southwest corner of the property. Mr. Randolph said that each individual would be responsible in getting their trash to the curb and someone would get it to the dumpster from there. There is significant amount of green space around the development. Commissioner Kind showed concern for the amount of water in that area during heavy rainfalls. Mr. Randolph explained that any building that would occur on the property would be at least 15 inches above the flood plain. Commissioner Boyd stated that he sees a lot of inconveniences in this proposal; he noted the parking for a second vehicle (if the resident should have one) and visitor parking. He suggested that Mr. Randolph talk to other "retirement" developers to get a feel for changes that could be made to this proposal that might prove beneficial to him. Commissioner Krieb commented that he thought the interior hallway was an attractive feature of the proposal. Commissioner Jobs stated that she felt that there is a need for a project of this nature in Murray. She said that the proposal appears to be a step between being a home owner and a tenant to assisted living. Ms. Dowdy explained to the commissioners that this was an Advisory Meeting only and that it would go to the BZA the following night for a Compatibility Hearing if the commissioners decided to pass it on.

John Krieb made a motion to forward this item to the BZA for their review for compatibility. Marc Peebles seconded the motion and the motion carried with a 7-2 roll call vote. Kevin Perry and Robin Zhang voted no.

Questions and Comments: Ms. Dowdy announced that the Planner I position had been filled and that person would be starting to work on June 2nd and he should be in attendance for the June meeting. Ms. Dowdy then said that she had contacted Deena Wright asking for some information pertaining to the workshop that was held on May 6th by the Kentucky Heritage Council. The topic was Evolution of Downtown; the Life Stages of Historic Building. She stated that after Ms. Wright supplied her with information, she would present it for approval for continuing education credits for those that had attended.

Adjournment: Ed Davis made a motion to adjourn. Jeremy Boyd seconded the motion and the motion passed unanimously. The meeting adjourned at 6:01 p.m.

Chairman, Ed Pavlick

Recording Secretary, Reta Gray