

MUNICIPAL PLANNING COMMISSION MINUTES

March 19, 2024, Meeting at 6 PM
Work Session

Emilee Senyard, Chairman
David Magner, Vice Chairman

LaRhonda Williams
Salvatore Cali

Chris McDonald
Jeff Pape

Staff Present: Ethan Greer, Maria Bruce, Curtis Broadbent, Kevin Chastaine, Keith Paisley.

- **Ms. Senyard called the Work Session to order at 6:02 PM**

Items for Discussion:

1. **Conceptual Plan, Quarterra – 0 Fairview Blvd., Map: 046, Parcel: 087.00. Current Zoning: Commercial General. Property Owner: Barkeast, LLC.**

Discussion:

- **Mr. Greer:** Tonight, we have a conceptual plan from a potential applicant to the City who would like to hear your opinion. They have a short presentation on a project that they're working on and they would like to hear everyone's view on how they feel that if this meets the 2040 plan.
- **Ms. Senyard:** Come to the mic and introduce yourselves.
- **Mr. Kevin O'Brien:** My name is Kevin O'Brien from Quarterra, I've got with me, Josh Rowland from Kimley Horn. I wanted to thank you guys for your time and say hello again to the Planning new faces. Cortana is a subsidiary of Lanar, and you guys may recognize-we've been here at the end of last year, talking about a separate site. I want to be clear. Tonight is a new site we plan to introduce that we've come into, you guys are probably quite familiar with it. It's the site right behind Jefferson's down here that's had a lot proposed on it. That's the site we have negotiated with the owner and the seller and have under control right now. And would like to talk about really, it's going to be a piece we'll leave with him for a commercial, a townhome and a single-family home development. At that point I'm going to let Josh kind of introduce it through this slide here.
- **Mr. Josh Rowland:** Good evening. My name is Josh Rowland. I'm with Kimley Horn. I'm a land planner. I've been working with Quarterra and Lennar on the proposal before you tonight. As Ethan mentioned, we're here tonight to get your feedback, just answer any questions that you might have; provided as much information that we have at this time. We're hoping to have a submittal together and be back before you in April. At least get the submittal in April, and probably be before you the following month at Planning Commission, but with that Ethan, if you're driving here, I'll let you Click to the next slide. So we're going to go over kind of the project and the site context to give you a little bit background. We have some more information about some of the site constraints we'd

like to share. We're going to talk about our specific development proposal. We have a concept plan too. And then also share with you some of the town home architecture that Quarterra is proposing. So to provide a little context, the sites about 48 acres. It's currently zoned RS40. I want to point out that image on the left shows existing conditions. We've got two, call them stream and wetlands conditions, they're channels. Each of them have kind of a series of wetland features that are connected through wet weather conveyances along each of those channels. Yeah, I think it's worth pointing out here is that while this site is situated along a nice commercial corridor, these types of features really, prohibit, potentially like a big box type commercial. You'll see as we get into the plan, we're certainly preserving some valuable commercial space along the frontage. But our proposal, tonight, we believe is in line with the future land use map and the comprehensive plan, as you can see on the right exhibit. You know about 70 or 80% of this site is in the residential transition portion of the future land use map, and then along the frontage, it's kind of split. Primarily with commercial corridor, a little bit of transition corridor on the South. One of the items we want some feedback on is just some inconsistencies between the future land use map and the ordinance as it relates to the residential uses that are supported by the future land use map. A little highlighted box down there points out that there's a variety of residential uses supported in the residential transition you've got from RS15 down to RS5, RM8. And we're actually going to talk about a mix of those uses. Ethan, if you've got to that next slide. We've talked with Ethan and met with him a few times. We're trying to come up with the right strategy that actually breaks this project into three separate projects. Kevin is with Quarterra. Their parent company, Lennar Homes, is interested in single family lots and the seller of the property is going to retain the commercial zone property along the frontage. And you know, because of some of the issues that have come up on previous projects, our goal is to have a subdivision plat and break this up into three separately platted, separately zoned parcels, so it's very clear to you what you're approving and very clear to the end users what they're approved for. As I mentioned, actually if you go back two slides, Ethan, I just wanted to point back out that, currently the future land use map and the recommendations for residential transition have that variety of residential uses, but there's some conflict with the ordinance. There's some language in the RS-5, and RS-8 that says those aren't allowed outside of the Town Center areas. And you can see those in 1, 2 and 3, up there closer to the center part of town. So, you know they're supported in the future land use map but there's some language in the ordinance that does not jive with that. So we just wanted to point that out and let you know that that's part of what we want some feedback on tonight. So Ethan, if you would, just one slide please. You know, back to the breakdown, 10 acres of commercial on the front. We've got the middle RM-8, 25 acres and then about 12 1/2 acres of single family that's going to provide that kind of density transition as you move from West to East. Procedurally, our goal would be to come to you with two applications. One for a subdivision plat for these three parcels, and then second, follow that with a straight rezoning for these three zones. So that's what we've talked about, that was Ethan's best advice at the time, but he said you got to bring it to Planning Commission and we need to get the Governing bodies input on this proposal. So what we've got on the next slide, is a concept plan that shows you, you know, tonight we're here with Quarterra, and they're most interested in the RM-8, and again, that was a use that was supported in the comp plan, it's not prohibited in the ordinance. It's part of that residential transition. We've got a series of garage parks, so,

townhomes with individual garages and then a portion of our town homes in the middle are surface parked. And this concept also has some separate standalone garages as well for those folks that have units without garages. The vision for the townhomes is a private class A town home development. It's going to have a clubhouse and kind of resort style pool facility of the leasing center and a fitness area. The idea is that we have kind of a controlled, not gated, but an access point past the leasing center and the amenity center. Private driveways to access and serve those townhomes. The commercial properties are shown in red along the front. I think this graphic here shows you even better really what we're dealing with on the wetland and the stream side. We've got those two distinct channels. It's a little hard to see in this light but the darker green blobs if you will, that are in line with those connecting lines, those are. Wetlands. We've had environmental scientists out. They've determined those are in fact Army Corps jurisdictional wetlands. The pieces of drainage that connect them, are not jurisdictional, so we have some flexibility to cross those and to do some work in and around those conveyances. But the wetlands have to be buffered and maintain. And the third component, the single family we're proposing, a public street, a public right of way, for those for sale homes. And again, just kind of high level, we've got commercial that's going to certainly benefit from rooftops right there next to it. You know the property the seller is indicated that in order to make this commercial feasible and successful, we not only do we need the trips along Fairview Blvd, but we also need the rooftops here. We've got the 25 acres of townhomes, we're right under the 8 units to the acre density That's in the RM-8 category and then we've got those 5000 square foot single family lots with the ability to provide a buffer along the East and North and South edges to those lots as well. We'll come back to this to answer questions and to point out any additional information that you need. But I'll quickly jump to the architecture, for a moment. The next two slides, there's about 70% of the product is this product here. It's a garage parked townhome. It's got a driveway out in front of the garages. We got two car garages on the end, single car garages in the middle. Each unit has a semi-private patio in the back. Shows the surface parked townhome option; its about, I think about 30% of the product that we're proposing. Go to the last slide, Ethan. So again it's front porch, living-living rooms out on the front of the unit and park right in front of your unit, similar to a driveway condition and then we've got semi-private patios in the back. So that's the overview of what we're talking about tonight. We're here to get as much feedback and direction as we can. We're excited about this project. We think the site with its constraints actually works well with the product and the program we're proposing. So thank you for your time. Look forward to your comments and questions.

- **Ms. Senyard:** I will open it up the Commission Members.
- **Ms. Williams:** I do have a question Madam Chair. Could you elaborate a little bit more about your protection of those identified wetlands? Always get really concerned when I see those on the map because I think about Bellevue and Waverley and when you put so much damage on infrastructure and I would hate for flooding to be a result years to come. So could you elaborate a little bit more?
- **Mr. Rowland:** Sure. So you know your subdivision criteria lays out some buffers and protection to those streams and those wetlands. So what you're seeing in there is both the wetlands and the and the proposed buffers. All of our storm drainage will be collected on site before it goes into those streams. So part of that detention and water quality process as we capture the storm flow that's required. We treat it and then we

release it at a historic rate, which means the water is not getting into the streams any faster after development than it is, as it stands today as a developed field. So there's a lot of real strict regulations that regulate how the detention works and makes sure we're treating the quality of the water and also treating the volume of the water.

- **Ms. Williams:** So in summary, buffers to control water in and out.
- **Mr. Rowland:** You see those? There's those lighter green blobs outside of the wetlands and the streams. Those are the water treatment and detention ponds. And so the water goes there first before it gets led into the streams. So we have to do that water quality and water detention before we can release it into the streams.
- **Mr. Magner:** Madam Chair, I have a few questions. Do you have any idea yet, would you be on a public sewer or would you have to have a drip field for your sewer?
- **Mr. Rowland:** Public Sewer, along the North property line, kind of in between in that pocket where you see the opening between the single-family lots on the right side of the stream there's an easement that gets us to sewer. Kind of where that stream exits the property, we have sewer in the street just beyond to the north and we're going to tie in that way.
- **Mr. Magner:** Okay
- **Mr. Rowland:** We've had discussions with water authority about that.
- **Mr. O'Brien:** And just to jump on that quick, we don't have it highlighted in here but that's a parcel that will actually be conveyed with this property that's owned. So it's not highlighted as part of the development, but it's crucial for our connection.
- **Mr. Magner:** That's going to be my next comment. I personally appreciate that we are not using that property for a vehicular access as before I think there were some concerns that we put a lot of traffic in between those houses. Speaking of traffic, obviously a traffic study would probably be warranted here. Do you feel confident that the one access point to Fairview Blvd through that CG is adequate, or would you foresee the need of having the second means of access especially if Fire Department would need that second means.
- **Mr. Rowland:** You make a good point and that did come up in some earlier conversations. This is a concept plan that is evolving and I can see a couple of the little things that may happen in the future. We do have two connections off of Fairview Blvd and the idea with this kind of north-south running road is that it becomes kind of a parallel road to the major to keep some of the local traffic off of Fairview Blvd and as properties develop to the South, will continue that. There's not really an opportunity to connect through the convenience parcel to the north. It's hard to see here but, one of the goals is to keep the traffic from the townhomes separate from the traffic of the single families. If you think about it, it's kind of like low density apartment living. But we don't want to have cut through traffic but we're going to provide an emergency access between these two-this private drive and the public street here. I can also see something similar like maybe it's an exit only type access point.
- **Mr. Magner:** Might at least alleviate some traffic congestion. Last question, the last time this was brought to before the Planning Commission. I think there were some questions about buffering between this development and the neighbors and in this one particular exhibit, realizing it's very schematic on the West side, which would be plan South, we do have some lower density properties there that abut the townhomes. And so that, to me would be a concern. We would definitely want to see some good buffering through there for privacy.

- **Mr. Rowland:** You'll note on this plan, while it's a little more noticeable with the single family, we do have a fairly generous buffer, especially on the corners and along these edges where we could certainly plant evergreens and that landscape buffer. I will say that the high point of the properties along the back here and its slopes down to these drainages, so at least along the North and the West or the East edge, the property is below the neighboring properties and that's actually the case, throughout this portion of townhomes does slope in this direction to the North.
- **Mr. Magner:** That's my primary concern there.
- **Mr. Rowland:** And we have a good 30-35 feet of area that we can plant a good buffer if its building a fence and doing some landscape that we can certainly.
- **Mr. Magner:** Thank you.
- **Mr. Pape:** Madam Chairman, I have a couple of questions. You know, appreciate you guys bringing in and getting comments from us. I do recognize that our zoning ordinance and the comp plan doesn't exactly match up in all cases and you know we're working on a change to our zoning ordinance that hopefully will correct a lot of that. You know, one of the challenges that I see here is you guys are kind of dividing this up into a bunch of straight zoning. And I think this is one of the pieces of property in our in our city that is absolutely set up perfectly for POD. We're talking about additional buffers and things of that nature, we can show these concept plans all day long, but you guys know as well as I do if we straight zone it, those buffers aren't guaranteed, and I think it's a perfect opportunity, even when you look at the 2040 plan, RM-8 is permitted with a PUD at the time, now it's POD, so RM-8 technically isn't supposed to be there unless it's part of a POD and I still think maybe you could consider just the commercial being one and then the whole back being a POD. I do appreciate that; I think it's critical that we don't give up our commercial corridors, because we do need to have that need to grow and it looks like the commercial is set up pretty well to maintain that. But I think we should be considering, you guys should be considering, more of a POD. I think most of the property behind it surrounding it is R-20. I think jumping right from R-20 to RS-5 or 8 is pretty tight. Obviously those buffers would help, but that's where POD gives us the ability to say-you have to have this minimum buffer or that minimum buffer and that-so that's my initial check to it. I think it does work the way the transitional stuff is supposed to work. But I think if we straight zone it, we're not guaranteed this plan and that's the challenge. I know a POD takes more time and more money upfront. But in this particular case the sites custom made for that because of the fact that you've got multiple uses designated in our future land use plan relative to it. So those are kind of my reactions. I'd love to lock in wider buffers in the back. I'd love lock in maybe some different density. I mean with the buffers, you know, you could even look at expanding those lots where you give those lots those buffers as their property. So that the lots are bigger, but it doesn't change how many houses you get on and things like that. So I think this is a good start. I just think there's some work that needs to be done so that we're not sitting here going "oh yeah, that concept plan had great buffers", we straight zone it, and then they go away. Unfortunately, you guys can be the best developers in the world and stand here and tell us what you're going to do, but if we straight zone it, you could sell it tomorrow to another developer and they could throw all that right out the window. That's our challenge.
- **Mr. O'Brien:** I would just add to that and appreciate the concern and that's something we definitely spoke at length before on another site. As the developer, the timing that

adds to us and you mentioned upfront cost, but we're going to have to go in and horizontally plat and to come in here probably add six to nine months to our timeline. Whereas that straight zone we can come in, we're going to phase out building and the way we'll see it throughout with the environment being tight, I can tell you the six to nine months makes it infeasible for us. We're out of kind of our criteria to build it and then our second point, Lennar's going to come and operate and they build their single family homes the way that they do. And that's got to run separate from how we're going to come in as Quatterra development and ours. We're a parent company and tied in, but we developed totally different.

- **Mr. Pape:** And I hear you with all that, but that's not our challenge to figure out. That's your challenge to figure out. I'm telling you what I think is best for the City of Fairview and you need to negotiate more time in your contract if you have to and figure that out and figure out the ways to do it. You can still do a PUD, a POD, and have separate parcels that you can sell off so that you guys can do your thing and Lennar can do their thing.
- **Mr. Magner:** I would just want to say I agree with Mr. Pape there. If Mr. Carter was here, he would remind us that once we approve the zoning, we're locked into that zoning and the board here is faced with. That is the reason why that's sensitive as we've had some issues with that now over the past few years. And so this is a prime property.
- **Mr. O'Brien:** The common kind of good thought could we within a POD bring some of the platting requirement out of that, so that we could still be held and protect kind of what you're looking to, but allow us to build it without the horizontal platting required first?
- **Ms. Senyard:** I think that's a City checking an ordinance or what variances are allowed. I think there's about three of us on this board that were part of the 2021 proposal in the summer. Who then brought it back in the fall. It has been approved here once and then went to BOC and failed. So while we can all give our direction, you know the temperaments going to change based on who's on the board than what time. But what I would say is the direction has been not to meet the 2040 plan but to go less dense and do a PUD that was surrounded with at least RS-15 on the perimeter if not RS-20 and then try to go dense right behind the commercial and try to create a little bit more like a step back to those homes, because most of them are R-20. But they're bigger than that, and people bought them years ago, they're estate lots, they're beautiful, they're wooded and try to protect that and buffer them from the commercial that's coming in a lot of ways. And I know the conveyances, and I know there's a lot of money, but that's kind of why the lot is still there, is because we've kind of insisted on the PUD. Effectively, but I think while you try to meet the plan, the 2040 plan, I think that's one this was one of those lots that we've spoken to, maybe they got wrong in the 2040 plan. Because the transitional corridor they labeled will never be what they labeled because they were already zoned more dense than they labeled them on the 2040. So there's been a couple of situations where we've had to realize that it will never be what they zoned. They failed to check the current zoning, when they did the plan.
- **Mr. O'Brien:** I can only speak to, we obviously get to sit and hear maybe round three of when this was brought by the previous, and that RM-8 was a request at the time, it was our belief, hey what we're looking to do actually lines up with what you were looking at the last developer to do--let's come and bring you all what we hear you're wanting. Get the POD concern--that's a little different than maybe I even heard the last time.

- **Ms. Senyard:** I think when it got denied by the BOC, he kind of set it as a "Well, guess what--I can do RM-8", and then found out he couldn't. He thought he could do commercial general with RM-8 so I think it was a, you denied me, I'm going to go do.
- **Mr. O'Brien:** Gotcha. And obviously, you know his plan brought in age restricted and apartments and he wanted I think it was RM12/RM20. So we're significantly less dense. I understand it sounds like maybe this is still not in the intent of what you were looking for. I kind of left last time thinking we wanted a single family buffer. Sounds like this might be too small of a lot. You might be looking for a bigger lot, but still having the transition with we're not going to go apartments, but, the density of a townhome up to the commercial would make sense in my gathering right that we're closer?, but we're just missing on some of those?
- **Ms. Senyard:** That would be my belief. Again, people have changed...Mr. Cali, McDonald, you were here, I believe both in for all of it.
- **Mr. McDonald:** Yeah, one, I agree with Mr. Pape 100% that in this particular lot, fortunately for us, we're very familiar with it, unfortunately, we've kind of come made-up our mind on what we want to see with it as far as having a POD on there, just to protect the City. It's a piece and you know, this is why you're interested in it, it can have a huge impact on our town, right with where it's at. From the impact from the traffic, from the pedestrian traffic, from cars, whatever it might be, drawing attention to that end of town, I don't know what time you got here today, but as you can see, this time of day is not great for traveling through the City and I think you put that many more homes on that end of town trying to get through get this way in the morning and that way in the evening-I get that's a problem that's not your problem, that's our problem to figure out. However, it all just kind of ties back into, if not having that POD, we just and again, nothing personal, I'm sure you have every intention of moving forward, it's just if something happens, the market changes, you know, whatever, it's an election year, crazy stuff can take place-and this doesn't go forward then we're in a tough spot, right? And I think we are just and it's a good thing that we're being careful, because as far as what we've seen on this property, this is far and away the best that we've seen so far, in my opinion, this is a step in the direction we want. Talking with residents in the area, they want ownership on that property, they don't want renters. So you guys check that box, you have single family on the outside, you've got a good sized buffer put in there-I think what you're presenting is great. It's just from a protecting the City perspective, we're hesitant to know if that is ultimately what the product is going to look like.
- **Mr. O'Brien:** Really appreciate that input and I think the goal of this is let us go back and circle up. My fear is, I think our easiest way, if a POD is considered is, it's probably all one use, because the way that we're a separate developer of this, I don't want to lose the single family. That's so important. But the way we're tied in, that's not a development we're part of and to be tied to the POD, there's going to directly tie the timeline of us with a separate developer, though were related-which is what helps us in a way master plan this, because we're going to work at this design, but then we hit the start line and go our own directions. Which is what's important.
- **Mr. Rowland:** In listening to Commissioner pages comments about the POD. It makes sense having that final say in some of that control and the buffering. The nice thing about the single family, like if it's RS-10 POD there is some flexibility on playing with lot widths and sizes and setbacks within the POD and then giving you what you're asking for,

which is some of the buffers, be it on the lot or off the lot, kind of a thing. So maybe it doesn't necessarily impact density so much as it does add that timeline.

- **Mr. Pape:** I would take a harder look at that timeline, I don't think, and staff might be able to comment more, I don't know that it would add 6 to 9 months. I mean, you still have to go through, even with this, you're going to have a plat, you're going to have a development plan, you're going to have design review, you're going to have all those components and you know with a POD you hit that all kind of with the master development plan. So again, I don't think that it makes it that difficult to split the 2 uses and everything. But you know that's your business and you know if that's the case, what we won't want is, I think at least my particular opinion, is that you guys go to a POD because you hear we want a POD, but then you bring in a POD that's all one use. That makes no sense to do a POD, so you know that kind of defeats the purpose.
- **Mr. O'Brien:** I want to introduce my colleague, Ray Crocker, he's run into that kind of challenge of the POD and the timing.
- **Mr. Ray Crocker:** I think what the challenge is, is that for POD for individually platting, we would need to fully site develop it, stabilize it, survey it, submit the plat. That process is a lot slower than being able to get a certain portion of the site ready to start going vertical. So if there was a way that we could go to a POD and start going vertical prior to full stabilization and maybe phasing...
- **Mr. Pape:** The POD allows for phasing. The POD allows for multiple phasing, you just show it in your master development plan and you say, we're going to do this piece now, we're going to do this one next, next, next and as long as that is listed in your original Master development plan, all you have to do is you infrastructure for that first piece.
- **Mr. Crocker:** So if you phased it, let's say 10 townhomes at a time. And you were able to keep that well ahead of construction, so there's no stop of this, obviously it's a, it's a train. You've got a set of subcontractors on there if, I mean, they all demobilize; that's an economical issue for us. I mean it starts becoming infeasible. So if there's a way to schedule it, to where we know we're going to get a plat approval at a certain date, so that our train can continue through, it doesn't stop the work, then the economics work. What's looked at by everyone on our side and our investors is there's a huge risk there, that the City just knows this plat needs to have this little small issue change, and it takes six months or eight months. We've run into this on many projects where plats take six months to get approved. Which will stop the economics of the project.
- **Mr. Pape:** That's fine. And if that's the case, then this isn't the right site for you guys. But, I think a phase with 10 townhomes is completely unrealistic. I think you should be looking at phases of slightly larger chunks of getting them platted as that. But that's your business decision. We're just telling you what we think is best for the city. And if it doesn't work for you guys, that's fine.
- **Ms. Senyard:** Town Center has six phases to it. I would think you could break this up in 3 phases or 4 phases total. I think the city's been really good about working around small changes on plats here. Right or wrong, they've been very accommodating. I do hear that y'all took feedback from the last lot and tried to apply it here. I do hear that and grateful for that, that y'all were trying to apply what we've asked for by breaking it up like we asked for in the last lot.
- **Mr. Crocker:** I think if we could figure out how to schedule it to where we're able to go vertical as soon as we have pads ready and not waiting for the entire site development to be completed, stabilized with a stand of grass and that whole process that we go

through on every other single-family development. I think that that could work. I think it's going to take some understanding, a little bit more understanding about your process. What is the plat process here? What is the timing of, submitting the plat, I mean what is your typical process to get a plat approved from the time that's submitted on a phase, I don't know.

- **Mr. Greer:** Our submission process for final plat. It comes into our office. Has three weeks you receive first comments back. You have a week to respond. Goes on to an agenda and goes in front of the Planning Commission. All in all, it's about a six week process.
- **Mr. Crocker:** So if we divide it into say 3 phases, then we're looking at a six week timeline delay versus a one phase, obviously that's a 6 week slow down for going vertical. Let us do some scheduling and look at that, obviously we need to work through what we can rely on your end and put it into a schedule and then from there I think the economics start shifting a little bit differently.
- **Mr. Magner:** And just curious from a site development standpoint, it looks like 50% of this property is going to be impacted anyway because the wetlands and that drainage. Since you have two points. So I realize the phasing and the platting can be separated. But the drainage is going to have to be impacted as a holistic point of view anyway, right? And I know that's separate from maybe necessarily the way that you're going to finance this as a development.
- **Mr. Rowland:** Part of that is, we'll have a mass grading plan that has the erosion control and any of the sediment ponds that are temporary measures during construction. So I believe we can accommodate your concerns about that mechanism, and then phase by phase, the final. The nice thing about this is, it's set up well where we could start in the low points and build.
- **Mr. Crocker:** Our typical process is the site work would be, majority complete. I mean, we would have everything completed with all of the detention ponds and we wouldn't go vertical until the first phase of pavements in place so that we're setting lumber on pavement versus dirt. So that's on 50 acres of seeing it where the entire site work is complete. It's just not at the final approval process and that's what is an unknown to us and that's what the risk is to standing there waiting to go vertical because of a plat and pulling permits. I think if we could just take this into some phasing thought, that may work out. Other concerns of straight zoning to POD, buffers I heard. What were the other concerns of control that you guys want to see on the plan? That would be different than what we're showing now.
- **Mr. McDonald:** I had a question. I figured we'd wrap that topic up. I know a traffic study hasn't been completed, but you have an idea of the impact that you're going to be bringing to the area. Is there any turning lanes or anything that you've already identified that you know are going to happen, just so we can be clear on what you're already thinking and then kind of go from there on what may or may not be needed as far as improvements in the area?
- **Mr. Rowland:** It's my understanding that when we get to the final, the construction drawings, that's when the traffic study is required. So, I don't know today what those are, but that's part of the process.
- **Mr. McDonald:** I was just curious if you had any thoughts that you put into it. Probably going to need this here, or this there type thing.

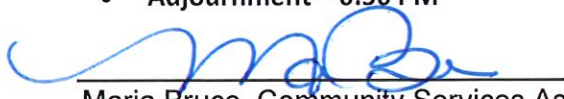
- **Mr. Crocker:** With this number of homes, what I've seen is just definitely a decel lane for each one of the entrance points. Question would be, is there a center turn lane required? Is there right away in place for that? Those are the questions that traffic study is going to tell us. The traffic study is going to need to consider the for the commercial and all the residential as well. So center turn lane is always a question. Whether or not that's needed.
- **Mr. McDonald:** Yeah, that was that was a that was in my head. That was what I was thinking. I just think of, as we witnessed coming in here today, you've got that line of traffic and people are waiting to turn left, you could back us up all the way to Bellevue.
- **Mr. Crocker:** I agree, and my feeling is, is that a center turn lane would work well here. It's just the question, is the right-of way in place? What's the process to get that in time.
- **Ms. Schulist:** Am I correct in remembering the previous developer had done a preliminary traffic study and he thought he needed a dedicated turn lane, in and out.
- **Mr. Crocker:** In the center?
- **Ms. Schulist:** I don't remember it being the center.
- **Mr. McDonald:** I can't recall personally.
- **Mr. Crocker:** The decel cell lanes would definitely be needed here. Dedicate whatever right of way is needed on our side of the road. The question is, could we dedicate more, does that offset the center of the road--if it becomes a question of what right away is in place.
- **Mr. O'Brien:** I also think, as of the time the previous developer, TDOT had a plan to come in and widen this themselves, which has since been delayed, but, I think that was a factor in his plans that has changed.
- **Ms. Senyard:** I think personally, and some of the comments too, is that no matter how you phase it, it's come up with a lot of developers, they're like, hey, I do the multifamily, I do the single family, I did the town homes and so I need to space them. But it would be great to see it arranged more like a traditional neighborhood development that's kind of gradual and spaced so we're not just one product and one product. It just seems like a great lot for that, that you're transitioning from commercial to a little bit denser to a little bit less dense and getting a good community feel around it. Just some really great opportunities in that lot to kind of have a more of a traditional neighborhood development set up a little bit more flow and not segregated.
- **Mr. Pape:** I don't want you guys to think I'm being all negative here. I do think this is a good concept plan. I think it's the perfect start for a good master development plan for a POD. I do agree with Ms. Senyard where I think the lots in the back could be a little bit bigger because those are R-20. I'd like to see those a little bigger. I think the transition from town home to that is the perfect transition. I think that that's a great thing. I think, since there is going to be commercial upfront, I don't know what's going to happen right away, but will be in the future. I'd love to see more pedestrian connectivity that shows sidewalks so that people can walk. If I'm living in the back there, I don't have to get in my car and drive up to whatever restaurant land there or whatever. So I think more pedestrian connectivity. I think the wetlands really enhance the character of it, give a little more green space, maybe some walking paths along that as well. Things of that nature. But focusing on buffers, bigger lots in the back and some pedestrian connectivity. One question in kind of the South corner there, the Southwest corner, what's the depth

of that commercial? That's kind of the thinnest commercial. Do you guys know off the top of your head?

- **Mr. Crocker:** The connectivity for pedestrian, this is concept obviously, but in all of our communities, we would have a pedestrian walk with sidewalks on throughout the entire project and through the wetlands where is allowed. We would put, amenity spaces, just kind of communal spaces, all of that. So this is not drawn to show that final plan. That's just our MO to bring the community together with pedestrian destination points to congregate and be.
- **Ms. Senyard:** Final comments.
- **Mr. McDonald:** I just want to give staff an opportunity to speak to when you guys were kind of having a little pow wow on what you could do, or what how you think you could manage it if we were to go the POD direction. In hearing is there anything that staff heard that you felt like that probably isn't going to work. I would I'd hate to send you guys out with hopes and dreams and it turns out we wasted your time, that's all I'm trying to get at. Is that feasible? Do you feel like that's something we could come to terms on.
- **Mr. Greer:** The POD as you are aware, it would come in front of you as a master development plan and then it goes to the Board of Commissioners, has a first reading and then it has a public hearing and a second reading. And after that point, you would have an approved master development plan. They would come back in with a development plan that's in substantial compliance, that would come before you as the Planning Commission and then following that they would present construction drawings to us. Our engineering staff would review those construction drawings to assure compliance with all zoning and codes, then, they would come in for a final plat and we've had final plats that come in nine months before subdivisions are ready to go vertical. Cumberland Estates, for example, is a PUD. They had their plat approved for phase six and phase seven back in July of 2023. They are supposed to be bringing it into my office in the next couple weeks to get final signatures on it, to get it recorded so that they can go vertical on phase six and phase seven. As far as the final plat goes, really on your timeline, if you want to come in early for that, we can have everything kind of in line that works with your...
- **Mr. Crocker:** Do you guys consider a condo a situation where you come in later and plat it, where you're able to paper plat it now, show where it is and then you have to meet that at a later date so that you can't pull permits prior to a final plat? I mean, is that something that you have seen? I mean I've seen in other municipalities where that's been paper platted and then final approved after permit. That timeline is what we're trying to work around.
- **Mr. Greer:** We can get you an answer on that.
- **Mr. O'Brien:** Just want you all aware of one other concern, the biggest thing we're worried about here is entitlement risk. It's a significantly higher amount of due diligence and dollar spend to be at the mercy of being not approved for a POD, that would just be dollars out the door. I don't know that we can get that approved in front of our investment committee. But I hear that, I think we've heard a lot of great things here, things we can easily incorporate, things we can make better and some things are going to be a challenge we want to go think on. But certainly appreciate the time, I don't know if anybody has anything else, it's been valuable for us and hopefully valuable for you guys too.

- **Mr. Broadbent:** Something I may add to what Ethan said. I understand terminology changes from municipality to municipality, so I'm sure we just threw a bunch of words on you, like what's the development plan? What's the master development plan? And you may know, but I invite you to read through our regs and planning staff can definitely assist in deciphering those. We understand they can be complicated and combative sometimes. A master development plan is conceptual in nature and it can be amended. So if there's something that changes from the concept, really you know, the development plan just has to be in substantial compliance. So there is flexibility there. That's what we're trying to explain is that, I just want to make sure there's not like an expectation that you're locked into an exact thing. There is flexibility in our regs that allows changes to occur. We will definitely answer any questions you have in that regard to help you kind of plan and see what the actual cost would be for providing a master development plan for a POD.
- **Mr. McDonald:** I'd just like to add that I appreciate the back and forth, you guys have been open to everything we're saying. It's not been, you know, throw your hands up and walk away as soon as we push back a little bit. I think all in all, personally I can only speak for myself. The product that you're presenting to me, I don't have a problem with. It's just the zoning and the risk that come with that. So I'm only one but take that for what it's worth.
- **Ms. Senyard:** And I've been excited for someone do some with this property. This is my area of town. I'm excited to walk over there. I'm one of the neighbors. I've been excited for the commercial to come and the walking paths and stuff, but, again, it's got to be done right because it is more estate lots. And these are people just hanging out in their backyard. This is not farmers or something you know, like they are just hanging on their backyard sitting. And so all this development coming is noise and things there they never thought was going to be backing up to them.
- **Mr. O'Brien:** We will take the feedback and work on it and hopefully be back to you guys in a month or so. Appreciate it. Thanks for your time.

- **Adjournment – 6:50 PM**



Maria Bruce, Community Services Assistant