

URBAN GROWTH DESIGN REVIEW BOARD
March 18, 2009
City Commission Chambers
1001 College Street

MEMBERS PRESENT:

Craig Dowell
Laura Southard
Alice Ford
David Sowders
Bill Finley

ABSENT:

John Williams **Chip Hightower**

STAFF PRESENT:

Jonathan Britt, Planner
Sandy M. Clark, Adm. Secretary
Mac Yowell, Staff Engineer
Marshall Robinson, Planner
Daniel Faller, Plans Reviewer
Miranda Clements, HP Planner

Chairman Laura Southard called the Meeting to order at 3:10 p.m. She asked the Administrative Secretary, Sandy Clark, to call the roll and determine a quorum.

A. DETERMINATION OF QUORUM

Sandy M. Clark, Administrative Secretary, conducted roll call and determined two of the seven members were absent at the time of roll call. The quorum was determined to be present with five members in attendance at the time roll call was taken.

B. APPROVAL OF MINUTES

Chairman Southard asked if all Commissioners had received and read the Summary Minutes of the meetings held on May 21, 2008 and continued to June 18, 2008. Being no questions or comments, the Motion was made by Mr. Dowell, seconded by Mr. Sowders, and unanimously agreed upon by all Board Members present (1 abstained) to approve the Summary Minutes of the May 21, 2008 and continued to June 18, 2008 meetings.

Jonathan Britt, Planner for the City-County Planning Commission in the absence of the attorney for the Urban Growth Design Review Board, requested the Chairman order that the Zoning Ordinance, Subdivision Regulations, Comprehensive Plan with all of its elements, and Staff Report, together with all attachments, along with the Commission's file for the application be likewise

introduced as exhibits. He asked that the Oath be administered to Daniel Faller, Plans Reviewer, and that he be sworn as a witness before the Design Review Board and that his oath and qualifications be reflected in the record for tonight's hearing. Chairman Southard so ordered and swore in Mr. Faller.

II. PUBLIC MEETING

The Chairman announced the first item on the agenda, described as: *Vision Development, LLC., has applied for approval of an Overlay Development Plan on Lot 66 of Traditions at Lovers Lane Subdivision containing 25,227 square feet (0.58 acre) which is located at 550 Traditions Boulevard. The Plan proposes the creation of six (6) condominium buildings containing three (3) units each for a total of eighteen (18) condominium units. The Plan also includes all required parking, drainage and landscaping. This property is zoned PUD (Planned Unit Development).*

Daniel Faller presented the staff report and stated Vision Development, LLC., has applied for approval of an Overlay Development Plan on Lot 66 of Traditions at Lovers Lane Subdivision, containing 25,227 square feet (0.58 acre) located at 550 Traditions Boulevard. The Plan proposes the creation of six (6) condominium buildings containing three (3) units each for a total of eighteen (18) condominium units. The Plan also includes all required parking, drainage and landscaping. This property is zoned PUD (Planned Unit Development). Upon Staff review, it was noted that this plan has been reviewed based on the requirements of the PUD zoning classification and the general development plan as follows:

| | | |
|------------------------|--|--|
| Total area of this ODP | 25,227 square feet (0.58 acre) | |
| Total number of units: | Six (6) buildings containing three (3) units each; (Traditions total number of allowed units shall not exceed 599 units, with a maximum of 330 multi-family units.) | |
| Overall Gross Density: | 31 units per acre for this lot. (Overall density of tract one (65.93 ac.) shall not exceed 9.09 dwelling units per acres. | |
| Lot Coverage | 78.86% | |
| Building set backs: | <u>Allowed</u> | <u>Provided</u> |
| Front: | 10 feet | 10 feet |
| Side: | 10 feet | approx. 14 feet (west) approx. 13 feet (east) |
| Rear: | 8 feet | approx. 23 feet |
| Total Building area: | 29,088 square feet in six (6) buildings. | |

- Building height: The Binding Elements limit the building heights to 42 feet. The buildings will be a basement plus two (2) stories. The height of the buildings in front will be 38 feet 5 inches; and the height in the rear will be 28 feet 5 inches.
- Drainage: Previously approved with the subdivision. A detailed topography plan will be submitted with the building permit.
- Traffic: Traffic Impact Study was approved with the zoning.
- Access: The units will front onto an internal public street within the Traditions Development with parking access coming from the rear of the lots from a public alley and also parallel parking along the public street.

Design elements for review:

- Building materials: The foundation material shall be brick, color: Boral Shadow Stone, with mortar, color: SC123 Lafarge.
- Siding materials shall be hardie-plank, colors of: Heathered Moss, Chestnut Brown, Harris Cream, Country Lane Red, Mountain Sage and Boothbay Blue.
 - Trim, soffit and fascia shall be hardie-plank; color - cobble stone.
 - Black shutters.
 - Neutral stone retaining wall.
- Roof material: Roofing material shall consist of asphalt shingles in a charcoal color.
- Guttering shall be almond colored metal.
- Arbor and Picket Fence: Arbors and picket fences are proposed to be treated wood stained to match trim.
- Landscape Design/plant material: Plant material is appropriate and approved.

Mr. Faller completed his presentation by saying the recommendation is based upon the review of the requirements for a Detailed Development Plan under Zoning Ordinance Section 4.9; and based on review of the requirements of Overlay Development Plan standards in Section 3.18 and a review of the Lovers Lane Corridor policies of the Comprehensive Plan. He stated that the staff's recommendation is for approval.

Chairman Southard asked if there were any questions for Mr. Faller from the Board. There was discussion about parking with rear parking and street parking.

Being no other questions for Mr. Faller, Chairman Southard asked one of the applicants to step to the podium. Therein, Johnston Boyd of 127 Washington Avenue, Bowling Green Kentucky, stepped to the podium and was sworn in by Chairman Southard to testify before the Board. When asked about the units, Mr. Boyd stated they perceive three units per building. The unit will be entered from the front on the bottom unit or side; side or back entrance for the middle unit and also entrance from the side and back on the top unit. The target market for this facility would be young professionals and/or "empty nesters" who would not want yards to keep and maintenance to keep up with for their homes.

Mr. Boyd explained there are eighteen (18) two-bedroom units, so thirty-six bedrooms and thirty-nine (39) parking spots available. There are three dedicated spots in the rear, which is one per unit for each building in the alley; then 19 in the alley and 20 on-street parking spaces. Also, when guests come, overflow parking could be in Community Center parking lot.

Chairman Southard asked if there were any additional questions or comments for Mr. Faller or the applicants. Being none, he asked if there were questions or comments from the audience. There were none, so he asked for a Motion.

ACTION: Mr. Dowell made the Motion, seconded by Ms. Ford, to approve the proposed Overlay Development Plan within the Lovers Lane Urban Growth Overlay District, docket #ODP-01-2009. The Motion is based on the findings of fact as presented in the staff report and the testimony presented in this public hearing that the Overlay Development Plan is in agreement with the adopted development standards contained in the Zoning Ordinance Section 4.9 and Section 3.18. Further, it was requested that the findings of fact include a summary of the evidence and testimony presented by the proponents and/or opponents of the proposed plan. All members of the Board agreed (5 yeas) so the Board agreed to the approval of this ODP request.

ADDITIONAL BUSINESS:

Chairman Southard asked if there was any additional business to come before this Board. Mr. Britt introduced Marshall Robinson our Urban Planner on the City-County Planning Commission staff and Miranda Clements our Historic Preservation Planner who are both in attendance, as well as Daniel Faller, Plans Reviewer and Mac Yowell our staff Engineer.

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Mr. Britt noted that the Comprehensive Plan Task Force is working diligently on the new Comprehensive Plan and said that the next Task Force meeting would be March 31st at 6:00 p.m.

Being no additional business, the meeting was adjourned. All Board members agreed.

Chairman, Laura Southard

Sandy M. Clark, Administrative Secretary