

March 9, 2021

Agenda Item #21 - Murphy Rd Subdivision 3-B-21-UR / 3-SA-21-C

Dear Commissioners,

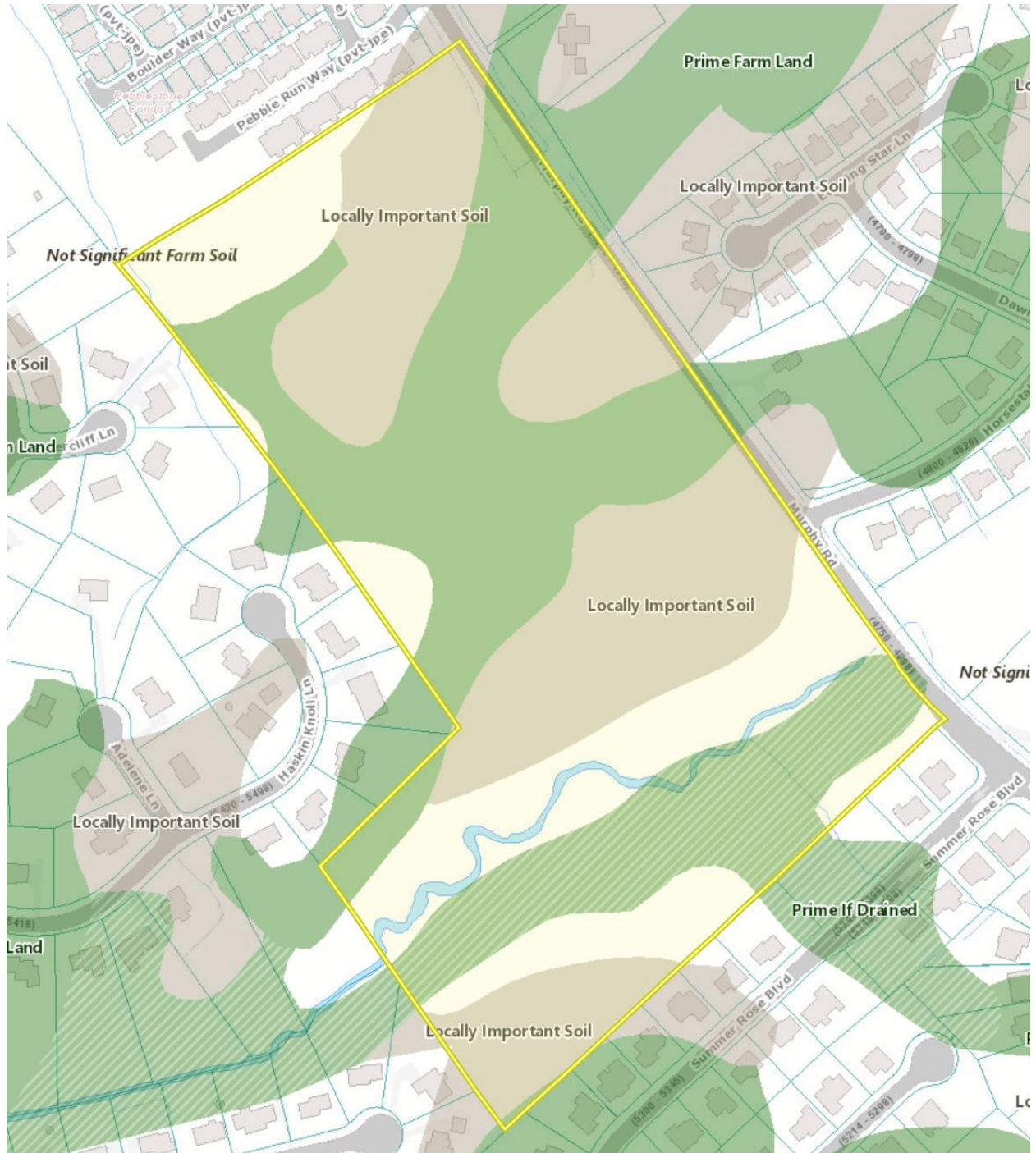
I've reviewed the plan and communicated with the applicant about it. I have the following comments:

1. Sidewalks - could sidewalks be added - within the subdivision, and along Murphy Rd? Residents in the subdivision will interact significantly with the 500+ houses adjacent in Summer Rose and Shannon Valley Farms. There may also be residents who walk to neighboring Nature's Way Montessori School, and sidewalks are an important safety measure for those children, and for reducing overall vehicle traffic in our area. I understand some areas of the Murphy Road frontage may have constraints regarding guard rails and other features that make sidewalk installation difficult. The county should work with the applicant to overcome these constraints on the Murphy Rd frontage.
2. I understand there will be a pedestrian crossing at Murphy Rd to connect the east and west sides. This should be equipped with a warning light system – either signs, or perhaps in-roadway warning lights since typical speeds are 45mph or greater.
3. Intersection improvements at the proposed subdivision entrance / Murphy Rd / Horsestall Lane are needed. There are already collisions at that location. At a minimum, left turn lanes should be installed on Murphy Rd for both the new subdivision, and Horsestall Ln. **An attractive alternative is a roundabout**, which would also slow traffic in the area, and increase pedestrian safety.
4. There should be a landscaping screen along Murphy Rd. Many of those houses will have backyards that open up into a road with about 8,000 vehicles a day. It would provide those houses privacy if there was a landscaping screen, similar to the landscaping screen on Shannon Valley Farms across the street.



5. Questions about future development areas on the western portion of the parcel that are not included in this concept plan. Will this be recreational open space, agricultural fields, and/or walking trails (which would be especially nice along White's Creek). Should the concept plan go ahead and include that in the proposal now,?

6. Is there a way to utilize conservation subdivision techniques to preserve some of the prime farmland soils on the property and cluster houses on the area with less valuable soil?



I hope these suggestions could be used to add conditions or requirements to the plan approval to help make this an even better proposal for the current and future residents of the area.

Sincerely,

--Kevin

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