COMMUNITY MEETING
ABOUT THE PROPOSED DEVELOPMENT AT 3415 MURPHY ROAD
MONDAY OCTOBER 15TH AT 6PM
WEST END SYNAGOGUE - 3810 WEST END AVE
COORDINATED BY COUNCILWOMAN KATHLEEN MURPHY

IMPORTANT MESSAGE FROM THE RWENA BOARD OF DIRECTORS

- This proposed project has passed the Planning Commission and will likely be at the Metro Council Public Hearing on Tuesday, November 6th.

- The project is located on a 1.5-acre parcel on Murphy Road now occupied by Fifth Third Bank

- Existing zoning would allow a building 105 feet tall containing 190,000 square feet.

- We understand the tallest commercial buildings in that area are about 150 feet tall.

- An SP zoning bill was approved by the Planning Commission on September 27th that would allow the construction of a building 207 feet tall with 380,000 square feet.

- The building would be 16 stories tall and contain offices, a hotel and retail space.

- Access to the project would be from the street that now runs between Fifth Third and the building containing Dose Coffee and Grand Cru Liquors.

- A new traffic light would be added there and the freeway on ramp across Murphy Road would be modified by eliminating the traffic island and instead having direct access to the on ramp from the project. There would now be traffic lights on Murphy at West End, the new one at the on ramp, the existing one at the off ramp, and at Bowling.

- The traffic study commissioned by the developer shows over 4,300 additional trips per day from this site.

- At the time the AMP was proposed, a new “neighborhood plan” for this area with substantially higher density was adopted. There was not much public discussion about this “plan” because it was billed as a requirement to get the federal grant to fund the AMP.

- Even though the AMP and federal grant never materialized, the “plan” remains in effect.

- The “plan” is the basis cited by the Planning Commission to approve the higher density.

Concern is that whatever height and density limits apply to this project will also then apply to future developments on the adjacent sites occupied by the now closed Mapco gas station, the Chateau West, the strip center that contains Dairy Queen, the Exxon station, and the strip center that contains Dose and Grand Cru.

This project is in Councilmember Ed Kindall’s district. He currently supports the project although there are very few of his constituents who live near this project. The people most affected live in districts represented by Councilmembers Burkely Allen and Kathleen Murphy. To view the development plan on file at the Planning Commission: tiny.cc/MurphyDevelopment

IF YOU WANT SOMETHING DIFFERENT THAN WHAT THE DEVELOPER WANTS, YOU HAVE TO SHOW UP at this meeting and at the Council Meeting on November 6th.