

1. **2005SP-099U-10**
Map 131-02, Parcel 039, 040, 041, 042
Subarea 10 (2005)
District 34 - Lynn Williams

A request to rezone from R20 to SP district property to permit 8 duplex structures (a total of 16 units) located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive (2.34 acres), requested by Gresham, Smith & Partners, engineer, for Ruth Engel Yulman, William Gaw and Mary Buckner (Buckner Family Charitable Foundation), H.B. O'Steen, etux, owners.

Staff Recommendation – Approve with conditions

Staff Recommendation - *Approve with conditions. If the Council does not amend the RM9 bill to SP, then staff's recommendation of approval and the Planning Commission's recommendation would apply equally to the amended PUD bill for 16 units.*

APPLICANT REQUEST - Request to rezone from R20 to SP district property (2.34 acres) to permit 8 duplex structures (a total of 16 units) located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive.

Project History - This application was presented to the Planning Commission on September 22, 2005, as the Stammer Parke PUD and was approved for 20 townhomes. The application was met with community opposition at Council and was referred back to the Planning Commission. The application has been revised to address the community concerns and returned as a Specific Plan application for a total of 16 units.

Existing Zoning

R20 zoning - R20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots.

Proposed Zoning

SP district - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as "SP."
- The SP District is not subject to the traditional zoning districts' development standards to the extent other standards or requirements are specifically stated in the plan or included as a condition by the Commission or Council. Urban design elements can be determined for the specific development and can be written into the zone change ordinance, which becomes law.
- Use of SP does not relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP does not relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

Green Hills-Midtown (Subarea 10) Community PLAN Policy

Existing Plan Policy

Residential Medium - RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Policy Conflict - No. The requested zone change is consistent with the plan policy of Residential Medium that was adopted July 28, 2005.

METRO SCHOOL BOARD REPORT

Projected student generation 1_Elementary 0_Middle 0_High

Schools Over/Under Capacity - Students would attend Julia Green Elementary School, Moore Middle School, or Hillsboro High School. Julia Green and Moore Middle School have been identified as being over capacity by the Metro School Board. There is capacity at an elementary school and a middle school within the cluster. This information is based upon data from the school board last updated December 13, 2005.

PUBLIC WORKS RECOMMENDATION - Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions. Solid waste collection and disposal must be approved by the Public Works Solid Waste Division.

Typical Uses in Existing Zoning District: R20

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Detached (210)	2.34	1.85	4	55	13	6

Typical Uses in Proposed Zoning District: RM9/PUD

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/townhome (230)	2.34	9	21	169	15	17

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				114	2	11

PLAN DETAILS

Site Design - The proposed development fronts on three streets. The primary streets are Hobbs Road and Castleman Drive.

The duplex units are designed to look like a large single family home from the front. Elevations have been submitted that are consistent with the “big house” concept. All but one of the structures fronts Stammer Place. The parking garages are located behind and away from view along the primary frontages. The units are accessed by a shared driveway with one curb cut on Castleman Drive and one curb cut on Stammer Place. The driveway curb cut of Stammer Place has been located opposite the Belmont Village assisted living driveway court. Landscape buffering is provided along the property line bordering R20 zoned property and along the Hobbs Road frontage.

STORMWATER RECOMMENDATION- Approved except as noted. There is a buffer disturbance at the north section of the site. A variance to disturb the buffer must be approved through the Stormwater Management Committee for the layout to be accepted with this design.

CONDITIONS

1. Comply with Public Works conditions listed above.

Approved with conditions, (8-0) *Consent Agenda*

Resolution No. RS2006-062

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005SP-099U-10 is **APPROVED WITH CONDITIONS. (8-0)**

Conditions of Approval:

1. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions. Solid waste collection and disposal must be approved by the Public Works Solid Waste Division.

The proposed SP site plan is consistent with the Green Hills – Midtown Community Plan’s residential medium policy that is for residential development within a density range of 4 to 9 dwelling units per acre.”