

This SP was originally submitted as a change to RM60 and PUD Overlay, but was amended to an SP at Council.

5. 2005Z-168U-10

Map 116-03, Parcel 106, 107, 108

Map 116-03, Parcel 109, 110

Subarea 10 (2005)

District 24 - John Summers

A request to change from R10 to RM60 District property located at 110, 112A, 114, 116, and 118 Woodmont Boulevard, approximately 550 feet east of Harding Pike (1.66 acres), requested by Barge, Waggoner, Sumner and Cannon, applicant for, Wilson S. Manning et ux, owner.

Staff Recommendation - *Approve with conditions if the associated policy amendment to change the policy from RM to RH is approved, but disapprove if the policy is not changed.*

APPLICANT REQUEST - A request to change approximately 1.66 acres from residential single-family and duplex (R10) to residential multi-family (RM60) district property located at 110, 112A, 114, 116 and 118 Woodmont Boulevard.

Existing Zoning

R10 District - R10 requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.

Proposed Zoning

RM60 District - RM60 is intended for single-family, duplex, and multi-family dwellings at a density of 60 dwelling units per acre.

GREEN HILLS MIDTOWN COMMUNITY PLAN

Residential Medium (RM) - 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

Residential High (RH) - RH policy is intended for new and existing residential development with densities above twenty dwelling units per acre. Any multi-family housing type is generally appropriate to achieve this density. The most common residential type will generally be mid or high-rise structures.

Policy Conflict - The proposed policy for this area is RH, which allows over 20 dwelling units per acre. However, if the policy is not changed, the majority of the property is within a RM policy, which is intended for development within a density range of four to nine dwelling units per acre. The associated PUD plan calls for approximately 15.7 dwelling units per acre. Although one parcel is within a RH policy, the entire site should be within a RH policy to be consistent with this request.

Subarea Amendment - Applicants have requested that the RM policy be amended, and that the new policy be RH. If the request is approved this application, and the associated PUD plan, will be consistent with the new policy.

Staff Recommendation - If the area policy is amended to RH, then staff recommends that the request be approved; however, if the policy is not amended, then the request should be disapproved.

PUBLIC WORKS RECOMMENDATION

1. As recommended in the access study, developer shall construct a 3 lane cross section along Woodmont Blvd frontage with a 2 way center turn lane with adequate transition per AASHTO standards at the eastern property line. Widening shall accommodate existing bike lanes.

2. At the western property line Developer shall align center turn lane with westbound left turn lane on Woodmont Blvd at Harding Rd and extend this turn lane to connect with the 2 way left turn lane. Woodmont widening shall incorporate existing right turn lane on Woodmont at Harding.
3. Project driveways shall align with opposing driveways. Driveway shall be opposite Park Manor Blvd. Driveway shall be 24 ft wide for 2 way travel operation.
4. As recommended in the access study, Developer shall construct an eastbound left turn lane with 75ft of storage on Woodmont Blvd at Woodmont Circle with adequate transition per AASHTO standards. Existing Bike Lanes shall be accommodated.
5. Vehicular cross access to property along Kenner shall not be allowed.

Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Detached(210)	1.66	3.7	6	58	5	7

Typical Uses in Proposed Zoning District: RM60/PUD

Land Use (ITE Code)	Acres	Density	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	1.66	60	34*	258	22	25

*Based on Associated PUD

Typical Uses in Existing Zoning District: R10/PUD

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Detached(210)	1.66	3.7	3*	30	3	4

*Based on associated PUD (3 existing lots included in the PUD)

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
--				230	20	22

METRO SCHOOL BOARD REPORT

Projected student generation* 1_Elementary 1_Middle 1_High

Schools Over/Under Capacity - Students would attend Julia Green Elementary School, Moore Middle School, and Hillsboro High School. All three schools have been identified as having capacity. This information is based upon data from the school board last updated August 2, 2005.

*** Student generation numbers are based upon the assumption of three units, at 1,000 square feet each.**

Mr. Swaggart presented Zone Change 2005Z-168U-10 and Planned Unit Development 2005P-32U-10 and

stated that staff is recommended approval.

Mr. Richard Rhea, 2112 Woodlawn Drive, spoke in favor of the proposal.

Mr. Will Johnson, 187 Kenner Lane, spoke in favor of the proposal.

Mr. Johnny Morgan, 125 Kenner Lane, spoke in favor of the proposal.

Councilmember Summers submitted information to the Commission. He explained that the information lists several conditions that the developer has agreed to include in this development. He stated that the majority of the neighbors affected by this proposal are in favor of it. He requested its approval.

Mr. Loring moved and Mr. McLean seconded the motion, which passed unanimously to approve Zone Change 2005Z-168U-10 and Planned Unit Development 2005P-32U-10. **(8-0)**

[Note: Items #5 and #6 were discussed by the Metropolitan Planning Commission together. See Item #6 for actions and resolutions.]

6. 2005P-032U-10

Woodmont/Kenner Luxury Condominiums
Map 116-03, Parcels 089, 090, 091, 106, 107, 108,
109, 110
Subarea 10 (2005)
District 24 - John Summers

A request for preliminary approval of a Residential Planned Unit Development District located at 110, 112A, 114, 116, and 118 Woodmont Boulevard, and 111, 113 and 115 Kenner Avenue, approximately 550 feet east of Harding Pike, classified in the R10 district with part being proposed to RM60 district (2.35 acres), to permit 34 multifamily units and 3 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, applicant for, Wilson S. Manning et ux, owners.

Staff Recommendation - *Approve with conditions if the associated policy amendment to change the policy from RM to RH is approved, but disapprove if the policy is not changed.*

APPLICANT REQUEST-Preliminary PUD

A request for preliminary approval of a Planned Unit Development overlay district located at 110, 112A, 114, 116 and 118 Woodmont Boulevard, and 111, 113 and 115 Kenner (2.35 acres), to permit 34 multifamily units and three single-family units.

PLAN DETAILS

Site Plan - The request is for the development 34 condominiums and three single-family residences. As proposed, three new multi-story residential buildings will front Woodmont Boulevard, and the three existing single-family homes along Kenner Avenue will remain. The three new multi-story buildings will consist of a 10-story, a 6-story and a 3-story building, which will step-down from north to south.

Zoning and Density - Currently, the property is zoned R10. The parcels along Woodmont are proposed for RM60. The RM60 allows for 60 dwelling units per acre, but the plan only calls for approximately 15.7 units per acre. Although the density is more consistent with RM20, it would not allow buildings to be over 30 feet in height; therefore, the RM60 is being used, which allows buildings to be at a maximum 65 feet in height.

Parking - As proposed, 91 parking spaces are required. A total of 96 parking spaces are being provided.

Buffer Yards - Buffer yards are required to reduce the negative impact this development could have on adjacent areas in different zoning districts. The code requires a "C" class buffer yard between the RM60 and adjacent R10. The plan shows a "B-1" buffer yard.

Detention Area - As proposed the detention area is within the boundaries of the 3 single-family lots along Kenner. Typically detention areas should be within open space, and should not be counted towards lot area.

PUBLIC WORKS RECOMMENDATION - Approvals are subject to Public Work's review and approvals of construction plans.

As recommended in the access study, developer shall construct a 3 lane cross section along Woodmont Blvd frontage with a 2 way center turn lane with adequate transition per AASHTO standards at the eastern property line. Widening shall accommodate existing bike lanes.

At the western property line Developer shall align center turn lane with westbound left turn lane on Woodmont Blvd at Harding Rd and extend this turn lane to connect with the 2 way left turn lane. Woodmont widening shall incorporate existing right turn lane on Woodmont at Harding.

Project driveways shall align with opposing driveways. Driveway shall be opposite Park Manor Blvd. Driveway shall be 24 ft wide for 2 way travel operation.

As recommended in the access study, Developer shall construct an eastbound left turn lane with 75ft of storage on Woodmont Blvd at Woodmont Circle with adequate transition per AASHTO standards. Existing Bike Lanes shall be accommodated.

Vehicular cross access to property along Kenner shall not be allowed.

STORMWATER RECOMMENDATION- Detention/water quality facilities can not be located within residential lots.

WATER SERVICES - A new availability letter is required. The availability letter should reflect the total number of proposed units.

CONDITIONS

1. Buffer yards must meet buffer yards requirements as specified in Section 17.24.210 of the Metro Zoning Code.
2. Prior to final PUD approval, the detention site must be approved by Stormwater. If it is not approved, then the plan may need to be revised or possibly amended.
3. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works.
4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met prior to the issuance of any building permits.
6. This final approval includes conditions which require correction/revision of the plans. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission.
7. These plans as approved by the Planning Commission will be used by the Department of Codes

Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require re-approval by the Planning Commission.

Loring moves for approval. McLean 2nds. Approved (8-0).

Resolution No. RS2006-052

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-168U-10 is **APPROVED. (8-0)**

The proposed RM60 and associated PUD plan is consistent with the Green Hills Midtown Community Plan’s Residential High policy that is for new and existing residential development with densities above 20 dwelling units per acre.”

Resolution No. RS2006-053

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-032U-10 is **APPROVED WITH CONDITIONS (8-0), including additional conditions as agreed to and submitted by the district councilmember at the Planning commission meeting.**

Conditions of Approval:

1. Buffer yards must meet buffer yards requirements as specified in Section 17.24.210 of the Metro Zoning Code.
2. Prior to final PUD approval, the detention site must be approved by Stormwater. If it is not approved, then the plan may need to be revised or possibly amended.
3. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works.
4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
5. The requirements of the Metropolitan Fire Marshal’s Office for emergency vehicle access and fire flow water supply during construction must be met prior to the issuance of any building permits.
6. This final approval includes conditions which require correction/revision of the plans. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revise plans have been submitted to and approved by staff of the Metropolitan Planning Commission.
7. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require re-approval by the Planning Commission.

Conditions of Approval at Commission:

1. The development has been reduced in size from the original 38 units to 34 units.
2. The development will be stair-stepped to minimize the height impact on the residences closest to the project.

3. Building height has been reduced from three sections of 11, 7, and 4 stories (38 units) to sections of 10, 6, and 3 stories (34 units).
4. The building design will reflect the more traditional construction in the West End area.
5. The three properties on Kenner Ave. will be renovated and sold as single family homes.
6. The immediately adjacent property owners have been given the option to sell their homes to Mr. Rhea within 30 days of the commencement of construction at appraised value; these properties will be added to the PUD as single family homes to provide additional buffer to adjoining residences; one property will remain as a buffer on Woodmont; all homes would remain on Kenner as single-family homes.
7. There will be no vehicular access from the condo development on to Kenner/Ridgelake Aves., all access will be to Woodmont Blvd.; pedestrian access to Kenner/Ridgeland Aves. would be allowed.
8. Construction access onto the site will be restricted to Woodmont Ave.
9. A ten-foot high opaque perimeter fencing will be constructed along the adjacent properties with a 3-5 foot set back from the property line.
10. Actual construction work on the site would be limited to the hours of 7:00 am to 7:00 pm, Monday through Friday; only work of an emergency nature will be done on Saturdays; there will be no work on Sundays.
11. Construction lighting will be directed away from the adjacent properties and will be limited to the 6:00 am to 7:00 pm construction period; there will be safety/security lighting on the property during the evening hours.
12. A 500 foot survey area would be conducted prior to the commencement of any blasting; additional homeowners may have a survey conducted for \$50 per home.
13. Any claims for damages and other issues would be handled by a specific consultant hired for this project.
14. All excavation work would be completed in 90 days; estimated 9,000 cubic yards of material will be moved on the site.
15. A day's notice will be given for any blasting.
16. Blasting will occur during the hours of 9-12 am and 2-4pm.
17. Existing mature trees will remain where possible; a site plan will be provided.
18. Landscaping will be done with mature trees in excess of Metro Codes requirements. The immediate adjacent properties will be provided a \$2,5000 landscaping budget on their property.
19. Mr. Rhea will be responsible for the renovation of the property on Kenner Ave. for resale to homeowners.
20. Mr. Manning, the property owner, has offered to donate \$50,000 to a trust account to be administered and used by the Kenner Manor neighborhood for community improvement projects.

The proposed PUD plan is consistent with the Green Hills Midtown Community Plan’s Residential High policy that is for new and existing residential development with densities above 20 dwelling units per acre; and the Residential Medium policy that is for residential development within a density range of 4-9 dwelling units per acre.”