

- 1. 2006SP-007U-10**
Glen Echo
Map 117-15, Parcels 061, 062, 063
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request for final development plan approval for properties located at 1737, 1741 and 1745 Glen Echo Road, approximately 140 feet east of Hillmont Drive (3.07 acres), to permit 12 single-family lots, requested by Bob Haley, applicant, for Cindy Lockhart, Delores Dennard, Jon Sheridan, Michelle Sheridan, and C. Dennard, owners.

Staff Recommendation: Defer until technical review has been completed by Metro Stormwater.

APPLICANT REQUEST - A request for final site plan approval for the Specific Plan district (SP) located on property at 1737, 1741, and 1745 Glen Echo Road, to permit 12 single-family lots on 3.07 acres.

Plan Details - The proposed plan includes 12 single-family lots with a minimum front setback of 30 feet on Glen Echo Road. The two internal streets include setbacks of two to five feet. The smaller internal setbacks, with rear access to each lot, create a street wall as called for in the Subarea Plan. The internal setbacks will also create a calming effect along the street since it will make the street appear narrower. The streets are designed to Metro standards, however. The plan also includes sidewalks on both sides of all new streets, and along the frontage of Glen Echo Road, as called for in the Subarea Plan.

Street Design - A temporary hammerhead design is proposed on the western end of Glen West Drive. This design was used in place of the normal 100 foot diameter turnaround due to limited space, and because a temporary turnaround is required on any stub-street longer than 150 feet to meet Fire Code.

Building Elevations - The plan also includes architectural renderings (elevations) for the different building types within the development. Staff has reviewed the elevations and recommends that the Commission approve them as consistent with the preliminary plan approved by the Metro Council.

FIRE MARSHAL RECOMMENDATION - Approved

STORMWATER RECOMMENDATION - Plans have not passed technical review.

PUBLIC WORKS RECOMMENDATION -Revise and resubmit.

- Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions.
- Within residential developments all utilities are to be underground. The utility providing the service is to approve the design and construction. The developer is to coordinate the location of all underground utilities. Street lighting is required in the USD.
- Plan proposes grass strip with tree plantings. Must meet the requirements of the Urban Forester. Adjust right of way accordingly.
- Dimension right of way along Glen Echo. Dimension from centerline. Sidewalk to be located within right of way.
- At temporary turnaround, extend right of way to property line.

CONDITIONS (if approved)

1. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter. A hammerhead design is acceptable if it has a 50 foot centerline and is 100 feet from one end to the other. It should also have a minimum width of 14 feet if one way traffic and 20 feet if two way traffic.

2. All traffic conditions for public roadway improvements, must be bonded or completed prior to the recordation of any final plat, excluding the required street trees.
3. All comments from Metro Stormwater shall be addressed at the final plat stage.
4. All public roadways and private access easements shall be constructed to the property lines to allow for future connection of streets to adjacent parcels.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district, which must be shown on the plan.
6. If 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. The revised plans must be received within 60 days of Planning Commission approval.

Approved with conditions; Metro Stormwater has approved with conditions (9-0) *Consent Agenda*

Resolution No. RS2006-253

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-007U-10 is APPROVED WITH CONDITIONS, (9-0), Metro Stormwater has also approved with conditions.