

11. **2006SP-067G-06**
Jones Property
Map 126-00, Parcel 085
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to change from AR2a to SP zoning to establish design guidelines for development complying with all other provisions of the RM4 zoning district, property located at 7874 McCrory Lane, approximately 1,850 feet south of Highway 70 (36.2 acres), requested by John G. Jones, owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP

A request to change from agricultural and residential (AR2a) to specific plan (SP) zoning for 36.2 acres located approximately 1,850 feet south of Highway 70 at 7874 McCrory Lane, to establish design guidelines for development complying with all other provisions of the RM4 zoning district.

History - This application was originally approved by the Planning Commission on May 11, 2006, for RM4, residential multi-family zoning. The application was deferred at Metro Council on second reading to allow for the conversion of the application from RM4 to Specific Plan to require design standards.

Existing Zoning

AR2a district - Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres.

Proposed Zoning

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

- The SP District is a 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. Instead, urban design elements are determined **for the specific development** and are 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.

Plan Details -The maximum density on this site is four dwelling units per acre. The details of this development will be determined at the development plan submittal. Any detail that has not been addressed by the current submittal shall be required to be consistent with the RM4 district standards.

The type of dwelling unit will be determined at the final development stage, but the units will have a minimum square footage of 1400 square feet and a minimum of two bedrooms. The materials will be brick, stone or fiber cement siding.

A greenway and conservation access easement dedication is shown that includes the floodway, floodway buffer and 25-feet beyond the floodway buffer.

A landscape buffer is proposed to be located along the property frontage on McCrory Lane.

BELLEVUE COMMUNITY PLAN POLICY

Residential Low Medium (RLM) -RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Consistent with Policy? - Yes. The proposed SP district with a density of four dwelling units per acre is consistent with the Bellevue Community Plan’s RLM policy. This is a unique site because it is separated from the other single-family developments in the area by the Harpeth River on the south side of the site and an old quarry on the north side of the site. Because the site is on the Harpeth River, development will be required to limit disturbance to the flood plain and will be clustered. A greenway easement will be required with development of the site. Due to the site’s location and site specific constraints, the density allowed with the proposed SP district is appropriate.

RECENT REZONINGS -Various properties on the south side of the Harpeth River along McCrory lane were rezoned to RS10 recently.

PUBLIC WORKS RECOMMENDATION -There is insufficient infrastructure design data provided with this Specific Plan to make an engineering review. Deferral would be in order to allow the designer time to provide development plans, including the required infrastructure design.

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	36.20	0.5	18	215	23	23

Maximum Uses in Proposed Zoning District: SP (with a limit of 4 dwelling units per acre)

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	36.20	4	145	881	70	82

Change in Traffic Between Maximum uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+127	666	47	59

METRO SCHOOL BOARD REPORT

Projected student generation 9 Elementary 7 Middle 7 High

Schools Over/Under Capacity -Students would attend Gower Elementary School, Hill Middle School, or Hillwood High School. None of these schools has been identified as being over capacity by the Metro School Board, but there is capacity within the cluster. This information is based upon data from the school board last updated July 2006.

CONDITIONS

1. The maximum density on this site is 4 dwelling units per acre.
2. The type of dwelling unit will be determined at the final development stage. The illustrative street layout is subject to change dependant on the final unit layout.
3. The materials will be brick, stone or fiber cement siding.
4. All mailboxes shall be of uniform design and materials.
5. Prior to building permit, a final plat will be recorded that includes a dedication for a greenway and conservation access easement that includes the floodway, floodway buffer and 25-feet beyond the floodway buffer.
6. Any detail that has not been addressed by the current submittal shall be required to be consistent with the RM4 district standards.
7. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.

Approved with conditions, (9-0) *Consent Agenda*

Resolution No. RS2006-261

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006SDP-067G-06 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

1. The maximum density on this site is 4 dwelling units per acre.
2. The type of dwelling unit will be determined at the final development stage. The illustrative street layout is subject to change dependant on the final unit layout.
3. The materials will be brick, stone or fiber cement siding.
4. All mailboxes shall be of uniform design and materials.
5. Prior to building permit, a final plat will be recorded that includes a dedication for a greenway and conservation access easement that includes the floodway, floodway buffer and 25-feet beyond the floodway buffer.
6. Any detail that has not been addressed by the current submittal shall be required to be consistent with the RM4 district standards.
7. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.

The proposed SP district is consistent with the Bellevue Community Plan’s Residential Low Medium policy that is intended to accommodate residential development within a density range of two to four dwelling units per acre.”