

7. **2008SP-009G-06**
Bluffs On Sawyer Brown
Map 128-00 Parcels 045
Subarea 6
Council District 22 – Eric Crafton

A request to change approximately 39.09 acres from R15 to Specific Plan - Residential (SP-R) zoning property located at Sawyer Brown Road (unnumbered), approximately 540 feet north of Meadow Lane Drive, to permit the development of 115 townhome units, requested by Dale & Associates, applicant, for Hodges & Sons Inc., owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP

A request to change 39.09 acres from One and Two-Family Residential (R15) to Specific Plan - Residential (SP-R) zoning property located at Sawyer Brown Road (unnumbered), approximately 540 feet north of Meadow Lane Drive, to permit the development of 115 townhome units.

Council Bill - A Council bill has been filed for this project. The bill states that 130 townhome units are permitted.

Existing Zoning

R15 District-R15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25% duplex lots.

Proposed Zoning

SP-R District -Specific Plan-Residential 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. This Specific Plan includes only one residential building type.

BELLEVUE COMMUNITY PLAN

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? While RLM policy permits densities at a range of two to four units per acre, the maximum permitted under this policy is not always appropriate. This property is encumbered by a stream, steep slopes, problem soils, and access issues. The applicant has demonstrated the appropriateness of the requested density, which is in the middle of the density range for this site.

PLAN DETAILS

Site Plan The plan calls for 115 units arranged in 18 buildings that range from four to seven units each. The buildings line a private street that includes sidewalks on one side. There is a small community open space area proposed in the north portion of the development. Most of the site is within open space, about 40% of which is undisturbed.

Environmental Concerns This property contains steep slopes and problem soils. Most of the property has a slope of over 25%. While the development is proposed for the ridgeline, there is grading proposed on some of the steep slopes. Almost all of the grading for the proposed development is within problem soils. This property contains both Bodine-Sulfura, which is prone to movement, and Dellrose Cherty Silt Loam, which is weak, has a lot of fine pores and is quite crumbly.

The applicant has moved the grading away from the homes on Holt Valley Road. The applicant has also added several notes to the plans that address the environmental concerns:

1. A preliminary geotechnical analysis has been performed to insure the feasibility of this proposal. This plan has been modified to indicate placement of roadways and buildings with grading to stable soils and placement of engineered fill. Prior to any construction, a detailed geotechnical report will be submitted with final SP plans.
2. Prior to the issuance of Use and Occupancy permits, a certification letter stamped by a licensed engineer stating that everything has been constructed in compliance with the geotechnical report shall be submitted.

Access The applicant was also asked to show adequate sight distance from the proposed access point. A note has been added to the plans stating that it will be shown with the SP final site plan. The access point is also in an area with steep slopes and problem soils. There are several notes on the plan that address the construction of the access road, and a requirement that the construction plans are subject to the approval of Public Works.

PUBLIC WORKS RECOMMENDATION All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans.

Solid waste disposal plan is to be approved by the Department of Public Works Solid Waste Division.

Identify location and type of retaining walls, including top and base of wall elevations, base length, thickness of base, batter decrement (if required), etc. Submit geotechnical report as to the wall type and suitability of wall locations. Retaining walls are not to support roadways.

Prior to the submittal of construction plans, provide documentation of adequate sight distance at project access.

In accordance with the TIS recommendations:

Construct a NB right turn lane on Sawyer Brown Road at the proposed access with 50 feet of storage and transition per AASHTO standards.

Construct a SB left turn lane Sawyer Brown Road at the proposed access with 50 feet of storage and transition per AASHTO standards.

Maximum Uses in Proposed Zoning District: R15

Land Use (ITE Code)	Acres	Density	Total Dwelling Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	39.09	2.47	96	1002	77	104

Maximum Uses in Existing Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Dwelling Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	39.09	3.32	130	803	64	75

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
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STORMWATER RECOMMENDATION Preliminary Approved.

NASHVILLE ELECTRIC SERVICE RECOMMENDATION

- 1) Developer to provide high voltage layout for underground conduit system and proposed transformer locations for NES review and approval
- 2) Developer to provide construction drawings and a digital .dwg file @ state plane coordinates that contains the civil site information (after approval by Metro Planning)
- 3) 20-foot easement required adjacent to all public right of way or behind sidewalk to start 20' PUE.
- 4) NES can meet with developer/engineer upon request to determine electrical service options
- 5) NES needs any drawings that will cover any road improvements to Sawyer Brown Rd that Metro PW might require
- 6) Developer should work with Metro PW on street lighting if public streets or give NES light locations if private drives.
- 7) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules
- 8) Does developer have any other options on property next to this 1 to be serve ugrd.

FIRE MARSHAL RECOMMENDATION Conditional

- Additional information will be required before a building permit can be issued, adequate information not provided to allow approval of this project in its entirety at this time.
- Fire Hydrants shall be in-service before any combustible material is brought on site.
- All fire hydrants shall provide a minimum of 1000 gpm @ 20 psi. If so, all single family residences up to 3600 sq. ft. are pre-approved.
- Dead end fire mains over 600 feet in length are required to be no less than 10 inch in diameter. If this is to be a public fire main, a letter from Metro Water is required excepting the length and size.
- More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.
- No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road. Metro Ordinance 095-1541 Sec: 1568.020 B
- All dead end roads over 150 ft. in length require a 100 ft. diameter turnaround, this includes temporary turnarounds.
- Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
- Fire hydrant shall comply with 2006 edition of NFPA 1 table H
- Provide a Master Water Plan which shows water mains, fire hydrants, the proposed flow from the fire hydrant with the highest elevation and most remote in this project, street access and topographic elevations.
- Print fire hydrant flow data on plans.

- Flow data shall be printed on the plans for the fire hydrant(s) used to protect new construction for this project.
- A fire department access road shall extend to within 50 ft of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

METRO SCHOOL BOARD REPORT

Projected student generation 5 Elementary 4 Middle 4 High

Schools Over/Under Capacity Students would attend Gower Elementary School, Hill Middle School, or Hillwood High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated April 2007.

STAFF RECOMMENDATION Staff recommends approval with conditions because the stream, steep slopes, problem soils and access issues have been adequately addressed for a preliminary plan.

CONDITIONS

1. There shall be no construction access from Holt Valley Road.
2. Remove dumpster from open space and place in a less visible area.
3. This SP is limited to multi-family residential.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM4 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro 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.

Ms. Logan presented and stated that staff is recommending approval with conditions.

Mr. Roy Dale spoke in favor of the proposed zone change request.

Ms. Mary Ann Pickard, 616 Meadow Lane Drive, spoke in opposition to the proposed zone change request.

Mr. Edward Casey, 520 Holt Valley Road, spoke in opposition to the proposed zone change request.

Mr. Ponder requested additional clarification on the recommendation in relation to the number of units being proposed for this proposal.

Ms. Logan explained the number of units, as well as the geotechnical studies that would be required for the number of units currently being requested.

Mr. Ponder requested additional information on the slopes contained in the proposal and the grading that would be required in order to develop this parcel.

Ms. Logan explained the grading requirement as well as information pertaining to the soil located on the site.

Mr. Gotto requested additional information on the geotechnical studies that would be required prior to the developing of this site.

Ms. Logan explained the requirements of the geotechnical studies for this parcel.

Ms. Cummings acknowledged the changes made to the footprint of this development.

Mr. Clifton requested clarification on the ridge tops contained in the proposal.

Ms. Logan briefly explained the alterations made to the proposal in relation to the preservation of certain areas located on the parcel.

Mr. Bernhardt offered additional information on the requested proposal in relation to the original plan submitted for this proposal.

Mr. Clifton requested clarification on the stream and any disturbances that would be caused by this proposal.

Ms. Logan stated that the plan does not contain any additional disturbances to the existing stream located on this parcel.

Mr. Ponder moved and Mr. Gotto seconded the motion, which passed unanimously, to approve with conditions Zone Change 2008SP-009G-06. **(10-0)**

Resolution No. RS2008-84

“BE IT RESOLVED by The Metropolitan Planning Commission that 2008SP-009G-06 is **APPROVED WITH CONDITIONS. (10-0)**

Conditions of Approval:

1. There shall be no construction access from Holt Valley Road.
2. Remove dumpster from open space and place in a less visible area.
3. This SP is limited to multi-family residential.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM4 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120

- days after the effective date of the enacting ordinance. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
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 7. The requirements of the Metro 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.

The proposed SP district is consistent with the Bellevue Community Plan's Residential Low Medium policy, which is intended for residential developments with a density between two and four units per acre."