

2009SP-018-001

Liberty Trails
Map: 163-00 Parcels: 098, 262
Antioch/Priest Lake Community Plan
Council District 33 – Robert Duvall
Staff Reviewer: Jason Swaggart

A request to rezone from R15 to SP-MR zoning properties located at 1282 and 1300 Rural Hill Road, approximately 600 feet west of Bell Road (8.96 acres), to permit an 89 unit multi-family residential development, requested by Dale and Associates, applicant, for Jerry D. Cupit, owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP - Rezone to permit a multi-family residential development with 89 units.

A request to rezone from One and Two-Family Residential (R15) to Specific Plan – Mixed Residential (SP-MR) zoning properties located at 1282 and 1300 Rural Hill Road, approximately 600 feet west of Bell Road (8.96 acres), to permit an 89 unit multi-family residential development.

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. *Under R15 this site would permit approximately 36 lots with nine duplex lots for a total of 45 residential units.*

Proposed Zoning

SP-MR District - Specific Plan-Mixed 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 a mixture of housing types.

CRITICAL PLANNING GOALS

- Provides a Range of Housing Choices
- Creates Walkable Neighborhoods
- Preserves Sensitive Environmental Features
- Promotes Compact Building Design
- Creates Open Space

The proposed SP district provides different housing options, which includes townhomes and flats. The proposed internal sidewalks provide good connectivity throughout the site, which will allow safe pedestrian circulation within the site. Though the overall area is currently underserved by sidewalks and pedestrian facilities, the proposed SP provides a sidewalk along Rural Hill Road. The overall design of the project including proposed amenities should enhance the pedestrian experience.

The site has some environmentally sensitive features including steep slopes and streams. While the site will require significant grading, buildings have been located and sized to better fit into the hills minimizing grading. With the exception of a pedestrian crossing, the stream will be undisturbed and buffered. Ample open space is provided throughout the site. Open space includes areas to be undisturbed as well as areas that residents will be able to actively enjoy. The stream has also been incorporated into the design so that it enhances the overall project.

ANTIOCH/PRIEST LAKE COMMUNITY PLAN POLICIES

Suburban Residential Corridor

T3-RC T3 RC policy is intended to preserve, enhance and create suburban residential corridors that support predominately residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Rural Hill/Moss Road Detailed Design Plan (DDP) The Rural Hill/Moss Road Detailed Design Plan gives more specific detail on how new development should implement the policies for the Rural Hill and Moss Road area.

Consistent with Policy? Yes. The proposed Specific Plan district meets the T3-RC policy and the DDP. The plan provides an integrated mixture of building types, usable open space and protects some of the most sensitive environmental features including existing canopy trees along Rural Hill Road. Front structures are oriented to Rural Hill Road, and internal structures are oriented to open space. Building masses are limited in size, and are located as to take advantage of the topography which will minimize grading.

PLAN DETAILS

Current Conditions The proposal consists of two properties that are located on the east side of Rural Hill Road, just south of Hickory Highlands Drive. One of the properties contains a single-family residence and one property is vacant. The site is mostly wooded, but there is some open field in the eastern portion. A majority of the site is on a hillside, and a stream bisects the lower portion of the property.

Site Plan The plan calls for 89 multi-family units with an overall density of approximately ten units per acre. Building types include manor house and townhome. The unit count is as follows:

- Manor House – 51 Units
- Townhomes – 38 Units

Buildings front onto Rural Hill Road, and a manor house is located on both sides of the private drive into the development at Rural Hill Road. The manor houses will have two fronts that will address both Rural Hill Road and the private drive. The layout also preserves existing canopy trees along Rural Hill Road. Internal units are arranged around open space. Units have been arranged to take advantage of the topography which will minimize the overall amount of grading that will be required.

Access and Parking Access into the site will be by a single drive from Rural Hill Road. Sidewalks are also shown along Rural Hill Road adjacent the site. Sidewalks connect units to internal streets, and short walking trails are also shown. Internal sidewalks provide good connectivity throughout the site which will allow safe pedestrian circulation within the site.

A total of 178 parking spaces are shown which complies with current Zoning Code requirements.

Architectural/Landscape Standards Details in the form of architectural and landscape standards have been provided to ensure that the plan will meet the intent of the Rural Hill/Moss Road DDP. Standards address numerous elements such as orientation of buildings, exterior materials, and screening of parking areas and utilities.

Stormwater Facilities The plan proposes to treat stormwater runoff with bioretention instead of the traditional dry detention basin. Two areas are identified for bioretention, and will also include supplemental underground storage. From the surface they will appear as a garden. The plan also calls for the use of pavers and other porous surfaces, and conservation areas to meet water quality. Final designs will be determined with the final site plan.

STORMWATER RECOMMENDATION Preliminary SP approved

PUBLIC WORKS RECOMMENDATION

1. 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.
2. Along Rural Hill Road, construct a five (5') foot furnishing zone and six (6') foot sidewalk, consistent with the Strategic Plan for Sidewalks & Bikeways. Locate sidewalks within the public right of way / dedicate right of way, as applicable.
3. Construct ramp at Rural Hill Road access per standard drawing ST-324.
4. Dedicate right-of-way to accommodate Rural Hill Rd improvements.
5. In accordance with the TIS, widen Rural Hill Rd along project frontage to collector road standards (ST-253) and install a SB left turn lane with 100 ft of storage at project access.
6. Provide adequate sight distance at access to Rural Hill Rd.

Maximum Uses in Existing Zoning District: **R15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	8.96	3.09 D	27 L	259	21	28

Maximum Uses in Proposed Zoning District: **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Attached (210)	8.96	-	89 U	935	73	97

Traffic changes between Maximum: **R15** and proposed **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+676	+52	+69

METRO SCHOOL BOARD REPORT

Projected student generation **8** Elementary **4** Middle **4** High

Schools Over/Under Capacity Students would attend J.E. Moss Elementary School, Apollo Middle School and Antioch High School. J.E. Moss Elementary School has been identified as over capacity, and there is no capacity within the cluster for elementary school students. This information is based upon data from the school board last updated September 2009.

Fiscal Liability The fiscal liability of eight new elementary students is \$160,000 (8 X \$20,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION Staff recommends that the request be approved with conditions. As proposed the plan is consistent with the areas Residential Corridor policy, and the recently adopted Rural Hill/Moss Road Detailed Design Plan.

CONDITIONS

1. All site-related roadway, pedestrian, and bicycle improvements required by the Department of Public Works shall be constructed.
2. In accordance with the Infrastructure Deficiency Area policy adopted in the Rural Hill-Moss Road Detailed Design Plan, to accommodate additional traffic volumes and population growth as the area develops, the applicant shall construct or improve 282 feet of sidewalk or 150 feet of multi-use path within the mapped infrastructure deficiency area as specified in the Detailed Design Plan at a level acceptable to the Department of Public Works and/or Planning.
3. Permitted uses include multi-family residential. No other uses shall be permitted without Council approval.
4. Along Rural Hill Road, construct a five (5') foot furnishing zone and six (6') foot sidewalk, consistent with the Strategic Plan for Sidewalks & Bikeways. Locate sidewalks within the public right of way / dedicate right of way, as applicable.

5. Construct ramp at Rural Hill Road access per standard drawing ST-324.
6. Dedicate right-of-way to accommodate Rural Hill Road improvements.
7. In accordance with the TIS, widen Rural Hill Road along project frontage to collector road standards (ST-253) and install a southbound left turn lane with 100 ft of storage at project access.
8. Provide adequate sight distance at access to Rural Hill Road.
9. 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 RM15 zoning district as of the date of the applicable request or application.
10. 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. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. 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.
11. 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.
12. 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.

Approved (8-0), Consent Agenda

Resolution No. RS2010-65

“BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-018-001 is **APPROVED WITH CONDITIONS. (8-0)**

Conditions of Approval:

1. All site-related roadway, pedestrian, and bicycle improvements required by the Department of Public Works shall be constructed.
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12. 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 Antioch/Priest Lake Community Plan's Suburban Residential Corridor policy and the Rural Hill/Moss Road Detailed Design Plan."