

## 7. 2013SP-010-003

### **GLEN ECHO COTTAGES (AMENDMENT)**

Map 117-15, Parcel(s) 067-070  
Council District 25 (Sean McGuire)  
Staff Reviewer: Latisha Birkeland

A request to amend the Glen Echo Cottages Specific Plan district for properties located at 1625, 1701, 1705 and 1709 Glen Echo Road, approximately 650 feet west of Belmont Boulevard, (1.37 Acres), to add Tax Map Parcel # 11715007000 to the boundaries of the Specific Plan District (currently zoned as R10 and proposed for SP-R) and permit 11 detached residential dwelling units where eight were previously approved, (1.44 total), requested by Dewey-Estes Engineering, applicant; STD Properties, LLC, James and Carolyn Singleton and Ruth Baker, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

### **APPLICANT REQUEST**

**SP Amendment to permit 11 detached residential units where eight were previously approved.**

#### SP Amendment

A request to amend the Glen Echo Cottages Specific Plan district for properties located at 1625, 1701, 1705 and 1709 Glen Echo Road, west of Belmont Boulevard, (1.37 acres), to add Tax Map Parcel #11715007000 to the boundaries of the Specific Plan District (currently zoned as R10 and proposed for SP-R) and permit 11 detached residential dwelling units where eight were previously approved (total of 1.44 acres).

#### **Existing Zoning**

*One and Two-Family Residential (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 percent duplex lots. *R10 would permit a maximum of 6 lots with 1 duplex lots for a total of 7 units.*

#### **Proposed Zoning**

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.

### **CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports Infill Development

The SP amendment adds the lot to the east of the already approved SP and increases the number of units in the SP from 8 to 11. There are few properties on Glen Echo Road that have not redeveloped. The more intense development and extensions of existing sidewalk have helped to create a sustainable and walkable neighborhood. Adding development at a higher density in this location supports infill development by utilizing existing infrastructure.

### **GREEN HILLS/MIDTOWN COMMUNITY PLAN**

Residential Medium (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.

#### Special Policy Area # 11

The special policy promotes single-family, two-family and townhome development that is designed in a way that creates a sustainable and walkable neighborhood.

#### Consistent with Policy?

Yes. The proposed density is within the density supported by the RM policy and the design promotes a sustainable and walkable neighborhood.

### **PLAN DETAILS**

This request is to permit 11 detached residential units, where eight were previously approved. The subject site is a total of 1.44 acres. The site is located on the south side of Glen Echo Road in the Green Hills neighborhood. Extensive redevelopment has occurred and continues east of the site along Glen Echo and throughout the surrounding area.

#### Site Plan

The plan identifies the same layout for the original eight units. Six units front onto Glen Echo and two are located on the west side of the site behind the units fronting Glen Echo. The additional three units will also front onto Glen Echo. Architectural elevations are not provided. However, the architectural design elements that were approved with the original SP are required with the amendment.

Vehicular access will still be provided by a private drive from Glen Echo Road. Garages are proposed for all units and nine surface spaces are shown along the rear property line. Sidewalks are proposed within the interior of the site, providing pedestrian access to each unit. A sidewalk has been included along Glen Echo Road.

Existing mature trees shall remain and serve as screening along the rear property line for the site. Additional evergreen landscaping will provide a screen along the west portion of the rear property line. A shadowbox fence will be extended along the rear property line, and north along the east property line. The rest of the proposed land landscaping plan is consistent with the original SP.

Staff Analysis

The proposed SP amendment is consistent with the Community Plan's Land Use Policies and meets critical planning goals. The Major and Collector Street Plan calls for a 51 foot right-of-way (ROW). The current ROW is 50 feet, therefore, 0.5 feet of ROW dedication was required on the original SP. A staff condition is that the ROW be dedicated and shown on the final site plan and plat. Since the plan is consistent with the policies and meets critical planning goals, staff is recommending that the request be approved with conditions.

**METRO SCHOOL BOARD REPORT**

**Projected student generation Existing R10 District** 0 Elementary 0 Middle 0 High  
**Projected student generation Proposed SP-R District** 1 Elementary 0 Middle 0 High

Schools Over/Under Capacity

The proposed SP-R zoning district could generate 1 more students than what is typically generated under the existing R10 zoning district. Students would attend Percy Priest Elementary School, J.T. Moore Middle School, and Hillsboro High School. Percy Priest and J.T. Moore are identified as over capacity. There is no capacity for additional elementary or middle school students within the cluster. This information is based upon data from the school board last updated September 2013.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Approved

**PUBLIC WORKS RECOMMENDATION**

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Western sidewalk connection to the existing sidewalk will require coordination in the field with MPW inspector. Sidewalk must be ADA compliant. Indicate on the plans to tie the proposed curb line to the existing curb line.
- Record ROW dedication prior to building permit signoff.

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.33	4.35 D	2 U*	20	2	3

\*Based on one two-family lot.

Maximum Uses in Existing Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	1.04	-	8 U	77	6	9

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	1.37	-	11 U	106	9	12

Traffic changes between maximum: **R10 and SP-R** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 1 U	+9	+1	0

**CONDITIONS**

1. Permitted uses include up to 11 residential units.
2. Add the architectural design elements of BL2013- 417 to the plan.
3. Prior to the issuance of any permits, the applicant shall provide a 0.5 foot right-of-way dedication consistent with the Major and Collector Street Plan.
4. No structure shall be more than three stories and shall be limited to a maximum height of 30 feet, measured to the ridge of the roof line. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
  - a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Units 5- 11 shall have a minimum of 25% glazing along the interior building facades.
  - c. Windows shall be vertically oriented at a ratio of 2:1 or greater.
  - d. EIFS and vinyl siding shall be prohibited.
  - e. Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 30 inches from the abutting average ground elevation.
  - f. Porches shall provide a minimum of six feet of depth.
5. If solid waste pad expands from 12'x5', the dumpster location shall be moved to the rear of the site. Screening shall be required with final site plan approval.
6. 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 RM9 zoning district as of the date of the applicable request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. 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.
9. 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.
10. Add the following note to plan: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.

Approved (7-0), Consent Agenda

**Resolution No. RS2014-190**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-010-003 is **Approved with conditions and disapproved without all conditions. (7-0)**

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