

3. 2013SP-010-001

GLEN ECHO COTTAGES

Map 117-15, Parcel(s) 067-069
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

A request to rezone from R10 to SP-R zoning for properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Drive (1.04 acres), to permit up to 8 residential units, requested by Dewey-Estes Engineering, applicant, Nancy Shipley and Ruth Baker, owners.

Staff Recommendation: Approve the SP with conditions and disapprove without all conditions.

APPLICANT REQUEST

Permit 8 detached residential units.

Preliminary SP

A request to rezone from Single and Two-Family Residential (R10) to Specific Plan-Residential (SP-R) zoning for properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Drive (1.04 acres), to permit eight residential units.

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 4 lots including 1 duplex lot for a total of 5 units.*

Proposed Zoning

Specific Plan-Residential (SP-R) 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 Community Plan and the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

The SP provides flexibility to build eight units on the site, creating higher density and promoting infill development. Higher density coupled with filling in sidewalk gaps helps to create a sustainable and walkable neighborhood.

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. Density in the upper limits of the RM policy should be implemented only through an overlay or SP zoning district.

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

The intent of this request is to permit eight detached residential units with an overall density of approximately 7.6 units per acre. The subject site is just over an acre in size and is currently comprised of three duplex lots, which would permit six dwelling units. The site is located on the south side of Glen Echo Road in the Green Hills area. Extensive redevelopment has occurred and continues east of the site along Glen Echo and throughout the surrounding area.

Site Plan

The plan identifies eight residential units. Six units front onto Glen Echo and two are located on the west side of the site behind the units fronting Glen Echo. Architectural elevations are not provided. However, the applicant has provided the following architectural design elements that are included as part of the SP:

- Siding: hardiplank, or smooth hardipanel, cast stone, planter caps-limestone color
- Windows: aluminum with insulated clear glass
- Parapet caps: aluminum, dark bronze in color
- Doors: wood or fiberglass, insulated and painted, two tall panels with six small glass panes at the top
- Door Trim: color same as door
- Hardware style: Oil rubbed bronze or brushed stainless finish

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- Exterior lighting: craftsman style wall sconces
- Landings, porches and rails: poured concrete with light brown finish with rails

While the plan provides architectural design guidelines, the guidelines will be enforced by the Home Owners Association (HOA) and may be changed upon approval by the HOA. The plan utilizes the MUL zoning district for standards that are not specifically limited by the SP, but the plan also provides the following bulk regulations:

- Maximum Units – 8
- Maximum FAR – 0.64 percent
- Maximum ISR – 70.41 (excluding porous pavers)
- Minimum Street Setback – 20 feet* from right-of-way
- Minimum Side Yard Setback – 5 feet from property line and 6 feet between units
- Minimum Rear Yard Setback – 10 feet
- Maximum Height – two stories at setback and measuring 30 feet at eave height

*A maximum of 50% of the building's façade may encroach up to five feet into the street setback for architectural features. Vehicular access is provided from a private drive. All parking is located behind the units facing Glen Echo. Garages are proposed for all units and six surface spaces are shown along the rear property line. Sidewalks are included along Glen Echo.

Staff Analysis

The proposed SP is consistent with the Community Plan's Land Use Policies and meets several 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 is required. A staff condition is that the ROW be dedicated and shown on the final site plan and platted. Since the plan is consistent with the sites policies and meets several critical planning goals then staff is recommending that the request be approved with conditions.

METRO SCHOOL BOARD REPORT

Projected student generation 0 Elementary 0 Middle 0 High

Schools Over/Under Capacity

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 2011.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

- 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.
- Increase all driveways to 24' minimum.
- Clearly define the roadside cross section. The proposed lip of the gutter must be located at the edge of the existing rolled curb. Indicate the grass strip width.
- Indicate the design for the invert of the existing 42" CMP in front of unit 5.
- Submit sight distance for the proposed driveway connection to Glen Echo.

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
Single-Family Attached/Detached (210)	1.04	4.63 D	5 U*	48	4	6

*Based on one duplex unit

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 (230)	1.04	-	8 U	60	6	7

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Traffic changes between maximum: **R10** 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
-	-	-	+3	+12	+2	+1

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. As proposed, the request is consistent with the sites land use policies and meets several Critical Planning Goals.

CONDITIONS

1. Uses within the SP shall be limited to residential.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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 the SP with conditions and disapproved without all conditions. (9-0), Consent Agenda

Resolution No. RS2013-53

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-010-001 is **Approved with conditions and disapproved without all conditions.** (9-0)

The request is consistent with Residential Medium policy, as well as Special Policy 11 of the Green Hills – Midtown Plan, which promotes additional density through SP zoning that is designed to create a walkable neighborhood.

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