

3. 2013SP-033-001

WHITE AVENUE COTTAGES

Map 105-14, Parcel(s) 123-124, 303

Council District 17 (Sandra Moore)

Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning for properties located within the Woodland-in-Waverly Historic Preservation District at 2107, 2111, and 2115 White Avenue, approximately 195 feet south of Prentice Avenue (0.57 acres), to permit up to 8 residential dwelling units, requested by Dale and Associates, applicant; J. Miller Enterprises, LLC., owners.

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

APPLICANT REQUEST

Preliminary SP to permit 8 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan – Residential (SP-R) for properties located within the Woodland-in-Waverly Historic Preservation District at 2107, 2111, and 2115 White Avenue, approximately 195 feet south of Prentice Avenue (0.57 acres), to permit up to 8 residential dwelling units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes. *All three properties could develop with two-family homes for a total of six 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 General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices
- Supports a Variety of Transportation Choices

This is an example of infill development in an area with adequate infrastructure, which is appropriate because it does not burden Metro with the cost of maintaining new infrastructure. The additional density also helps support the 8th Avenue corridor, which provides a mixture of goods and services for area residents. The area surrounding the site consists of mostly single-family uses. This proposal will provide an additional housing option. All the units are detached, which helps to preserve the single-family form. The area is served by an adequate sidewalk network and bus service is located along 8th Avenue, which supports transportation options.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

Neighborhood General (NG) policy is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to ensure appropriate design and that the type of development conforms with the intent of the policy.

Single Family Detached (SFD) is intended for single family housing that varies based on the size of the lot. Detached houses are single units on a single lot.

Consistent with Policy?

Yes. The proposed SP provides an additional housing option in the area, which creates housing choices for a variety of people, consistent with the NG policy. The plan provides a design that engages the street and provides a central courtyard for leisure and recreational opportunities. The proposal is also consistent with the SFD policy which supports detached housing. Each unit will be under a single-owner utilizing a horizontal property regime.

PLAN DETAILS

This SP proposes eight detached residential units on approximately 0.57 acres. The project site consists of three existing lots, which could result in six units under current zoning. The site is located on the west side of White Avenue, east of 8th Avenue south. The property is also located within the Urban Zoning Overlay (UZO) and the Woodland-in-Waverly Historic Preservation District.

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Site Plan

The SP proposes a layout in which the eight detached residential units are oriented around a central green space. Three units front onto White Avenue and include front porches. Six units front onto the open space and include porches. Units are limited to two stories in height.

All vehicular access will be from Alley #675 which runs along the rear, western property line. Parking is provided at 1.5 stalls per unit. The plan provides 12 surface parking spaces along the alley, and one garage space in the center unit. On street parking is also provided.

The plan utilized Low Impact Design (LID) to address stormwater requirements. Rain gardens are included along White Avenue and the rear parking area is surfaced with bricked pavers which are pervious. The plan calls for a five foot buffer along the northern and southern property lines.

ANALYSIS

The SP is consistent with NG policy and provides a housing type that is supported by the SFD policy. The plan also meets several critical planning goals. While the proposal does not include any conceptual elevations, the elevations must be evaluated and approved by Metro Historic Zoning Commission prior to final site plan approval.

METRO HISTORIC ZONING COMMISSION

No Exceptions Taken

STORMWATER RECOMMENDATION

Preliminary SP 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.
- Dedicate alley ROW prior to building permit application.

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.57	7.71	6 U*	58	5	7

*Based on three two-family lots.

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
Residential (210)	0.57	-	8 U	77	6	9

Traffic changes between maximum existing: **R6** 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
-	-	-	+2	+19	+1	+2

SCHOOL BOARD REPORT

This proposed SP would not generate any more students than what would be generated by the current R6 district.

Any students would attend Percy Priest Elementary School, JT Moore Middle School, and Hillsboro High School. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions and disapproved without all staff conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to 8 residential units.
2. Architectural elevations shall be approved by Metro Historic Zoning Commission prior to final site plan approval.

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3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of 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.

4. 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 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.

Mr. Leeman presented the staff recommendation of approval with conditions and disapproval without all conditions.

Roy Dale, 1657 Stokley Lane, spoke in favor of the application on behalf of the applicant. He noted that this development will be similar to Germantown Court, but this will be slightly larger, although lower density, and will keep with the rhythm of the neighborhood. This development is far superior to what exists currently and far superior to what could be built under the current zoning.

Mary O'Neil, 2109 Grantland Avenue, spoke in opposition to the application and requested no more than two units be placed on each lot.

Tom Lerner, 2215 Grantland Avenue, spoke in opposition to the application. He noted concerns with future resale values and also noted that the density is too high.

Elizabeth Horton, 726 Benton, spoke in opposition to the application and stated that the historic overlay is supposed to prevail even over the SP. She urged the commission to consider the legality of this development.

Pete Horton, 726 Benton, spoke in opposition to the application and noted that the density is too high.

Betty Smith, 2101 Lyndell Avenue, spoke in opposition to the application due to concerns of similar developments moving to her area.

Carol Simpson, 2217 White Avenue, spoke in opposition to the application due to parking concerns for this type of density.

Mr. Ponder moved and Dr. Cummings seconded the motion to close the Public Hearing. (8-0)

Susan Jones, Legal, clarified that Historic guidelines will cover the design and exterior – not the density. Historic will have the final say on architectural requirements.

Robin Zeigler, Historic Zoning Commission, clarified that the role of the Planning Commission is to review the zoning and the number of units. If approved, it will come before the Historic Zoning Commission for review of the exterior of all four sides of all of the buildings.

Dr. Cummings inquired if the Historic Zoning Commission will also review the height of the units; Ms. Zeigler confirmed.

Mr. Bernhardt noted that there will be a two-story limit.

Ms. LeQuire stated that the Germantown Cottages have held their value and their resale value. She noted that the Historic Zoning Commission will be attentive to the rhythm of the street, parking in the rear will help keep

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cars off the street, and this will contribute to the neighborhood with a variety of housing types.

Mr. Adkins stated that this project seems to make more sense for the character of the community rather than building three really large duplexes that do not fit in with the neighborhood. It is transit oriented and walkable.

Mr. Gee expressed support and noted that these types of projects have really added value to neighborhoods.

Mr. Ponder expressed support and noted that a net increase of four cars doesn't seem to be significant enough to negatively affect traffic.

Mr. Adkins moved and Mr. Ponder seconded the motion to approve with conditions and disapprove without all conditions. (7-0-1) Ms. LeQuire abstained.

Resolution No. RS2013-187

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-033-001 is Approved with conditions and disapproved without all conditions. (7-0-1)

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