

4. 2014SP-032-001

EWING DRIVE TOWNHOMES

Map 060, Parcel(s) 001

Council District 02 (Frank R. Harrison)

Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to SP-R zoning for property located at Ewing Drive (unnumbered), at the northwest corner of Ewing Drive and Gwynnwood Drive and partially located within the Floodplain Overlay District, (3.74 acres), to permit up to 28 residential units, requested by Gerald G. Bucy, applicant; James T. McLean and William Wallis, owners.

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

APPLICANT REQUEST

Preliminary SP to permit 28 residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Residential (SP-R) zoning for property located at Ewing Drive (unnumbered), at the northwest corner of Ewing Drive and Gwynnwood Drive and partially located within the Floodplain Overlay District, (3.74 acres), to permit up to 28 residential units.

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 21 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 a Variety of Transportation Choices
- Supports Infill Development
- Preserves Sensitive Environmental Features
- Provides a Range of Housing Choices

The plan provides a new housing option in the neighborhood and creates an opportunity for infill housing consistent with the character of the area. The site is served by an existing transit routes along Ewing and Gwynnwood Drives and adds to the existing sidewalk network in the area. As proposed, very little development encroaches into the floodplain which is a significant feature on the site.

BORDEAUX – WHITES CREEK 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.

Natural Conservation (NCO) policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

Consistent with Policy?

Yes. The proposed SP is consistent with the RM policy which supports a mixture of housing types with density of 4 – 9 units per acres. The SP proposes townhome units at a density of 7.5 units per acre. A portion of this site also falls under the NCO policy. However, the applicant does not propose to use this area as a building site; instead, most of the NCO area will be left undisturbed and some will serve as onsite stormwater detention.

PLAN DETAILS

The site is located at the northwest corner of Ewing Drive and Gwynnwood Drive. Currently, the subject property is vacant and nearly half of the site is within the 100 year floodplain. Surrounding zoning includes RS7.5 and R8, and the area is predominantly residential. Access to the site is proposed from both Ewing Drive and Gwynnwood Drive.

Site Plan

The plan proposes 28 single-family attached residential units which yields a density of about 7.5 units per acre. The maximum height of the units will be two stories in 35' to the top of the roof. An existing natural landscape buffer is proposed to remain along the western property line where the site is adjacent to existing residential properties.

The overall site layout includes 28 units. Fourteen units face Ewing Drive and will incorporate materials and setbacks similar to the houses located to the west. The majority of the interior units will front the open space to the north; however, three units will

front the parking area. Two of the 28 units are proposed as handicap accessible units. Architectural images have been included with the preliminary SP and depict two-story buildings that are primarily Hardie siding and that incorporate significant glazing.

Parking consists of surface parking spaces; sixty-six parking spaces including two handicapped spaces are proposed. The SP is in close proximity to an existing transit line that runs along Ewing Drive and Gwynnwood Drive. Sidewalks are proposed along Ewing Drive that will tie in with the existing sidewalk and then continue along Gwynnwood Drive. In addition, sidewalks are provided interior to the site and connect to the existing public sidewalks on Ewing and Gwynnwood Drives.

A significant portion of the site is located within the floodplain. The SP proposes very little encroachment into this area. Rather, this area will primarily serve as open spaces with an area dedicated to stormwater detention.

ANALYSIS

The proposed SP is consistent with the RM land use policy and no building encroachment is proposed within the NCO policy area. In addition, the plan meets four critical planning goals. Staff recommends approval of the SP with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approved

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- Comply with road section comments regarding Ewing Dr cross section and pavement striping. Align northern Gwynnwood Dr. travel lanes with laneage south of Ewing Dr.

WATER SERVICES RECOMMENDATION

Approved as Preliminary SP only.

- Applicant must submit Construction plans and pay Capacity Fees before Final SP is approved.

PUBLIC WORKS RECOMMENDATION

Approved 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.
- Dedicate ROW to the back of the proposed sidewalk. ~ prior to building permit sign off.
- Indicate the installation of an ADA compliant ramp at Gwynnwood and Ewing. ~ ramp should connect to the EOP.
- Revise the plans to indicate the existing EOP and the existing striping on Ewing

Maximum Uses in Existing Zoning District: **RS7.5**

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)	3.82	4.94 D	18 U	173	14	19

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	3.82	-	33 U 28	319	18	34

Traffic changes between maximum: **RS7.5** and proposed **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 15	+146	+4	+15

SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 4 Elementary 3 Middle 3 High

Projected student generation proposed SP-R district: 6 Elementary 5 Middle 4 High

The proposed SP-R zoning district would generate five more students than what is typically generated under the existing RS7.5 district. Students would attend Alex Green Elementary School, Brick Church Middle School, and Whites Creek High School. Alex Green Elementary School has been identified as over capacity. There is capacity within the cluster for elementary school students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to 28 attached, single-family residential units.
2. 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 RM9 zoning district as of the date of the applicable request or application.
3. Finished ground floors and porches shall be elevated a minimum of 24 inches and maximum of 48 inches from the abutting average ground elevation.
4. Building facades fronting a street, courtyard and parking area shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
5. Wraparound porches, glazing or landscaping shall be incorporated on units with side façades facing a public street.
6. EIFS and vinyl siding shall be prohibited.
7. Maximum height of units shall be 2 stories in 35 feet to the top of the roof.
8. Landscape plans shall be submitted with the final site plan.
9. Pervious pavement shall be used for private walkways located in the floodplain and other private walkways throughout the site, where possible.
10. Prior to the 6th Use and Occupancy permit, all of Public Works required improvements along Ewing Drive shall be completed. Prior to the Use and Occupancy permit for the 15th unit, all of Public Works required improvements along Gwynnwood Drive shall be completed.
11. 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.
12. 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.
13. 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.
14. 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 with conditions and disapproved without all conditions (7-0-1), Consent Agenda

Resolution No. RS2014-137

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-032-001 is **Approved with conditions and disapproved without all conditions. (7-0-1)**

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