

2014SP-033-001

1813 BEECH AVE

Map 105-10, Parcel(s) 014

Council District 17 (Sandra Moore)

Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to SP-R zoning for property located at 1813 Beech Avenue, approximately 390 feet north of Wedgewood Avenue (0.49 acres), to permit up to seven detached residential units, requested by Dale and Associates, applicant; Anthony Ewing, owner.

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

APPLICANT REQUEST

Preliminary SP to permit seven detached dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning for property located at 1813 Beech Avenue, approximately 390 feet north of Wedgewood Avenue (0.49 acres), to permit up to seven detached residential units.

Existing Zoning

One and Two Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 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. The Specific Plan included only one residential building type.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices
- Supports Infill Development
- Promotes Compact Building Design

This area is located in the Edgehill Neighborhood and is served by adequate infrastructure. The request provides an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs. The site is within walking distance to an active neighborhood center along 8th Ave South and Wedgewood Ave. Bus service is located along 8th Avenue South.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

Detailed 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.

Structure Plan Policy

Neighborhood General (NG) 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 assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

Yes. The Single-Family Detached (SFD) in Neighborhood General (NG) policies support detached single family housing options within the spectrum of housing needs.

PLAN DETAILS

The subject site is approximately 0.49 (21,344 SF) acre in size. It is located in the Edgehill Neighborhood in Green Hills. There is an existing single-family structure located on the lot that will be removed. Most of the surrounding land use is single-family detached residential. A few duplexes are located along Beech Ave, east of the site and along Argyle Street to the northwest of the site. A nursing home is located directly south of this site.

Site Plan

The SP calls for the development of seven detached single-family dwellings, replacing one single-family structure. Units are intended to be a maximum of three with a maximum height of 35 feet at the top of the ridge. All units will provide a porch entry

on the facades oriented to the street or courtyard. Finished floors and porches will be raised a minimum of 18 inches and a maximum of 30 inches from the abutting average ground elevation.

One unit will use Beech Avenue for access, while the other six units will use the alley along the south and west sides. This site is located within the Urban Zoning Overlay District which requires 1.5 parking spaces per unit. The proposed parking has met and exceeded the UZO requirement of 11 total parking spaces. The applicant will be required to meet the parking standard at the final site plan review.

The seven detached homes will be built in a way that creates a courtyard towards the north property line. A portion of the courtyard and the southeast corner of the site will be used for stormwater detention. Sidewalks are proposed along the interior of the site, providing pedestrian access to each unit. Landscaping is shown throughout the development and a landscape buffer is proposed along the north property line. Landscaping will be provided to screen the north property line, guest parking area and trash enclosure with landscaping. The landscape buffer is proposed to be five feet wide.

Architectural images have not been included with the preliminary SP. The SP, however, includes notes and conditions that address design considerations. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials. Building elevations will be submitted and reviewed with the final SP site plan. More detailed building elevations and plans will be required with the final site plan.

FIRE MARSHAL RECOMMENDATION
N/A

STORMWATER RECOMMENDATION
Approved with conditions

- Site outfall shall discharge into an adequate storm system. Should an adequate system not be present, then offside improvements may be required.

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.
- Revise note on the plans to indicate that the alley widening is to be coordinated with MPW. In general the alley pavement widths should be wide enough to facilitate 24' from the face of the garage/ parking stall to the opposite EOP.

WATER RECOMMENDATION
Approved as Preliminary SP.

- Will need to pay required capacity fees before Final SP or Plat stage.

Traffic Table

Maximum Uses in Existing Zoning District: **R8**

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)	0.49	5.79 D	4 U*	39	3	5

*Based on two 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
Multi-Family Residential (210)	0.49	-	7 U	67	6	8

Traffic changes between maximum: **R8** 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 U	+28	+3	+3

SCHOOL BOARD REPORT

The proposed SP-R zoning district would generate no more students than what is typically generated under the existing R8 zoning district. 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 staff conditions as the request is consistent with the Neighborhood General land use policy.

CONDITIONS

1. Permitted uses include single-family residential (detached).
2. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
3. The minimum side setback shall be five feet from north/south property lines.
4. The minimum rear setback shall be five feet.
5. The street setback shall be 30 feet from the right-of-way line. Specific encroachments permitted by SP to include 6 feet for covered porches, 2 feet for bay windows, and 6 feet for stoops and balconies.
6. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the ridge. 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. Building No. 1 shall have façade requirements on front and rear side.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. 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.
 - e. Porches shall be required and provide a minimum of six feet of depth.
7. Unit 1 may access Beech Avenue; Units 2-7 shall use alley access only.
8. Unit 1 shall have a porch on the street and courtyard side façade.
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. 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 1,350 square feet.
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.

Ms. Birkeland presented the staff recommendation of approval with conditions and disapproval without all conditions.

Michael Garrigan, 516 Heather Place, spoke in favor of staff recommendation.

Kenneth Bass, 1806 Elliott Avenue, expressed concerns with increased traffic and parking.

Deborah Hampton, 1809 Beech, spoke in opposition and stated that seven houses is too much for that lot.

Jennifer O'Neill Lougue, 1811 Beech, spoke in opposition due to the density, concerned with the integrity of the neighborhood.

Michael Garrigan noted that each unit has a two-car garage with visitor spaces off the alley and the alley will be improved to Public Works standards.

Chairman McLean closed the Public Hearing.

Ms. LeQuire asked if the front two units could be combined into one.

Mr. Clifton noted that it is a very unique street in a rapidly developing area.

Ms. Blackshear spoke in favor of staff recommendation of approval with conditions.

Mr. Ponder spoke in favor of staff recommendation of approval with conditions and stated that it will add to the neighborhood.

Councilmember Hunt spoke in favor of staff recommendation of approval with conditions.

Mr. Clifton moved and Mr. Ponder seconded the motion to approve with conditions, including a new condition 14 as follows: Units 1 and 2 shall be limited to a maximum of 2.5 stories in 35 feet of maximum height, measured to the ridge. Architecture shall be bungalow or craftsman in style to blend in with the adjacent homes along Beech Avenue, and disapprove without all conditions. (7-0)

Resolution No. RS2014-140

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-033-001 is Approved with conditions, including a new condition 14. As follows: Units 1 and 2 shall be limited to a maximum of 2.5 stories in 35 feet of maximum height, measured to the ridge. Architecture shall be bungalow or craftsman in style to blend in with the adjacent homes along Beech Avenue, and disapprove without all conditions. (7-0)

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