

## 1. 2014SP-041-001

### 1212 HAWKINS STREET

Map 093-13, Parcel(s) 276-277, 299  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to SP-R zoning for properties located at 1212 Hawkins Street and 1119 and 1121 Sigler Street, approximately 330 feet west of 12th Avenue South, (0.71 acres), to permit up to 19 multifamily units, requested by Barge Cauthen & Associates, applicant; Gulchetto Enterprises, Inc., owner.

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

### APPLICANT REQUEST

**Preliminary SP to permit 19 residential units.**

#### Preliminary SP

A request to rezone from Multi-Family Residential (RM20) to Specific Plan - Residential (SP-R) zoning for properties located at 1212 Hawkins Street and 1119 and 1121 Sigler Street, approximately 330 feet west of 12th Avenue South, (0.71 acres), to permit up to 19 multi-family units.

#### **Existing Zoning**

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 14 units on this site.*

#### **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.

### DEFERALS AND PUBLIC HEARING

This request has been deferred several times. Since the last deferral, the plan has been changed substantially. The previous plan before the Commission was for 45 flats. The current plan calls for 19 townhomes. Staff is recommending that the public hearing be reopened since the plan has changed significantly and the request has been deferred numerous times. Public Hearing notices were mailed.

### CRITICAL PLANNING GOALS

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

This area is served by adequate infrastructure, such as roads, water and sewer. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure because it does not burden Metro with the cost of maintaining new infrastructure. The request provides for an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs. The area is served with a sidewalk network, which provides a safe pedestrian environment, and encourages walking. More intense development fosters walkability and better public transportation because housing, work and conveniences are located within a smaller area, making them more accessible by foot and or public transportation. Bus service is located about 400 feet to the east on 12<sup>th</sup> Avenue South.

### GREENHILLS/MIDTOWN COMMUNITY PLAN

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.

Mixed Housing (MH) is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the MH in NG land use policy. The plan provides for an additional housing option for the area in an urban form, which is appropriate for the site.

### PLAN DETAILS

The site is located along the east side 13<sup>th</sup> Avenue South between Sigler Street to the north and Hawkins Street to the south. This is approximately 400 feet west of 12<sup>th</sup> Avenue South and just south of I-40. The development pattern on

Hawkins Street and Sigler Street is primarily one and two-family residential. A portion of the site, closest to Hawkins contains a small multi-family use. The site does not have any environmentally sensitive areas.

Site Plan

The plan calls for 19 townhomes. All units front onto Hawkins Street, 13<sup>th</sup> Avenue or Sigler Street. The plan also provides conceptual elevations.

Vehicular access will be provided from two existing alleys. One alley which splits the development in half, provides access to 13<sup>th</sup> Avenue S. The second alley is located at the rear of the site and will provide access to Sigler Street. The existing sidewalk along Hawkins Avenue and 13<sup>th</sup> Avenue S. will be widened to six feet. A four foot wide planting strip is shown along 13<sup>th</sup> Avenue S. The plan requires that parking meet Metro Zoning requirements. It would also permit UZO reductions. Each unit contains a two car garage.

**ANALYSIS**

The plan is consistent with the Green Hills/Midtown Community plan and meets several critical planning goals.

**FIRE MARSHAL'S OFFICE**

N/A

**STORMWATER RECOMMENDATION**

Approved

**PUBLIC WORKS RECOMMENDATION**

Conditional if approved

- 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 sidewalk.

Maximum Uses in Existing Zoning District: **RM20**

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)	0.71	20 D	14 U	209	11	26

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 (220)	0.71	-	19 U	225	13	31

Traffic changes between maximum: **RM20** 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
-	-	-	+ 5 U	+16	+3	+5

**WATER SERVICES RECOMMENDATION**

Approved

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RM20 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 0 Elementary 0 Middle 0 High

The proposed development would not generate more students than what would be generated under the existing zoning. These numbers are based on the Urban Infill Factor (UIF). The UIF takes into account that these type developments typically do not generate many new students because the units tend to be small. The proposed site plan only calls for one and two bedroom units. Any students that did live in the development would attend Eakin Elementary, West End Middle School and Hillsboro High School. Eakin Elementary and West End Middle School are

over capacity. There is capacity within the Hillsboro cluster for additional elementary and middle 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 as it is consistent with the Green Hills/Midtown Community plan and meets several critical planning goals.

**CONDITIONS**

1. Use in the SP is limited to up to 19 residential units.
2. Final architectural drawing must be approved by the Planning Department prior to final site plan approval. Final drawings must be consistent with the preliminary concept and the community plan policy.
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 RM40-A zoning district as of the date of the applicable request or application.
4. 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.
5. 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.

Approve with conditions and disapprove without all conditions. (9-0), Consent Agenda

**Resolution No. RS2014-273**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-041-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

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