

6. 2014SP-043-001

SONYA DRIVE TOWNHOMES

Map 114, Parcel(s) 210

Council District 22 (Sheri Weiner)

Staff Reviewer: Latisha Birkeland

A request to rezone from R40 to SP-R zoning for property located at 7295 Sonya Drive, approximately 1,360 feet north of Old Hickory Boulevard (1.83 Acres), to permit up to 16 residential dwelling units, requested by Dale & Associates, applicant; Ismail, Nabeel and Mona Mohammed, owners.

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

APPLICANT REQUEST

Preliminary SP to permit 16 townhome units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R40) to Specific Plan-Residential (SP-R) zoning for property located at 7295 Sonya Drive, north of Old Hickory Blvd (1.83 acres), to permit up to 16 residential townhome units.

Existing Zoning

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *R40 would permit a maximum of 1 lot including 1 duplex, for a total of 2 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

- N/A

BELLEVUE COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm.

T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm.

Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. This lot is surrounded by land uses that are at a higher residential density than R40. This SP is consistent with the existing surrounding neighborhood. Allowing similar type structures, such as townhomes, on this lot is consistent with the development pattern in the neighborhood.

PLAN DETAILS

The subject site is approximately 1.83 (79,715 SF) acres in size. There is an existing single-family structure located on the lot that will be removed. North of this site are apartments located in an R10 zoning district. To the south, townhomes are located in an RM9 zoning district. This single family property is surrounded by higher density.

Site Plan

The SP is for 16 townhouses in four buildings- each with four units. Units are a maximum of three stories in 35 feet to the top of the ridge. All units will provide a porch entry on the front facade. Finished floors and porches will be raised a minimum of 18 inches and a maximum of 30 inches from the abutting average ground elevation.

A sidewalk is proposed along the interior of the site, providing pedestrian access to Sonya Drive, and along the frontage of Sonya Drive. Landscaping is shown throughout the development, which includes buffering around the dumpster enclosure and the guest parking areas. A landscape buffer has been provided along the south property line. Heavy vegetation along the north and east property line shall remain. Stormwater management areas have been provided on the south portion of the site.

The proposed townhomes are to be built in character with the adjacent Stoneridge Townhome Development to the south of this property. A conceptual elevation has been included with the preliminary SP. The applicant has stated that the building exteriors shall consist of masonry products; no vinyl is permitted. The SP includes notes 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.

A geotechnical study shall be required with the final site plan. If the report identifies problem soils on site, the report shall address engineering design techniques to mitigate for the problem soils, or the number of units shall be reduced with a redesigned layout to avoid the problem soils.

FIRE MARSHAL RECOMMENDATION

- N/A for the zone change - FD access & fire flow not approved.

STORMWATER RECOMMENDATION

- Preliminary SP approved

HVUD RECOMMENDATION

- Detailed construction plans for water and sewer will need to be submitted to Harpeth Valley for review and approval at the appropriate time.

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.
- Indicate recycling container within the dumpster enclosure prior to final SP.

Maximum Uses in Existing Zoning District: **R40**

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)	1.83	1.08 D	2 U*	20	2	3

*Based on one two-family lot.

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)	1.83	-	16 U	107	9	10

Traffic changes between maximum: **R40** 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
-	-	-	+ 14 U	+87	+7	+7

SCHOOL BOARD REPORT

Projected student generation existing R40 District: 0 Elementary 0 Middle 0 High
 Projected student generation proposed SP District: 1 Elementary 1 Middle 1 High

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing R40 zoning district. Students would attend Grower Elementary School, H.G. Hill Middle School, and Hillwood High School. H. G. Hill Middle School has been identified as over capacity. There is no capacity within the cluster for additional middle students.

Fiscal Liability

The fiscal liability of 3 new middle school students is \$70,500.00 (3 X 23,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

The proposed SP is consistent with the Suburban Neighborhood Maintenance land use policy, and the plan meets three critical planning goals. Staff recommends approval of the SP with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses include 16 residential units.
2. A geotechnical study shall be required with the final site plan. If the report identifies problem soils on site, the report shall address engineering design techniques to mitigate for the problem soils, or the number of units shall be reduced with a redesigned layout to avoid the problem soils.
3. 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.
 - 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 provide a minimum of six feet of depth.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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 2,200 square feet.

Approved with conditions and disapproved without all conditions. (6-0), Consent Agenda

Resolution No. RS2014-166

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-043-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

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