

13. 2014SP-070-001

GENE SMITH PROPERTY

Map 187, Parcel(s) 185

Council District 31 (Fabian Bedne)

Staff Reviewer: Melissa Sajid

A request to rezone from AR2a to SP-R zoning for property located at Burkitt Road (unnumbered), approximately 845 feet south of Burkitt Road, (4.15 acres), to permit up to 14 single-family lots, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Y & H, G.P., owner.

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

APPLICANT REQUEST

Permit up to 14 single-family lots.

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Residential (SP-R) zoning for property located at Burkitt Road (unnumbered), approximately 845 feet south of Burkitt Road, (4.15 acres), to permit up to 14 single-family lots.

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a 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. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features

The SP is designed to locate development outside of the land that falls within the conservation policy along the eastern boundary of the site.

SOUTHEAST COMMUNITY PLAN

Suburban Neighborhood Evolving (T3 NE) is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

Consistent with Policy?

Yes, the SP is consistent with both the Suburban Neighborhood Evolving and Conservation policies. The Suburban Neighborhood Evolving policy is intended to create neighborhoods that are compatible with the general character of classic suburban neighborhoods in terms of its development pattern, building form, land use and the public realm while anticipating changes such as smaller lot sizes and additional density. In addition, the SP is consistent with the Conservation policy on the site by preserving environmentally sensitive features in open space.

PLAN DETAILS

The site is located on the south side of Burkitt Road, west of Whittemore Lane. A single-family home is currently located on the site. Surrounding zoning is SP and AR2a, and existing development in the area is predominantly single-family residential.

Site Plan

The plan proposes 14 single-family lots with a minimum lot size of 4,000 square feet, and open space. The majority of the lots are located on a new proposed road that intersects Tidmarsh Lane to the south and stubs to the north for a future connection to Burkitt Road. Open space areas are located to the east of the proposed lots and encompass a stream located along that portion of the site. While the stream is located within conservation policy, the site is entirely outside of the floodplain.

Currently, the site does not have direct access to a public street. The SP proposes to continue Tidmarsh Street from the Burkitt Springs SP development to the west of the site to the Burkitt Village SP development to the east. While the Burkitt Springs SP is currently under construction, the section that is immediately adjacent to the subject property has not yet been platted. In order to ensure that the proposed SP has access to a public road, the subdivision plat for the proposed lots cannot be recorded until either the Burkitt Village development to the south or the Burkitt Springs phase to the west is platted. Sidewalks are proposed along both the Tidmarsh Street and new Road "A" street fronts and will tie into the network proposed by the adjacent developments

Illustrative architectural images and standards are proposed with the preliminary SP. The maximum building height is 3 stories, and façade materials shall include brick, stone, masonry siding or fiber cement siding. In addition, the plan notes that buildings on corner lots shall address both street frontages with architectural features such as porches, glazing and other façade enhancements.

ANALYSIS

The proposed SP is consistent with the Suburban Neighborhood Evolving and Conservation policies and meets one critical planning goal. Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- Prior to construction, Westcott Drive in Burkitt Springs must be platted and constructed to Burkitt Rd., and a permission letter must be provided from the developer of Burkitt Springs before making a connection to any platted but unaccepted streets.

WATER SERVICES RECOMMENDATION

Approved

- Approved as Preliminary SP / Will need to pay require Capacity fees and submit construction plans before Final SP can be approved.

PUBLIC WORKS RECOMMENDATION

No exception taken

- 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.
- This development will require Public Works approval of detailed construction plans prior to grading the site.

Maximum Uses in Existing Zoning District: **AR2a**

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)	4.15	0.5 D	2 U	20	2	3

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
Single-Family Residential (210)	4.15	-	14 U	134	11	15

Traffic changes between maximum: **AR2a** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 12 U	+114	+9	+12

SCHOOL BOARD REPORT

Projected student generation existing AR2adistrict: 1 Elementary 1Middle 1 High

Projected student generation proposed SP-R district: 2 Elementary 2 Middle 2 High

The proposed SP-R zoning district would generate three more students than what is typically generated under the existing AR2a district. Students would attend Maxwell Elementary School, Marshall Middle School, and Cane Ridge High School. Maxwell Elementary School and Cane Ridge High School have been identified as over capacity. There is capacity within the cluster for elementary school students, but there is no capacity within the cluster for additional high school students. This information is based upon data from the school board last updated September 2013.

The fiscal liability of one new high school student is \$36,000 (1 X \$36,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to 14 single-family lots.
2. Add the following design standard to the corrected copy of the preliminary SP plan: Garages shall be recessed at least 10' behind the front façade of the house.
3. Prior to construction, Westcott Drive in Burkitt Springs must be platted and constructed to Burkitt Rd., and a permission letter must be provided from the developer of Burkitt Springs before making a connection to any platted but unaccepted streets.
4. 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 RS3.75 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.

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

Resolution No. RS2014-264

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-070-001 is **Approved with conditions and disapproved without all conditions. (6-0)**"

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