

14. 2015SP-042-001

VALLEY BROOK PLACE

Map 117-09, Parcel(s) 134-135
Council District 25 (Sean McGuire)
Staff Reviewer: Brett Thomas

A request to rezone from R20 to SP-R zoning for properties located at 2800 and 2804 Valley Brook Place, approximately 950 feet south of Woodmont Boulevard (0.92 acres), to permit three single-family lots, requested by Dale & Associates, applicant; Dakota Avenue Partners, LLC., owner.

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

APPLICANT REQUEST

Preliminary SP to permit three single-family lots.

Preliminary SP

A request to rezone from One and Two-Family Residential (R20) to Specific Plan-Residential (SP-R) zoning and for preliminary site plan approval for property located at 2800 and 2804 Valley Brook Place, approximately 950 feet south of Woodmont Boulevard (0.92 acres), to permit three single-family lots.

Existing Zoning

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots. *R20 would permit a maximum of two duplex lots with a total of four 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

N/A

GREEN HILLS – MIDTOWN COMMUNITY PLAN

Current Policy

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.

Growth and Preservation Concept Map

No changes are proposed.

Consistent with Policy?

Yes. The proposed SP zoning is consistent with the T3 NM policy. The plan ensures moderate lot coverage, buildings are oriented to the street with consistent setbacks, and the five foot sidewalk along Valley Brook Place facilitates pedestrian connectivity.

PLAN DETAILS

The site is located at 2800 and 2804 Valley Brook Place, north of the intersection of Valley Brook Place and Hilldale Drive. An unbuilt portion of Hilldale Drive right of way immediately east of the site was abandoned in 2007, which prohibits a connection to Wimbledon Road to the north.

The two lots, approximately 0.92 acres in size, are each currently eligible for duplexes, allowing a total of four units.

Site Plan

The plan proposes three single-family lots facing Valley Brook Place. The plan provides sidewalks along Valley Brook Place. A note is included on the plan indicating the three lots will be limited to two access points, the locations of which will be determined at time of the final SP. An additional note on the plan restricts garage access to side and/or rear load entry only; front loaded garages are prohibited. Parking in the street setback is also prohibited as noted on the plan.

Building elevations will be provided with the final SP. Notes on the plan prohibit EIFS and vinyl siding and limit the maximum height of the units to 40 feet in three stories. Additional notes limit the maximum building coverage to 35% of each lot, establish the street setback at 30 feet, require porches to be a minimum six feet in depth, and limit retaining walls to a maximum of four feet in height unless otherwise specified with the final SP.

SUBDIVISION REGULATIONS

The three proposed lots share a block face with only one other lot and do not meet the infill compatibility analysis outlined in Section 3-5.2 of the Subdivision Regulations. An exception to the compatibility criteria may be granted by the Planning Commission for a Specific Plan for a subdivision by approval of the rezoning.

Staff finds that the three single-family residential lots, with the conditions proposed by the applicant on the SP, overcome the incompatibility of the proposed lots with regard to frontage and lot area. In addition, staff finds the three single-family residential lots are more in keeping with the character than the existing zoning which permits four duplex units, maximum 45 feet in three stories, front load garages, and parking in the front setback.

ANALYSIS

The proposed SP is consistent with the T3 NM land use policy, provides shared driveways and provides a five foot sidewalk along Valley Brook Place. Staff recommends approval of the SP with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Fire Code issues for the structures will be addressed at permit application review.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

- Approved as a Preliminary SP only. The required public sewer construction plans must be submitted and approved before the Final SP can be approved. Also, the required 30% capacity fees must be submitted before the Final SP can be 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.
- Prior to Final SP, indicate location of access point(s). All driveways must have adequate sight distance. Submit site distance evaluation for each driveway prior to Final SP. Location and number of driveways shall comply with Metro Zoning Code.

TRAFFIC & PARKING RECOMMENDATION

No exception taken

Maximum Uses in Existing Zoning District: **R20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential ()	0.92	2.17 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
Single-Family Residential ()	0.92	-	3 U	29	3	4

Traffic changes between maximum: **R20** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 1 U	-10	-	-1

METRO SCHOOL BOARD REPORT

Projected student generation existing R20 district: 0 Elementary 0 Middle 0 High

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

Because the SP would permit one less unit than the current zoning, it is not anticipated to generate more students than what is typically generated under the existing R20 district. Students would attend Julia Green Elementary School, J.T. Moore Middle School, and Hillsboro High School. Julia Green and J.T. Moore have been identified as being over capacity by the Metro School Board; however, there is capacity within an adjacent cluster for both. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to a maximum of three single-family residential lots.
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 RS10 zoning district as of the date of the applicable request or application.
3. 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.
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, or add vehicular access points not currently present or approved.
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. RS2015-122

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-042-001 is Approved with conditions and disapproved without all conditions. (9-0)"

CONDITIONS

1. **Uses within the SP shall be limited to a maximum of three single-family residential lots.**
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 RS10 zoning district as of the date of the applicable request or application.**
3. **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.**
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, or add vehicular access points not currently present or approved.**
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.**