

2016SP-009-001

1116 SIGLER STREET

Map 093-13, Parcel(s) 219

Council District 19 (Freddie O'Connell)

Staff Reviewer: Karimeh Moukaddem

A request to rezone from R6 to SP-R zoning for property located at 1116 Sigler Street, approximately 100 feet east of 13th Avenue South (0.3 acres), to permit up to five units, requested by Smith Gee Studio, applicant; Alice & Bobby Fanning, owners.

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

APPLICANT REQUEST

Preliminary SP to permit five townhomes.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1116 Sigler Street, approximately 100 feet east of 13th Avenue South (0.3 acres), to permit up to five multi-family units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 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

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

This request creates an opportunity for urban development that reuses fills in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. The proposed multi-family units would complement the diversity of housing options present in the area and provide for an additional housing option. Additional housing options are important to serve a wide range of people with different housing needs. Higher densities foster walkability and better public transportation. A complete sidewalk network connects the site to an existing transit route along 12th Avenue South.

GREEN HILLS-MIDTOWN COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Neighborhood Evolving policy. The plan proposes shallow setbacks with strong connections between entrances and sidewalks. Three units are to connect to the sidewalk network for pedestrian connectivity, and within reasonable walking proximity of mass transit options.

PLAN DETAILS

The site is located on the north side of Sigler Street at 1116 Sigler Street, approximately 100 feet east of 13th Avenue South. The site is approximately 0.3 acres and currently has a single-family home on the property.

Site Plan

The plan calls for five multi-family residential units. Three units address Sigler Street while the remaining two units face north, toward downtown. Sidewalks are existing along Sigler Street, and the plan proposes a sidewalk connection

between the two interior units and the private drive aisle. The units have strong connections between their main entrances and the sidewalk in the form of steps leading to the sidewalk. All units include two-car garages that are accessed from a private drive aisle; additionally, there are three surface parking spaces for guests. All units are limited to a maximum of three stories in 40 feet. The plan provides some architectural guidelines relating to building orientation, building entry, glazing, finished floor elevations and porches. The plan also prohibits vinyl siding, EFIS and untreated wood finishes.

ANALYSIS

Staff recommends approval of this request as the proposed plan provides an additional housing option and has a design that is consistent with the T4 Neighborhood Evolving policy. The proposal also meets several critical planning goals.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

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 location for solid waste and recycling carts for each unit.
- Label the driveway connection to Sigler St to be per MPW standard drawing for residential driveways.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

Maximum Uses in Existing Zoning District: **R6**

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)	0.3	7.26 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 (230)	0.3	-	5 U	39	4	5

Traffic changes between maximum: **R6** 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	-	+1	-

STORMWATER RECOMMENDATION

Approved with conditions

Add preliminary note and full 78-840 note.

WATER SERVICES RECOMMENDATION

Approved with conditions

Approved as a Preliminary SP only. Public sewer construction plans must be submitted and approved prior to Final SP approval. (Shared private sewer service lines, as shown on this SP, are not allowed.) These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district would not generate additional students from what is typically generated under the existing R6 zoning district. Students would attend Eakin Elementary, West End Middle School, and Hillsboro High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to five residential units.
2. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association."
7. 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.
8. 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. (6-0), Consent Agenda

Resolution No. RS2016-47

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-009-001 is **Approved with conditions and disapproved without all conditions. (6-0)**"

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