

16. 2016SP-049-001

HAWKINS STREET TOWNHOMES SP

Council District 19 (Freddie O'Connell)

Staff Reviewer: Karimeh Sharp

A request to rezone from R6 to SP-R zoning for property located at 1209 Hawkins Street, approximately 270 feet west of 12th Avenue South (0.19 Acres), to permit up to four residential units, requested by Dale & Associates, applicant; Frank Maxwell, III, owner.

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

APPLICANT REQUEST

Preliminary SP to permit four residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1209 Hawkins Street, approximately 270 feet west of 12th Avenue South (0.19 acres), to permit up to four residential 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 1 lot with 1 duplex lot 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. 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 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 also foster walkability and better public transportation. A complete sidewalk network connects the site to existing public transit options 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. This infill project is in close proximity to the 12th Avenue South corridor and would increase housing diversity while providing appropriate urban form. The area has a strong sidewalk network and the site is in close proximity to mass transit. Shallow setbacks strengthen the pedestrian connection between the development's prominent entrance and the sidewalk along Hawkins Street, further fostering pedestrian connectivity.

July 14, 2016, Planning Commission Minutes

PLAN DETAILS

The site is located on the south side of Hawkins Street at 1209 Hawkins Street, approximately 225 feet west of 12th Avenue South. The property is approximately 0.19 acres and currently contains a single-family home.

Site Plan

The plan calls for four multi-family residential units. One unit faces Hawkins Street, while the remaining three units address the alley that runs the length of the western property line. Sidewalks exist along Hawkins Street, and the plan proposes to improve both the sidewalks and the alley to meet Metro Public Works standards. The unit fronting Hawkins Street has a strong connection between the main entrance and the sidewalk in the form of a wide porch and steps leading to the sidewalk; the other units also feature porches and have connectivity to the alley. All units include one-car garages that are accessed from the alley; additionally, there are four guest surface parking spaces. The maximum height of the units is two stories in 35 feet to the roofline with the exception of covered access provided to the rooftop terrace and the storage areas located on the rooftop terrace. The plan provides some architectural guidelines relating to building entry, glazing, finished floor elevations, and porches. The plan also prohibits vinyl siding, EFIS, and untreated wood finishes. Architectural elevations are provided.

ANALYSIS

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

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Fire Code issues will be address in the permit phase.

STORMWATER RECOMMENDATION

Approved with conditions

- If residential infill is deemed unacceptable for this project, then a full grading permit will be required.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. 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.

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, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Prior to the Final SP, submit SU-30 turn templates to ensure dumpsters are accessible as shown, may need to be skewed.
- Prior to Final SP, indicate sidewalks in compliance with the MCSP.

TRAFFIC AND PARKING RECOMMENDATION

Approved

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (230)	0.19	7.26D	2 U	17	2	3

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

July 14, 2016, Planning Commission Minutes

*Based on two-family lots

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)	0.19	-	4 U	32	3	4

Maximum Uses in Proposed Zoning District: **SP-R**

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
-	-	-	+2 U	+15	+1	+1

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 is not expected to generate any additional students. Students would attend Eakin Elementary, West End Middle School, and Hillsboro High School. None of these schools are identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated March 2016.

WORKFORCE AND AFFORDABLE HOUSING REPORT

1. Will this project include any affordable or workforce housing units? This four unit project will not include any affordable or workforce housing.
2. If so, how many and what is the percentage of the entire development? No.
3. How will you enforce the affordability requirements? Not applicable.
4. Have any structures been demolished in the last 12 months? Not applicable.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to four residential units.
2. A five foot sidewalk and four foot grass strip are required along the Hawkins Street property line.
3. Finished ground floors and porches shall be elevated a minimum of 18" and a maximum of 36" from the abutting average ground elevation for all units.
4. 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.
5. 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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. 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.
7. 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."
8. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
9. 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

July 14, 2016, Planning Commission Minutes

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.

10. 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. (8-0), Consent Agenda

Resolution No. RS2016-199

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-049-001 is Approved with conditions and disapproved without all conditions. (8-0)"

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- 10. 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.**