

SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING AGENDA
199 Town Center Parkway
Monday, May 9, 2016
5:30 P.M.



Call meeting to order

Stipulation of members present

Announcement – audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted. Please take this time to silence all cell phones and electronic devices.

Concerned Citizens (Non-Agenda Items)

Public Comment (Agenda Items)

Approval of April 11, 2016 meeting minutes

Approval of the agenda

Consent Agenda:

Bonds and Infrastructure to be considered

1. **Resolution 16-31:** To establish a Maintenance Bond for Shirebrook Phase 1
2. **Resolution 16-32:** To establish a Performance Bond for Shirebrook Phase 1
3. **Resolution 16-33:** To establish a Maintenance Bond for Brixworth Phase 3, Section 1
4. **Resolution 16-34:** To establish a Performance Bond for Brixworth Phase 3, Section 1
5. **Resolution 16-35:** To establish a Maintenance Bond for Meadowbrook Phase 4, Section 5
6. **Resolution 16-36:** To establish a Performance Bond for Meadowbrook Phase 4, Section 5
7. **Resolution 16-37:** To establish a Maintenance Bond for Meadowbrook Phase 4, Section 6
8. **Resolution 16-38:** To establish a Performance Bond for Meadowbrook Phase 4, Section 6

9. **FPL 170-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the terminus of Dogwood trail cul-de-sac. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 15.96 acres. The applicant requests final plat approval for 2 residential lots and Open Space Lot.

10. **FPL 171-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the terminus of Longhunter Chase Drive cul-de-sac. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 2.09 acres. The applicant requests final plat approval for 6 single-family residential lots and two Open Space Lots.

11. **FPL 174-2016:** Submitted by Wes Engineers & Surveyors for Brixworth Phase 3, Section 1. The property is zoned R-2, Medium Density and contains approximately 14.25 acres. The applicant requests final plat approval for 38 single-family residential lots.

12. **STP 178-2016:** Submitted by Crunk Engineering LLC for property located at 2000 Reserve Blvd. The property is zoned B-4, Central Business District and contains approximately 15.71 acres. The applicant requests site plan approval for a 71,922 s.f. senior living facility.
13. **ADM 185-2016:** Submitted by Stanford and Associates for property located at Station Hill at Reserve Blvd. The property is zoned B-4 central business district and contains approximately 34 acres. The applicant requests approval of a wavier for right of way dedication on Reserve Blvd.

Old Business:

- 1.) **STP 163-2016:** Submitted by Ahler & Associates, LLC. for property located on 4583 Tom Lunn Road. The property is zoned M-1, Light Industrial, and contains approximately 92 acres. The applicant requests approval site plan approval for an office trailer.

New Business:

1. **STP 168-2016:** Submitted by DeGagne Consulting, LLC for property located on Crossing Circle. The property is zoned B-4, Central Business District and contains approximately 1.60 acres. The applicant requests site plan approval for a 5600 sq/ft Longhorn restaurant.
2. **PPL 172-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at Town Center Pkwy and Beechcroft Rd. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 15.527 acres. The applicant requests Preliminary and Final Site Development Plans for 42 single-family residential lots.
3. **NCP 175-2016:** Submitted by Kimley-Horn for property located at 4820 Main St. The property is zoned R-4, High Density and contains approximately 15.66 acres. The applicant requests a Neighborhood Concept Plan approval for the Cadence Crossing Residential Development consisting for 29 single family homes and 49 townhomes
4. **STP 176-2016:** Submitted by Kimley-Horn for property located on Miles Johnson Parkway. The property is zoned B-4 Central Business District and contains approximately 8.61 acres. The applicant requests site plan approval for a 73 unit assisted living facility.
5. **SKP 177-2016:** Submitted by Batson & Associates Engineering, Inc for property located at 4820 Main St. The property is zoned B-2 Neighborhood Shopping District and contains approximately 4.34 acres. The applicant requests a Sketch Plan approval for two commercial lots.
6. **RZN 181-2016:** Submitted by Stacy Santoro for property located at 4135 Kedron Rd. The property is zoned B-2 Neighborhood Shopping District and contains approximately 7.48 acres. The applicant requests to rezone the property to R-4 High Density Residential.
7. **ADM 187-2016:** Submitted by Alderman Duda. Request to amend the Subdivision Regulations.

Other Business

Adjourn

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, APRIL 11, 2016
5:30 P.M.**

Chairman Paul Downing called the meeting to order

Members present were: Chairman Paul Downing, Alderman Duda, Alderman Matt Fitterer, Matt Koss, Pat Hairston and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf. Absent from the meet was Paula Hepp.

Announcement – audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted. Please silence all cell phones and electronic devices.

Concerned Citizens (Non-Agenda Items) No concern citizens.

Public Comment (Agenda Items)

Approval of March 14, 2016 meeting minutes: Alderman Fitterer made a motion to approve the March 14, 2016 meeting minutes. Motion seconded by Alderman Duda. Motion passed 6/0.

Approval of the agenda: Alderman Fitterer made a motion to approve the agenda. Motion seconded by Commissioner Koss. Motion passed 6/0.

Consent Agenda:

1. Resolution 16-23: To release the Maintenance Bond for the Villas at Meadowbrook Phase 3, Sections 1, 2, 2A, 3 and 4.
2. Resolution 16-24: To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for Belshire Village Drive Lots 2A and 2B.
3. Resolution 16-25: To release the maintenance bond for Belshire Village Drive Lots 2A & 2B.
4. Resolution 16-26: To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for Cherry Grove Addition Phase 2 Section 2.
5. Resolution 16-27: To release the Surety Letter of credit for Cherry Grove Addition Phase 2 Section 2.
6. Resolution 16-28: To reduce the existing letter of credit and to establish as a Maintenance Bond letter of credit for Autumn Ridge Phase 3, Section 3.
7. Resolution 16-29: To establish a Maintenance Bond for Copper Ridge Phase 3, Section 2.
8. Resolution 16-30: To establish a Performance Bond for Copper Ridge Phase 3, Section 2.

9. CCP 155-2016: Submitted by Anderson, Delk, Epps and Associates, Inc. for Shirebrook Subdivision. The property is zoned B-4, Central Business District, and contains approximately 5.079 acres. The applicant requests final plat approval for 34 single family residential lots.
10. STP 157-2016: Submitted by Anderson, Delk, Epps and Associates, Inc. for property located 4792 Main Street. The property is zoned B-4, Central Business District, and contains approximately 1.96 acres. The applicant requests site plan approval for a self-storage facility.

11. **FLP 166-2016:** Submitted by Leon Stanford for Wades Grove Subdivision. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 6.84 acres. The applicant requests final plat approval for 23 single family residential lots.

Alderman Duda made a motion to approve the Consent agenda. Motion seconded by Commissioner Hairston. Motion passed 6/0.

New Business:

- 1.) **STP 114-2015:** Submitted by Brian Rose for property located at 4959 Main Street. The property is zoned B-4, Central Business District, and contains approximately .53 acres. The applicant requests site plan approval for a 1,167 sq/ft. restaurant.

Engineering: The following additional information and revisions have been requested –

- Internal turning movement exhibit for anticipated delivery vehicles and Fire Department ladder/platform truck has been provided. Based upon same, street radii need to be increased to contain delivery and emergency vehicles within their specific travelled roadway lanes, i.e. the western access drive to site as well as the internal roadway radii.
- Evaluate the potential for providing a second water main feed to the subject facility.
- There is one (1) sanitary sewer easement shown at the proposed connection to the existing sanitary sewer at the east side of the property. It appears that the proposed on-site sanitary sewer and water main are to be "Private". As a result, it appears that no additional easements for sanitary sewer and water are required.

Recommendation: Staff recommends approval of STP 114-2016, subject to the following conditions of approval:

1. Design Review Commission determination of the building design. Staff recommends approval of the request, finding that the proposed design is in compliance with the intent and minimum criteria of the Design Review Guidelines.
2. Prior to the issuance of a building permit, the applicant shall dedicate a minimum of 47.5 feet of right-of-way from centerline.
3. Prior to the issuance of a building permit, all engineering comments shall be addressed.
4. The site plan and all associated improvements shall be constructed in accordance with the approved plan.
5. Site plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained.
6. Modifications to the approved site plan may require Planning Commission approval.

Alderman Fitterer made a motion to approve **STP 114-2015** with staff recommendations. Motion seconded by Commissioner Hairston. Motion passed 4/2 with Alderman Duda and Chairman Downing voting against the motion.

- 2.) **SKP 149-2016:** Submitted by Adam Crunk for property located on 2000 Reserve Blvd. The property is zoned B-4, Central Business District, and contains approximately 15.71 acres. The applicant requests sketch plan approval for a 71,325 sq/ft. senior living community.

Engineering: the following comments and revisions have been requested –

- Internal turning movement exhibit for anticipated delivery vehicles and Fire Department ladder/platform truck has been provided. Based upon same, street radii need to be increased to contain delivery and

emergency vehicles within their specific travelled roadway lanes, i.e. the western access drive to site as well as the internal roadway radii.

- There is one (1) sanitary sewer easement shown at the proposed connection to the existing sanitary sewer at the east side of the property. It appears that the proposed on-site sanitary sewer and water main are to be "Private". As a result, it appears that no additional easements for sanitary sewer and water are required.
- Possible duplication of project name, development name change may be required

Recommendation: Staff recommends deferral of SKP 149-2016, finding that the proposed access to the property does not promote the health, safety, and welfare of the general public.

Conditions of Approval:

1. At the time of site plan application, all rights-of-way indicated on the submitted plans shall be dedicated.
2. Sketch plan approval shall remain valid for a period of one (1) year, during which time the applicant shall submit a site plan application in accordance with the comments and recommendations outlined in this report.
3. Modification to the sketch plan may require Planning Commission approval prior to the submittal of a site plan application.

Alderman Fitterer made a motion to approve SKP 149-2016 with conditions of approval. Motion seconded by Commissioner Schoenbrodt. Motion passed 6/0

- 3.) STP 150-2016: Submitted by Carter Engineering Consultants. The property is located on Port Royal Road. The property is zoned B-4 Central Business District, and contains approximately 1.07 acres. The applicant requests site plan approval for a restaurant containing 3,652 sq/ft and associated parking.

Engineering: Provide calculations prior to the Pre-Construction Conference confirming that the proposed 1,500-gallon grease trap is adequately sized to accommodate the loadings anticipated.

Recommendation: Staff recommends approval of STP 150-2016, subject to the following conditions of approval:

1. Design Review Commission determination of the building design. Staff recommends approval of the request, finding that the proposed design is in compliance with the intent and minimum criteria of the Design Review Guidelines.
2. Prior to the issuance of a building permit, the applicant shall submit to the Planning Department a modified plan for administrative approval of pedestrian accommodations from the sidewalk along the eastern boundary to the building.
3. The site plan shall be constructed as shown and in accordance with these conditions of approval.
4. Sidewalk extension along the northern and eastern property boundaries and to Port Royal Road shall be a minimum of five (5) feet wide and shall meet all ADA requirements.

Alderman Fitterer made a motion to approve STP 150-2016 with staff conditions. Motion seconded by Alderman Duda. Motion passed 6/0

- 4.) STP 154-2016: Submitted by Northpoint Development for property located at 715 Beechcroft Rd. The property is zoned M-1, Light Industrial, and contains approximately 31.6 acres. The applicant requests site plan approval for a 102,060 sq/ft. addition to the Comprehensive Logistics building.

Engineering: The following comments and revisions are requested –

- Per previous City staff comments, no Certificate of Occupancy (CO) will be issued until the proposed Northfield gravity sanitary sewer has been installed, tested and accepted by the City.
- Add a note to the Utility Notes on Sheet No. CU-101, Water and Sanitary Sewer Connection Plan, to read as follows: “Coordinate all sanitary sewer and water main installations and taps with the sanitary sewer collections and water distribution superintendents for the City of Spring Hill.”
- Pavement section descriptions as noted on Sheet No. CS-101, Site Layout Plan, need to reflect the depth of asphalt for heavy duty and light duty to be “Compacted”.
- Add a note to the Utility Notes on Sheet No. CU-101, Water and Sanitary Sewer Connection Plan, to read as follows: “Coordinate the relocation of the existing fire line with the City of Spring Hill Fire Marshall.”
- It does not appear that improvements along Beechcroft Road have been included as part of this proposed building addition.

Recommendation: Staff recommends approval of STP 154-2016, subject to the following conditions of approval:

1. The site plan shall be constructed as approved and conditioned.
2. Prior to the issuance of permits, all engineering comments shall be addressed.
3. Prior to the issuance of a certificate of occupancy, gravity sanitary sewer shall be installed, tested, and accepted by the City.
4. Site Plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval.

Alderman Fitterer made a motion to approve STP 154-2016 with staff conditions. Motion seconded by Alderman Duda. Motion passed 6/0.

- 5.) **SKP 158-2016:** Submitted by Gamble Design Collaborative for property located on Miles Johnson Parkway. The property is zoned B-4, Central Business District, and contains approximately 8.61 acres. The applicant requests sketch plan approval for an assisted living and Alzheimer’s care facility.

Engineering: The following comments and revision requests have been submitted –

- Designated right turn lane on northbound Miles Johnson Parkway to eastbound Proposed Unnamed Local Road and designated left turn lane on southbound Miles Johnson Parkway to eastbound Proposed Unnamed Local Road shall be provided at time of site plan approval.
- An internal turning movement exhibit for anticipated delivery vehicles and Fire Department ladder/platform truck shall be provided at time of site plan approval.
- A temporary cul-de-sac may be required on the east end of the Proposed Unnamed Local Road dependent upon street layout to be determined at time of site plan approval.
- Dimension width of two (2) access drives from the proposed unnamed local road and one (1) access drive from Future Alex Drive; loading area behind Building II; and both drop-off points at Buildings I and II.
- Incorporate perimeter concrete sidewalks with ADA ramps and truncated domes.
- Depict connectivity to adjacent properties including Weston Lane.
- Future Alex Lane should generally follow the Major Thorough Fare Plan.

Recommendation: Staff recommends approval of SKP 158-2016, subject to the following conditions of approval:

1. At the time of site plan application, all rights-of-way indicated on the submitted plans shall be dedicated.
2. All engineering comments shall be addressed prior to the issuance of a site plan application.
3. Street improvements to be required with the site plan approval shall include a dedicated right-turn lane and a

dedicated left-turn lane on Miles Johnson Parkway.

4. The site plan shall include truck turning diagrams for large truck and emergency service traffic for staff's review and shall indicate that the site will not result in dangerous turning movements into oncoming traffic prior to being added to a Planning Commission agenda.
5. Sketch plan approval does not grant variance approval of parking lot or other site dimensional requirements.
6. Sketch plan approval shall remain valid for a period of one (1) year during which time a site plan application shall be submitted to the Planning Department.
7. Modification to the approved sketch plan and associated conditions of approval may require Planning Commission approval prior to the submittal of a site plan application.

Alderman Fitterer made a motion to approve SKP 158-2016 with staff conditions. Motion seconded by Alderman Duda. Motion passed 6/0.

- 6.) RZN 159-2016: Submitted by Huntly Gordon for property located at 5242 Main Street. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 1.4 acres. The applicant requests rezoning the property from a B-2, Neighborhood Shopping District, to a B-4, Central Business District.

Recommendation: Based on the findings herein, staff recommends forwarding the request to the Board of Mayor and Aldermen with a recommendation for denial.

Commissioner Schoenbrodt made a motion to defer RZN 159-2016. Motion seconded by Alderman Fitterer. Motion passed 5/1 with Alderman Duda voting no.

- 7.) SKP 161-2016: Submitted by Sawyer Land Surveying, LLC. for property located at 740 Beechcroft Rd. The property is zoned M-1, Light Industrial, and contains approximately 9.92 Acres. The applicant requests sketch plan approval for an addition of 8786 sq/ft. warehouse with loading docks and a new exit drive.

Engineering: No sanitary sewer and water main service extension to be made to the proposed warehouse. Provide calculations for detention/retention facility for both the existing and proposed building.

Recommendation: Staff recommends approval of SKP 161-2016 subject to the following conditions of approval:

1. Sketch plan approval shall remain valid for a period of one (1) year, during which time the applicant shall submit a site plan application in accordance with the comments and recommendations outlined in this report.
2. Modification to the sketch plan may require Planning Commission approval prior to the submittal of a site plan application.

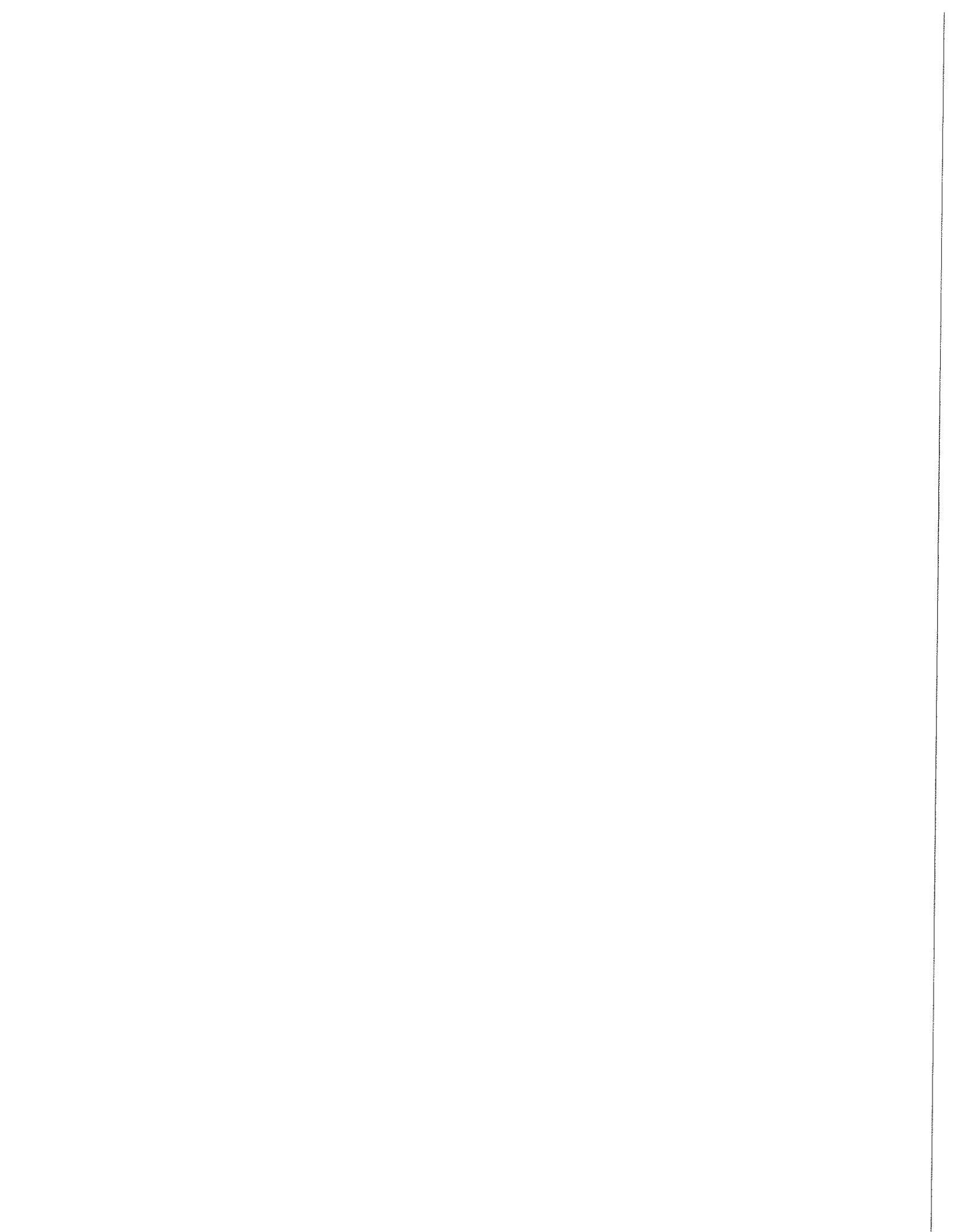
Alderman Fitterer made a motion to approve SKP 161-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 6/0

Other Business

Adjourn

Paul Downing, Chairman

Dara Sanders P.C. Secretary





**City of Spring Hill
Planning Commission**

DATE: April 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Shirebrook Phase 1

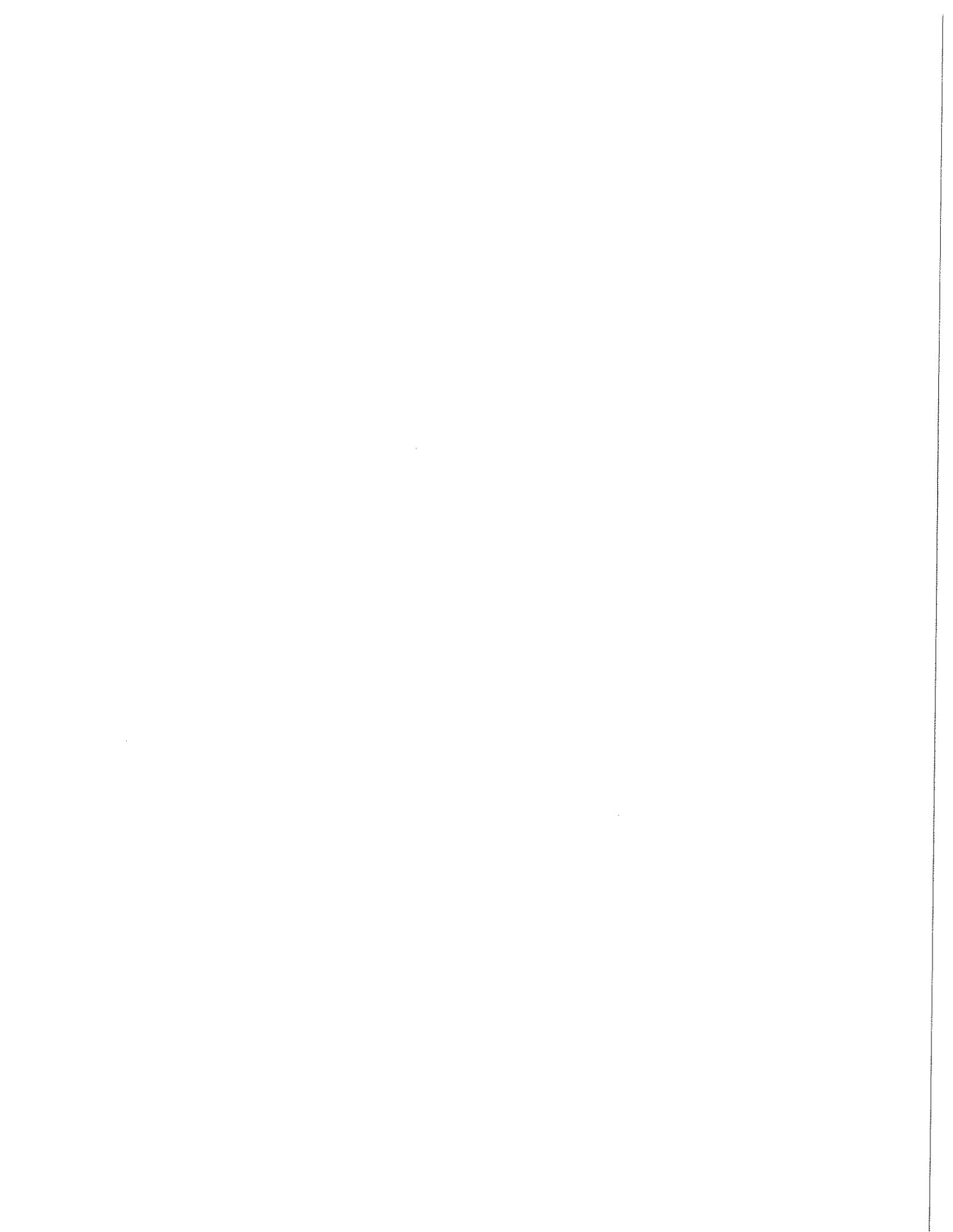
SUBMITTED BY: Missy Stahl, Project Manager

OVERVIEW:

- Final plat was approved by the Planning Commission in April 2016.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 16-31 to establish a maintenance bond for Shirebrook Phase 1
- Approve PC Resolution 16-32 to establish a performance bond for Shirebrook Phase 1



**RESOLUTION 16-31 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
SHIREBROOK PHASE 1**

WHEREAS, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 34 lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and

WHEREAS, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$99,094.50**; and

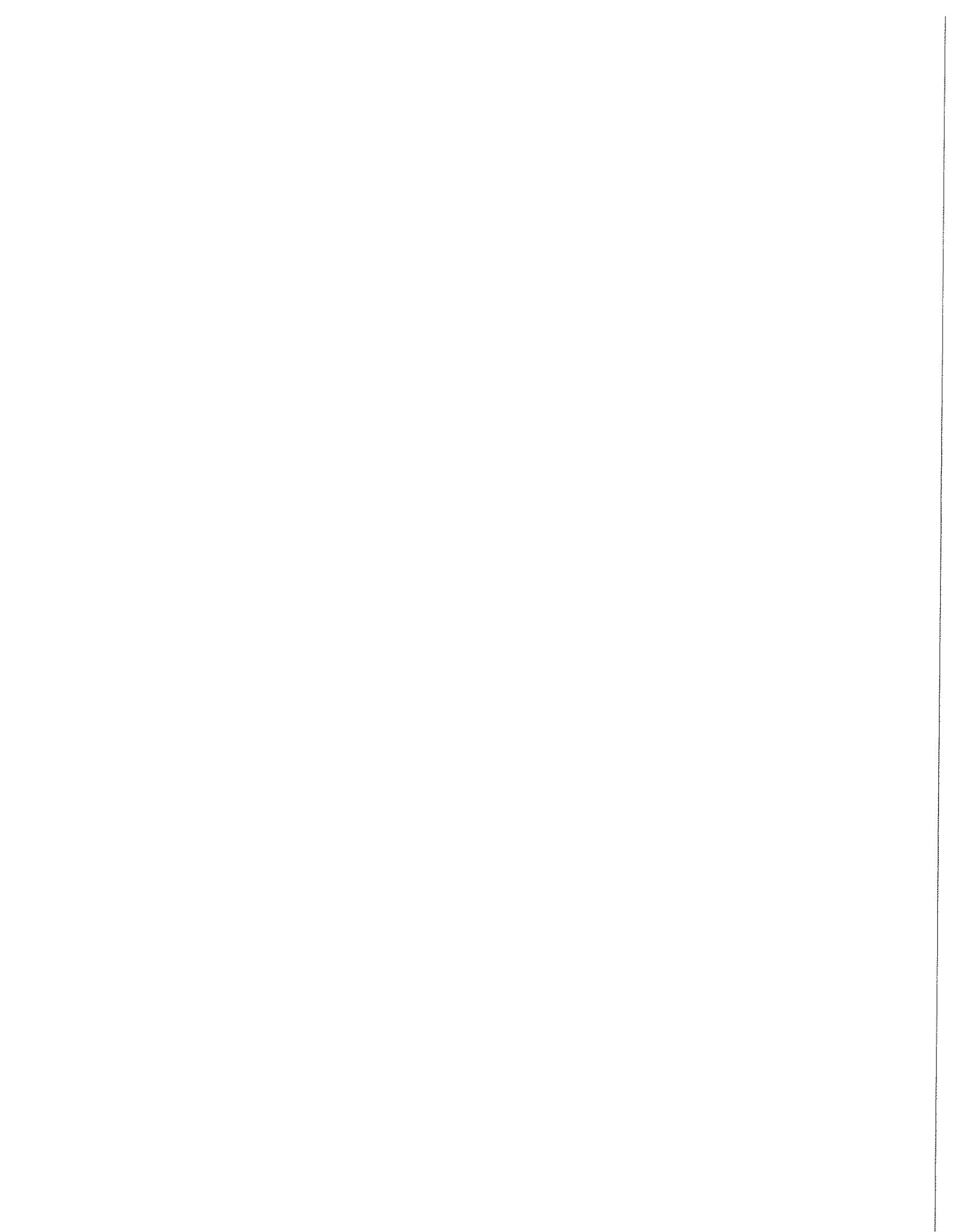
WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Shirebrook Phase 1 in the amount of **\$99,094.50**.

Passed and adopted this 9th day of May, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



**RESOLUTION 16-32 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
SHIREBROOK PHASE 1**

WHEREAS, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 34 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **\$54,620.50**; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

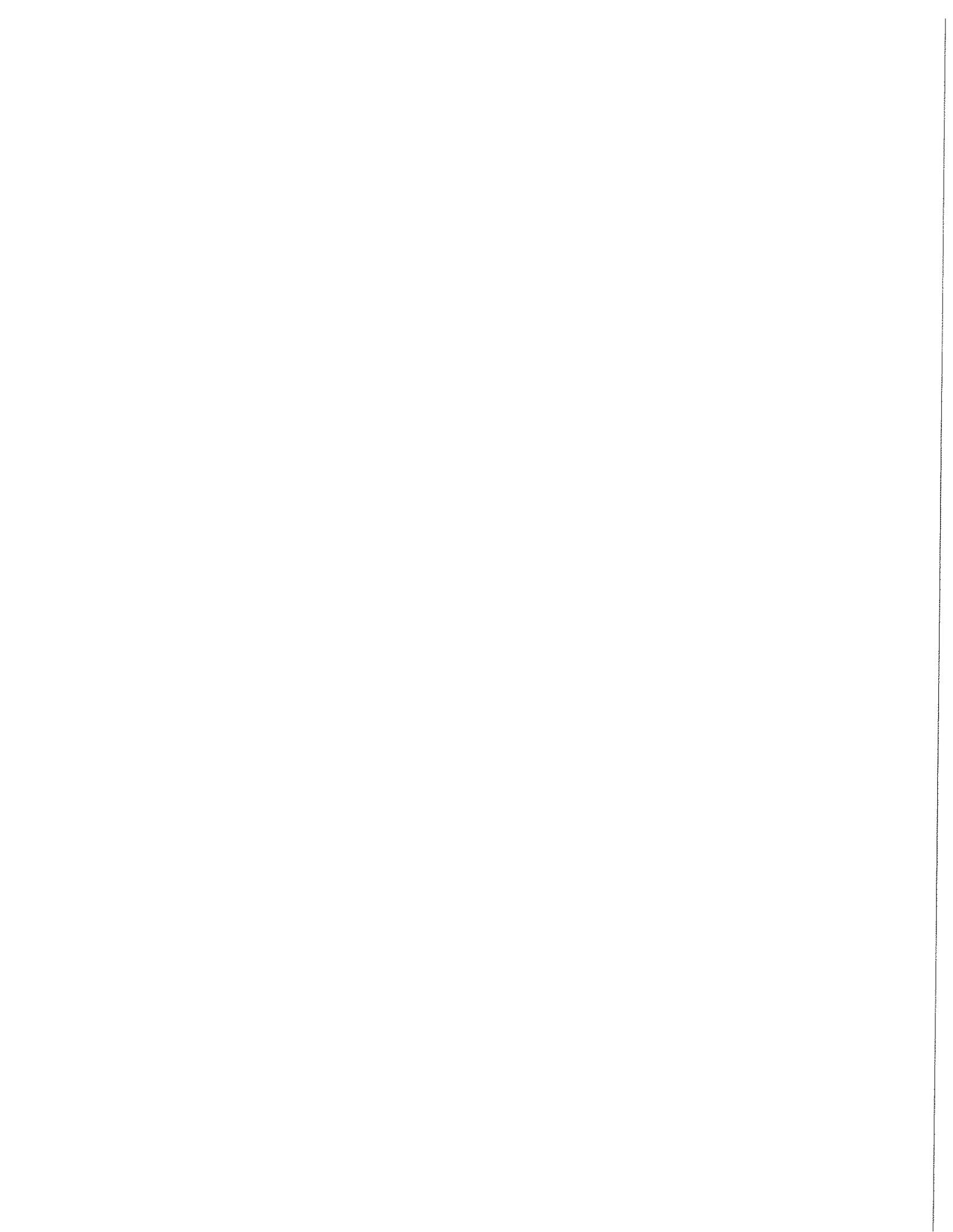
WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

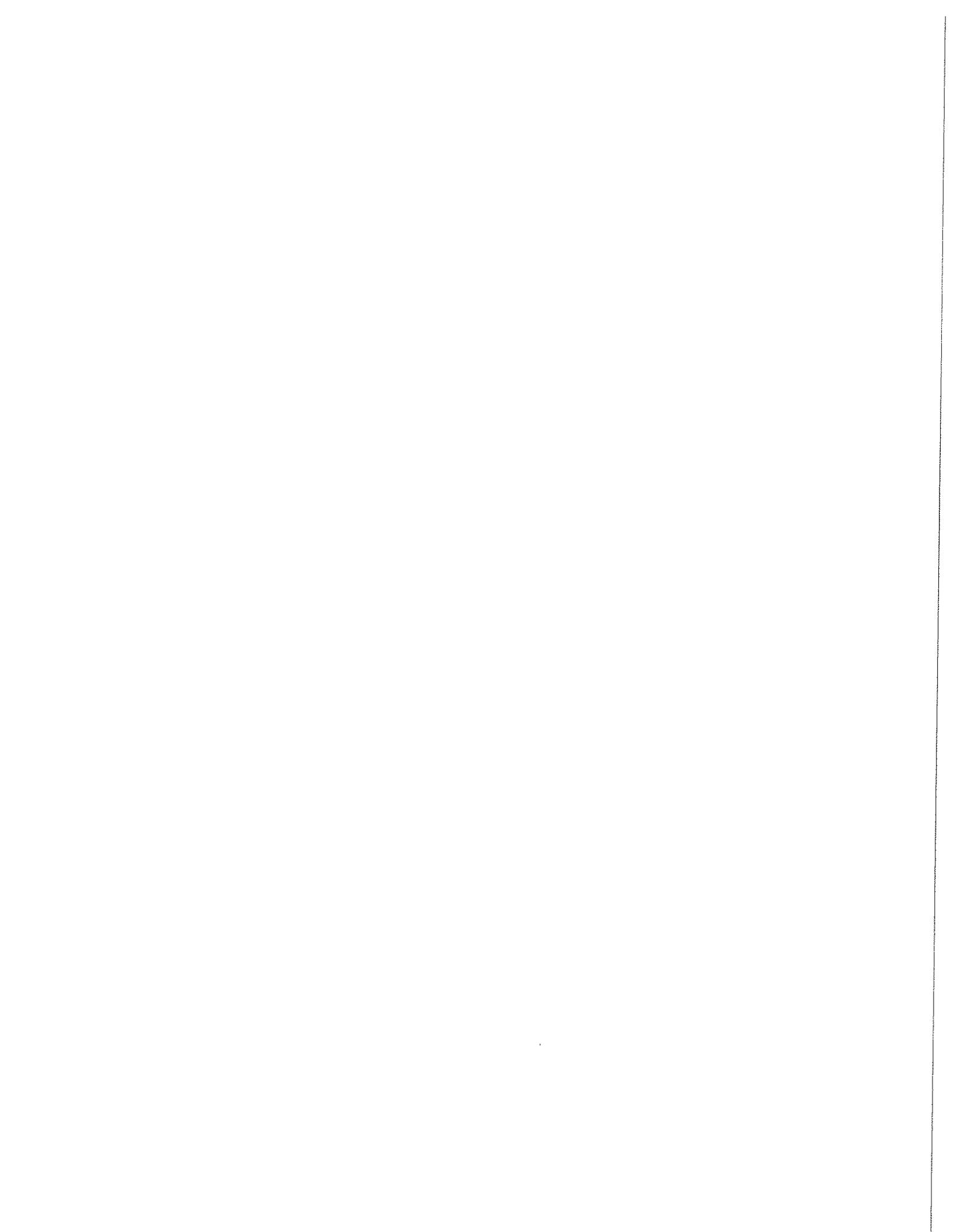
NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Shirebrook Phase 1 in the amount of **\$54,620.50**.

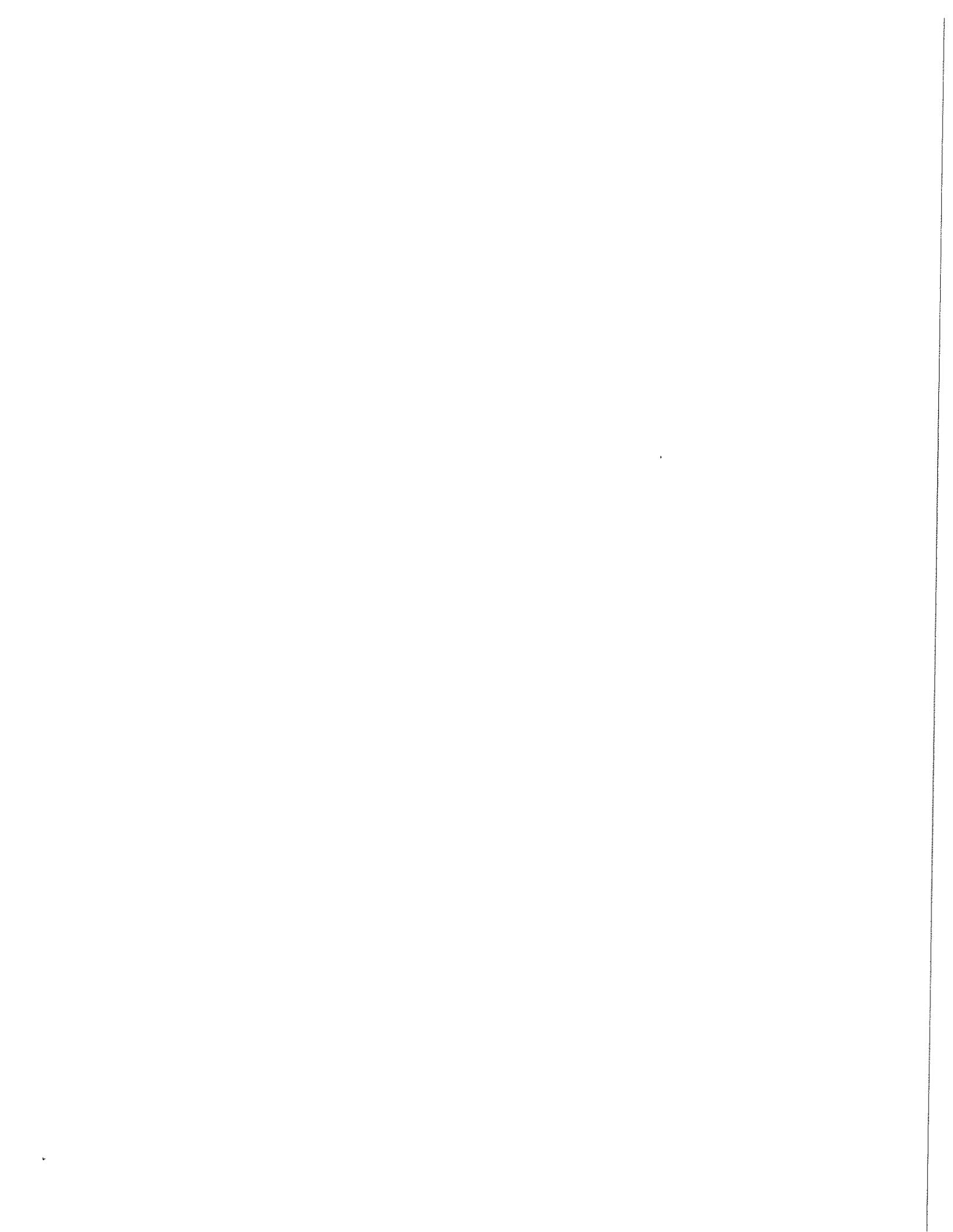
Passed and adopted this 9th day of May, 2016

Paul Downing, Chairman

Dara Sanders, Secretary









Utility Information Sheet

Development Shirebrook

Phase 1 #of lots 34

Cost to install Utility's (Maintenance Bond)

Sewer line \$106,772.00

Water line \$128,002.00

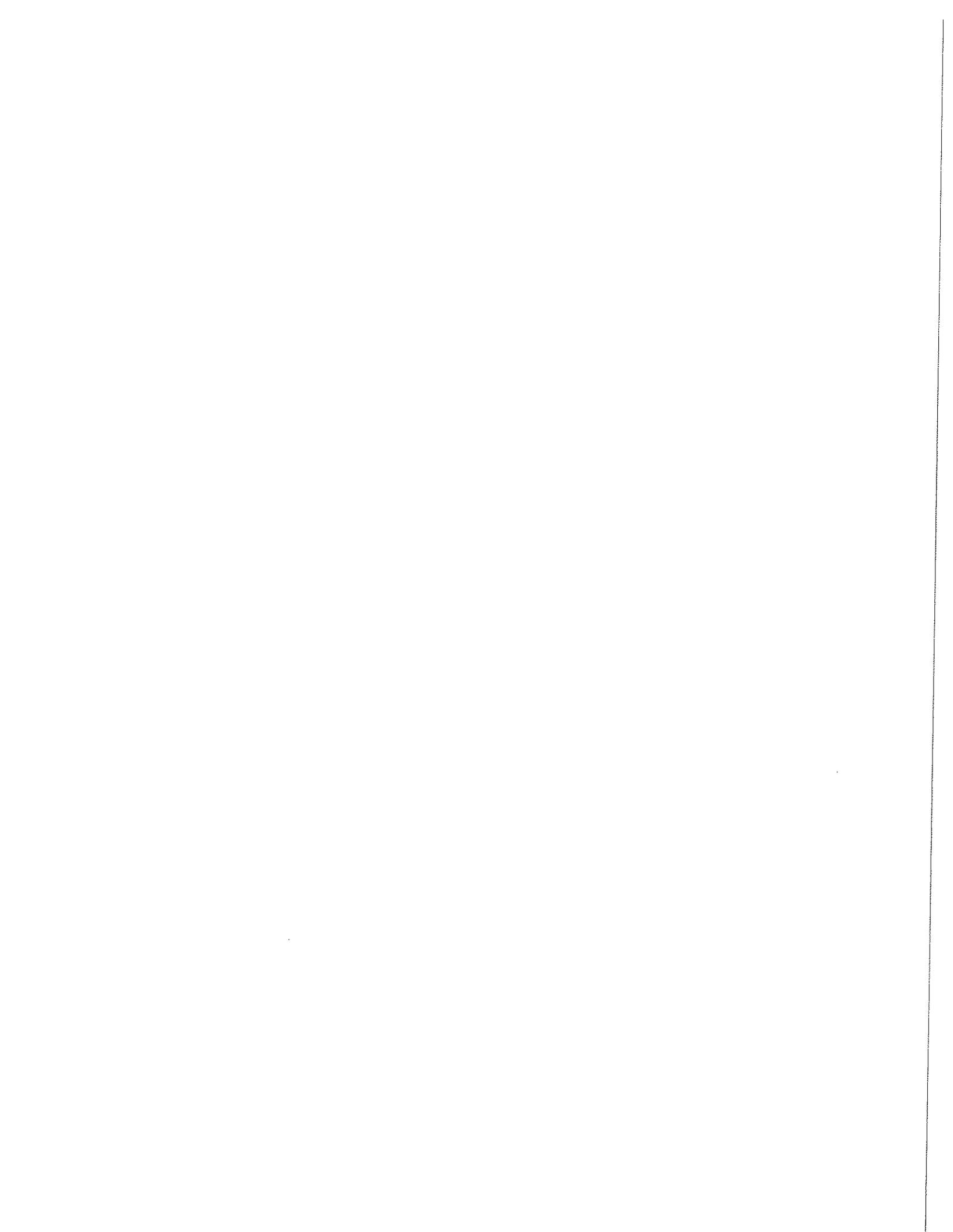
Storm Water \$ 63,461.00

Curbing \$ 5,290.00

Binder \$ 26,790.00

Total - \$330,315.00

30% Bond Amount - \$99,094.50





Utility Information Sheet

Development ___ Shirebrook _____

Phase_1_ #of lots_34_

Cost to install Utility's (Performance Bond)

Signage_____ \$2,000.00 _____

Street Lights_ \$7,050.00 _____

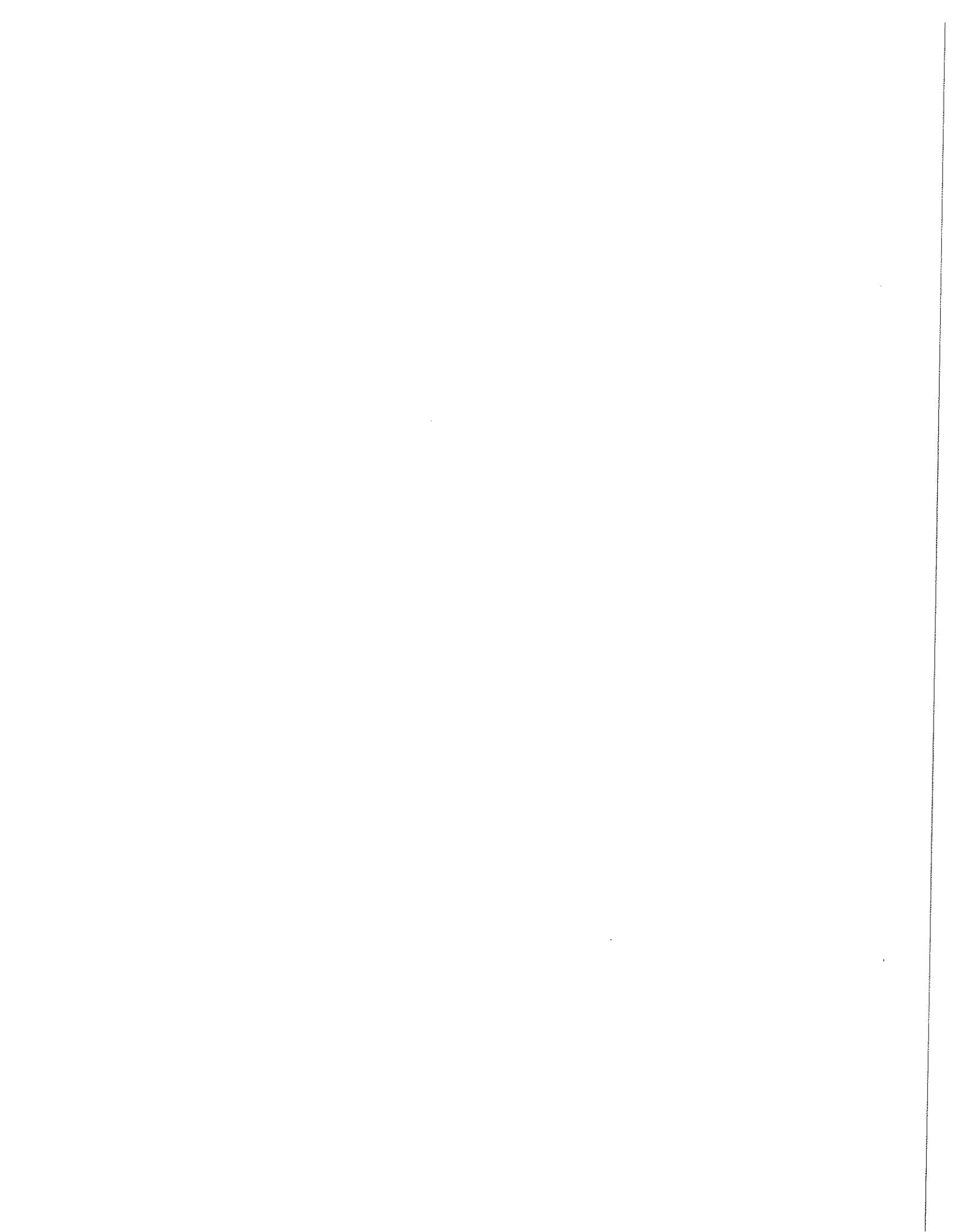
Sidewalks_____ \$18,515.00 _____

Final Topping Asphalt_ \$22,090.00 _____

Total - \$49,655.00

10% of total – \$4,965.50

TOTAL BOND AMOUNT - \$54,620.50





**City of Spring Hill
Planning Commission**

DATE: April 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Brixworth Phase 3 Section 1

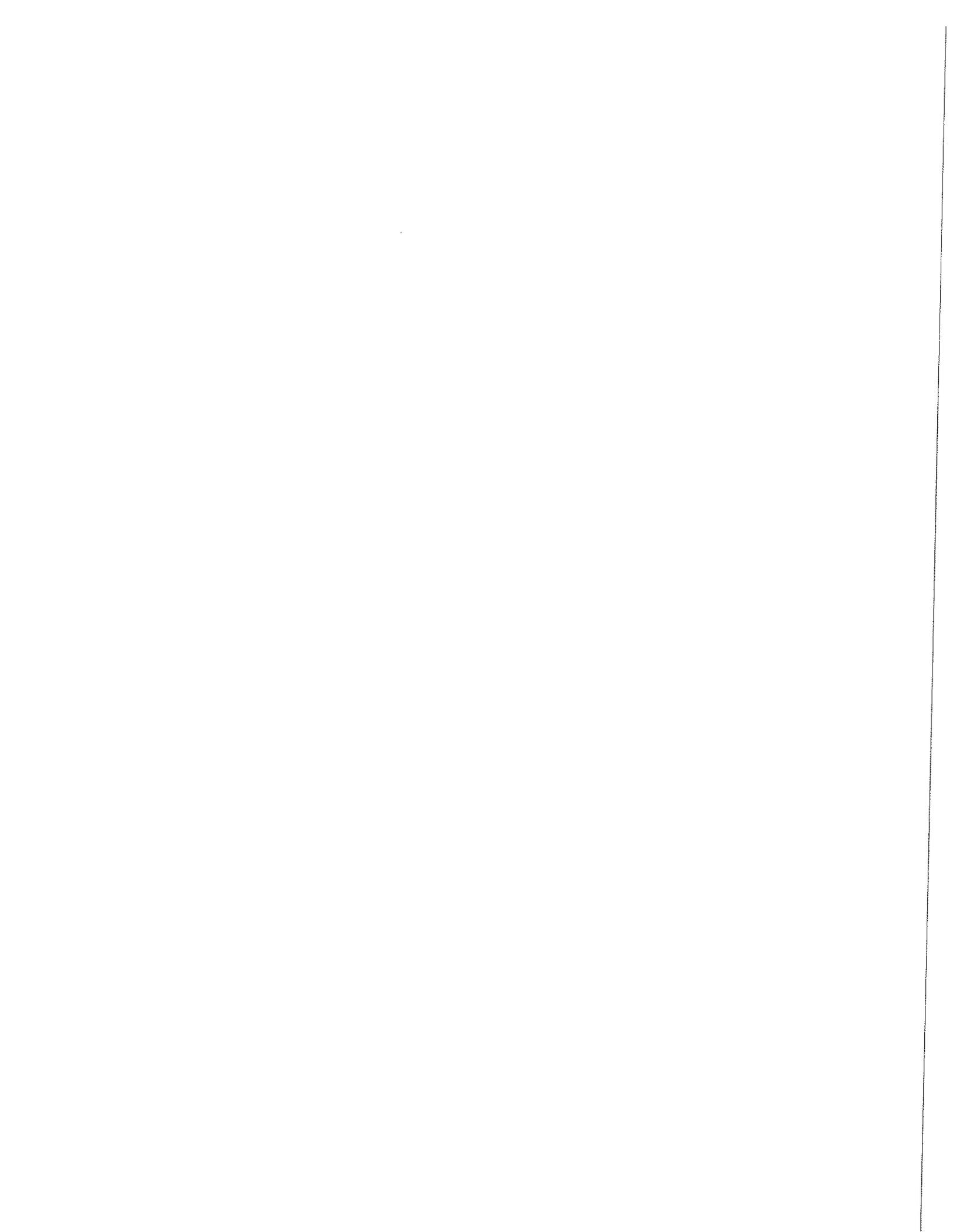
SUBMITTED BY: Missy Stahl, Project Manager

OVERVIEW:

- Final plat is on the May Planning Commission agenda for consideration of approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 16-33 to establish a maintenance bond for Brixworth Phase 3 Section 1
- Approve PC Resolution 16-34 to establish a performance bond for Brixworth Phase 3 Section 1



**RESOLUTION 16-33 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
BRIXWORTH PHASE 3 SECTION 1**

WHEREAS, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 38 lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and

WHEREAS, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$282,222.00**; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Brixworth Phase 3 Section 1 in the amount of **\$282,222.00**.

Passed and adopted this 9th day of May, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



**RESOLUTION 16-34 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
BRIXWORTH PHASE 3 SECTION 1**

WHEREAS, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 38 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **\$96,250.00**; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

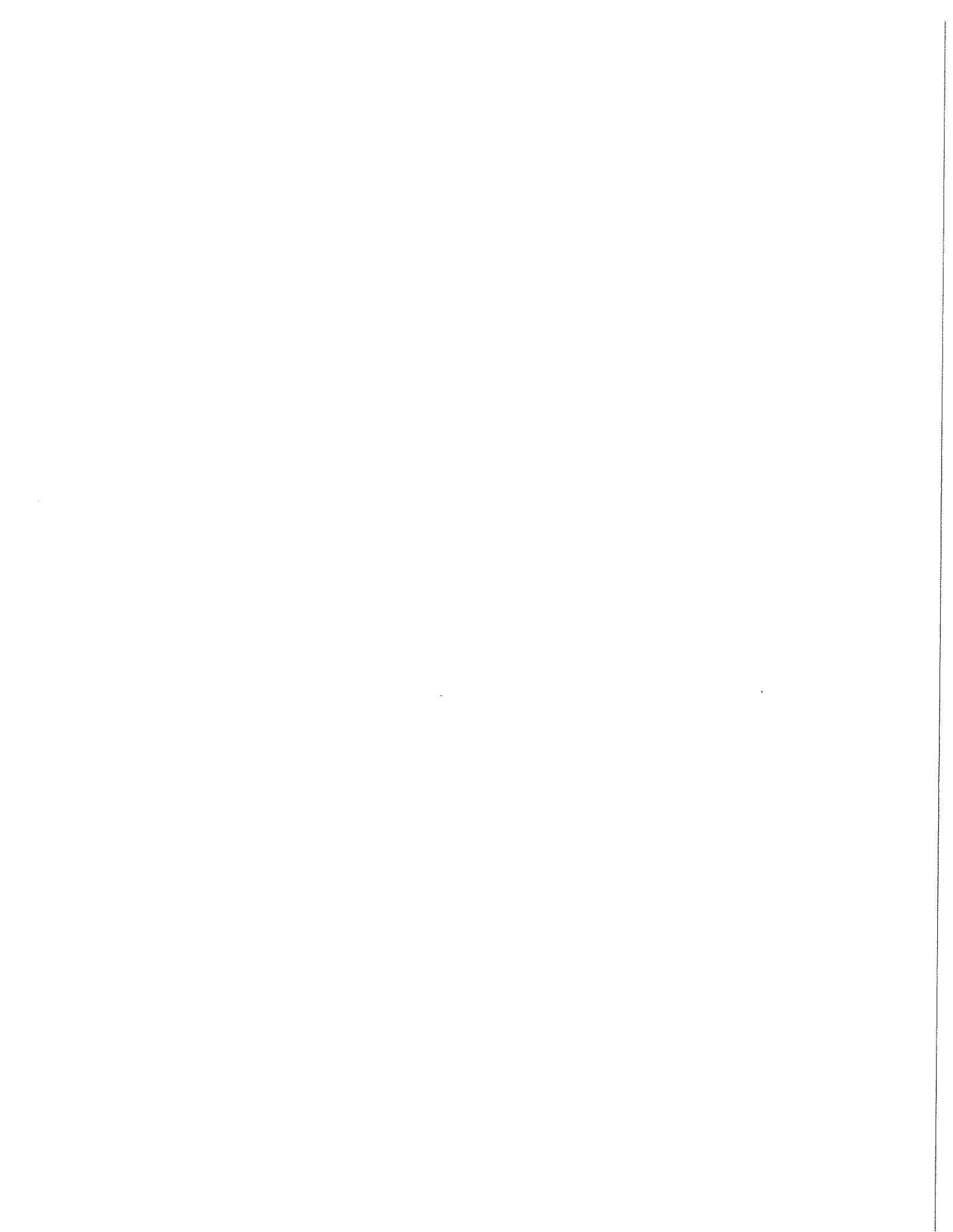
WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a "maintenance" bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

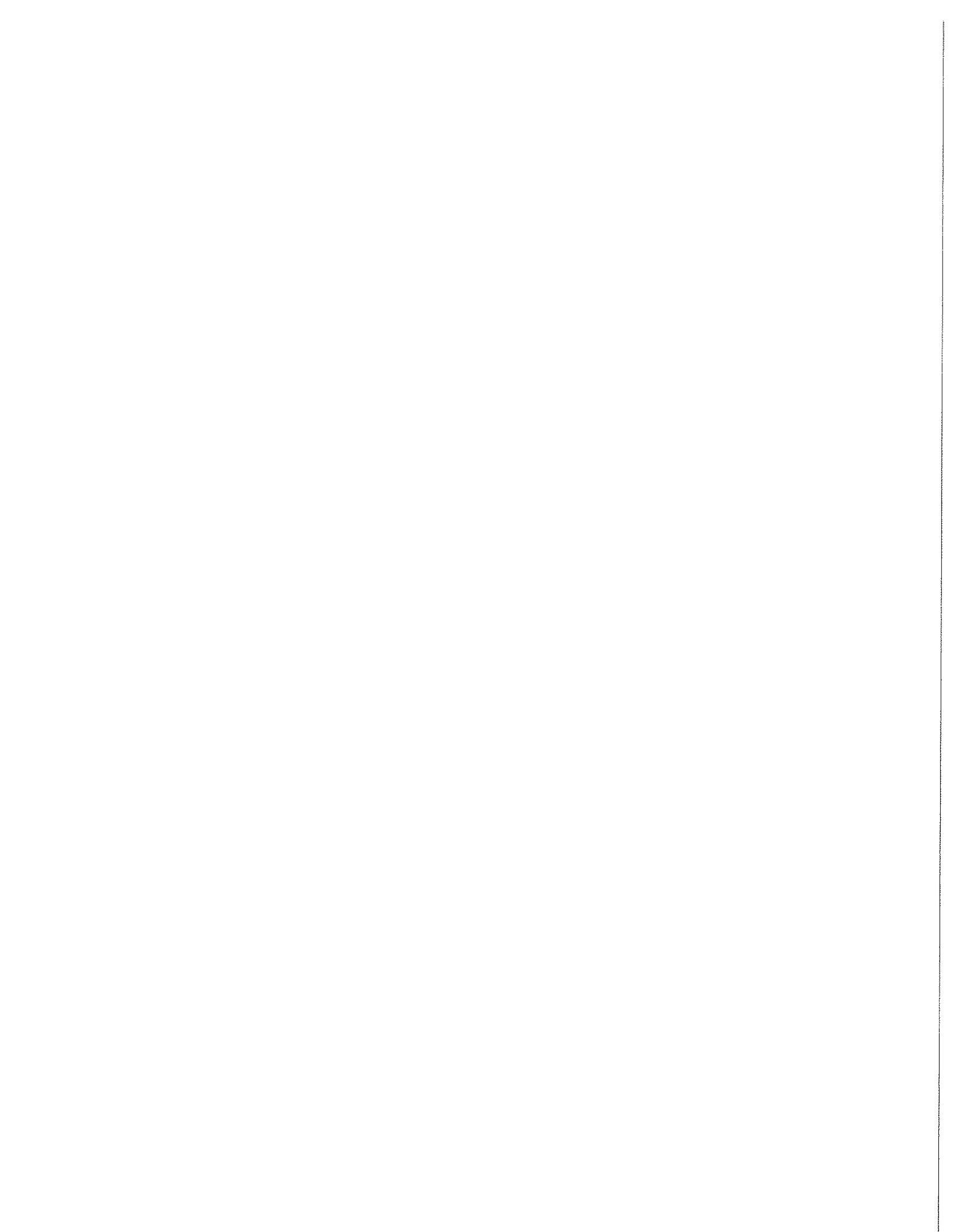
NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Brixworth Phase 3 Section 1 in the amount of **\$96,250.00**.

Passed and adopted this 9th day of May, 2016

Paul Downing, Chairman

Dara Sanders, Secretary





City of Spring Hill
199 Town Center Parkway
P.O. Box 789
Spring Hill, TN 37174
Phone: 931.486.2252 ext. 214
Fax: 931.486.3596



For additional information, send inquiries to:
Chris Brooks (cbrooks@springhilltn.org)

APPLICATION FOR SURETY

PROJECT NAME: BRIXWORTH PHASE 3 SECTION 1 PHASE: 3 SECTION: 1
OF LOTS APPROVED: _____ # OF LOTS REMAINING: _____

SURETY TYPE: MAINTENANCE PERFORMANCE _____ RESTORATION
POSTED WITH: LETTER OF CREDIT _____ PERFORMANCE BOND _____ CASH _____ Insurance Bond
SURETY AMOUNT: \$ _____ EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/N

PURPOSE OF SURETY: _____

NAME OF FINANCIAL INSTITUTION: NATIONAL BANK OF COMMERCE SURETY #: _____
CONTACT PERSON: EVANS QUIN LIVAN EMAIL: EQULIVAN@NATIONALBANKOF.COMMERCIAL.COM
ADDRESS: HUNTSVILLE, AL CITY, STATE, ZIP: _____
PHONE NUMBER: 256-564-7606 FAX NUMBER: _____

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: SMART DRIVING LLC DAVID BUSCHMAN
ADDRESS: 2101 CLINTON AVE W CITY, STATE, ZIP: HUNTSVILLE AL 35805
PHONE NUMBER: 615-878-6171 FAX NUMBER: _____
EMAIL: DAVID@DAVIDBUSCHMAN.W.COM

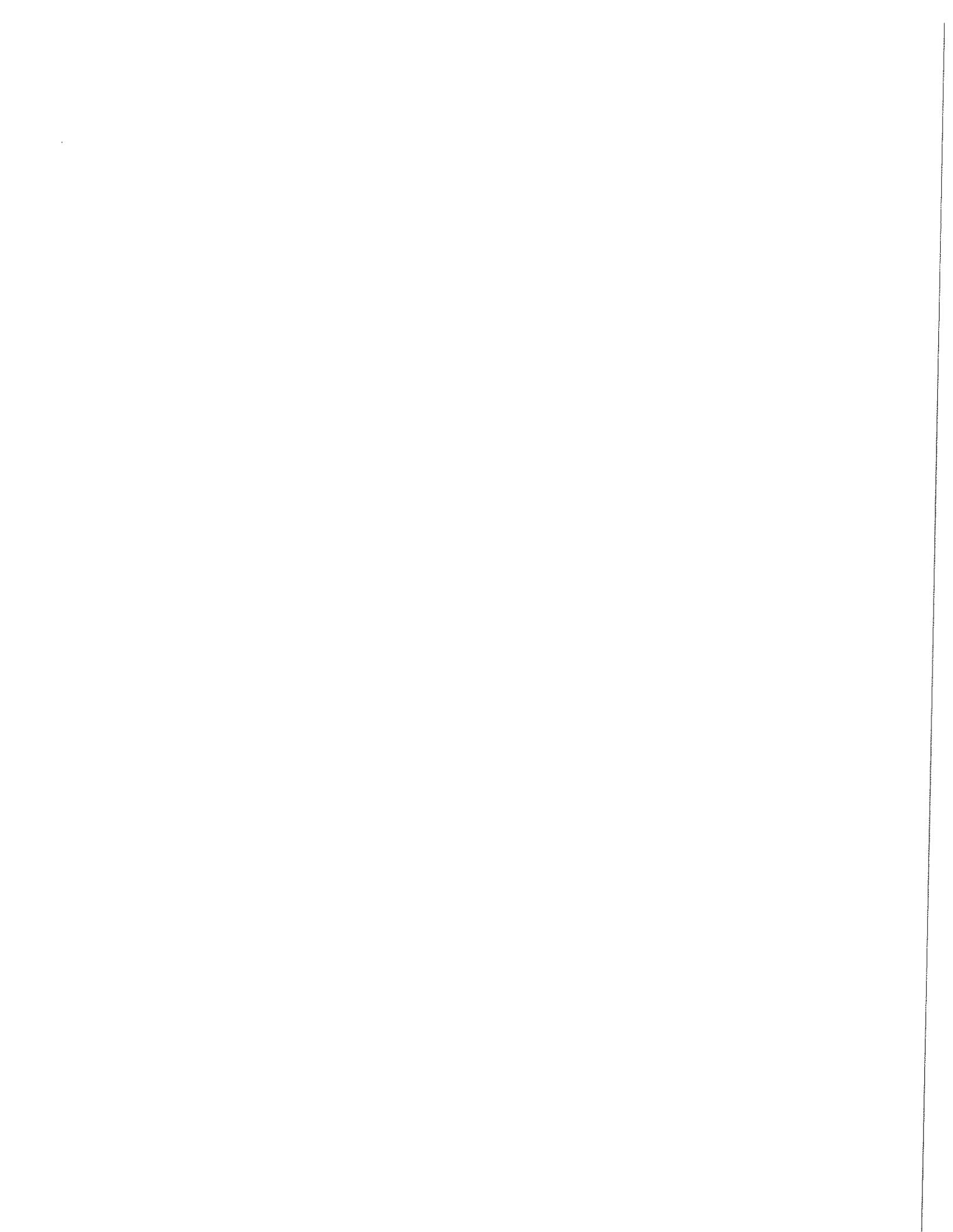
ACTION REQUEST

I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:

- ESTABLISH NEW SURETY
- REQUEST FINAL INSPECTION AND RELEASE OF SURETY
- REQUEST REDUCTION OF SURETY AMOUNT
- REQUEST EXTENSION OF SURETY FOR (1) YEAR
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

EXPLANATION FOR PROOF OF DIFFICULTY: _____

Alan Beale





Utility Information Sheet

Development ___ Brixworth _____

Phase ___3___ Section ___1___ #of lots ___38___

Cost to install Utility's (Maintenance Bond)

Sewer line ___\$348,000.00_____

Water line ___\$133,700.00_____

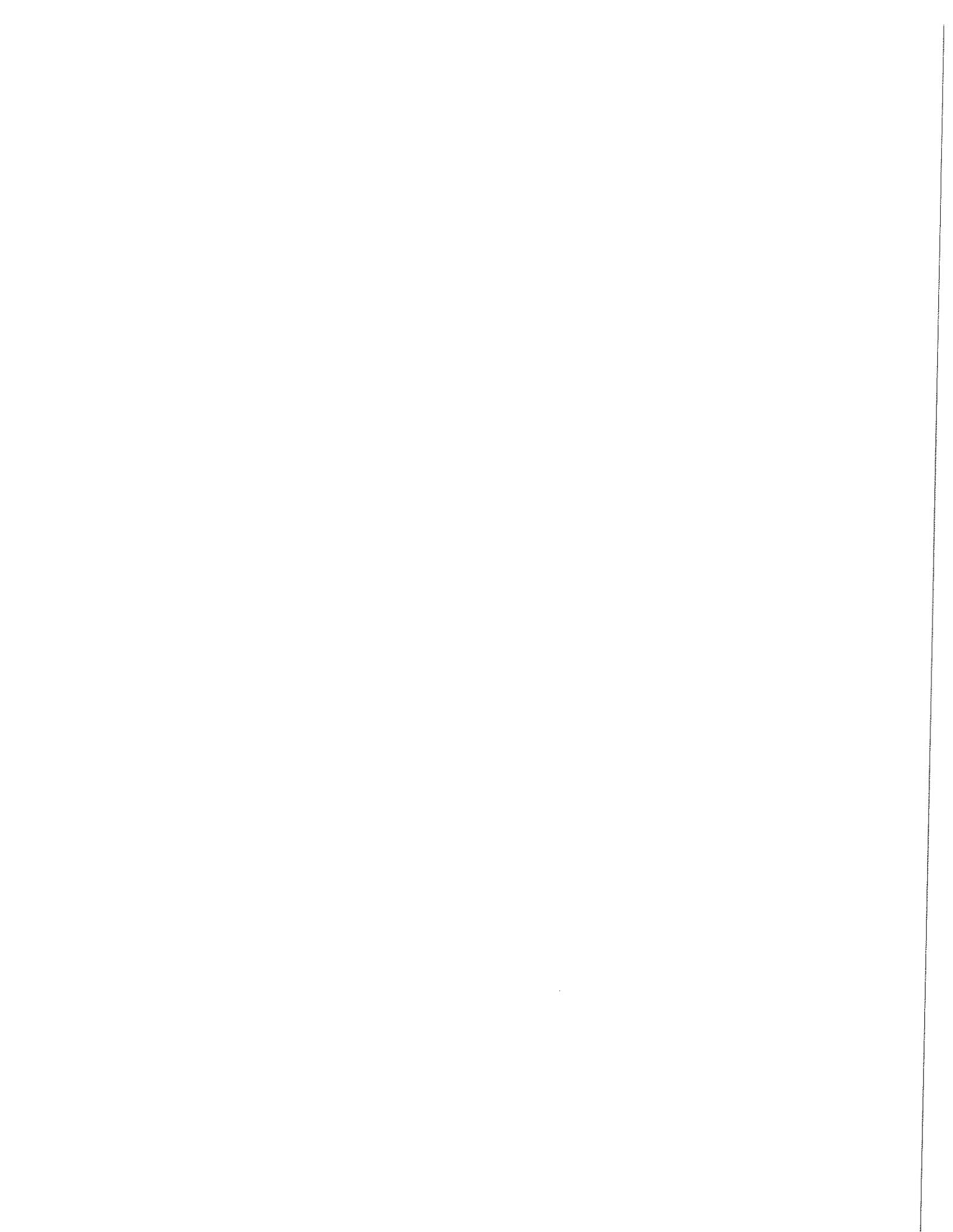
Storm Water ___\$375,600.00_____

Curbing ___\$ 23,915.00_____

Binder ___\$ 59,526.00_____

Total - \$940,741.00

30% Bond Amount - \$282,222.00





Utility Information Sheet

Development ___ Brixworth _____

Phase 3 Section 1 #of lots 38

Cost to install Utility's (Performance Bond)

Signage _____ \$3,000.00 _____

Street Lights ___ \$10,000.00 _____

Sidewalks _____ \$22,500.00 _____

Final Topping Asphalt ___ \$52,000.00 _____

Total - \$87,500.00

10% of total – \$8,750.00

TOTAL BOND AMOUNT - \$96,250.00





**City of Spring Hill
Planning Commission**

DATE: April 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Meadowbrook Phase 4 Section 5

SUBMITTED BY: Missy Stahl, Project Manager

OVERVIEW:

- Final plat was approved by the Planning Commission in October 2015.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 16-35 to establish a maintenance bond for Meadowbrook Phase 4 Section 5
- Approve PC Resolution 16-36 to establish a performance bond for Meadowbrook Phase 4 Section 5



**RESOLUTION 16-35 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
MEADOWBROOK PHASE 4 SECTION 5**

WHEREAS, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 16 lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and

WHEREAS, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$58,567.00**; and

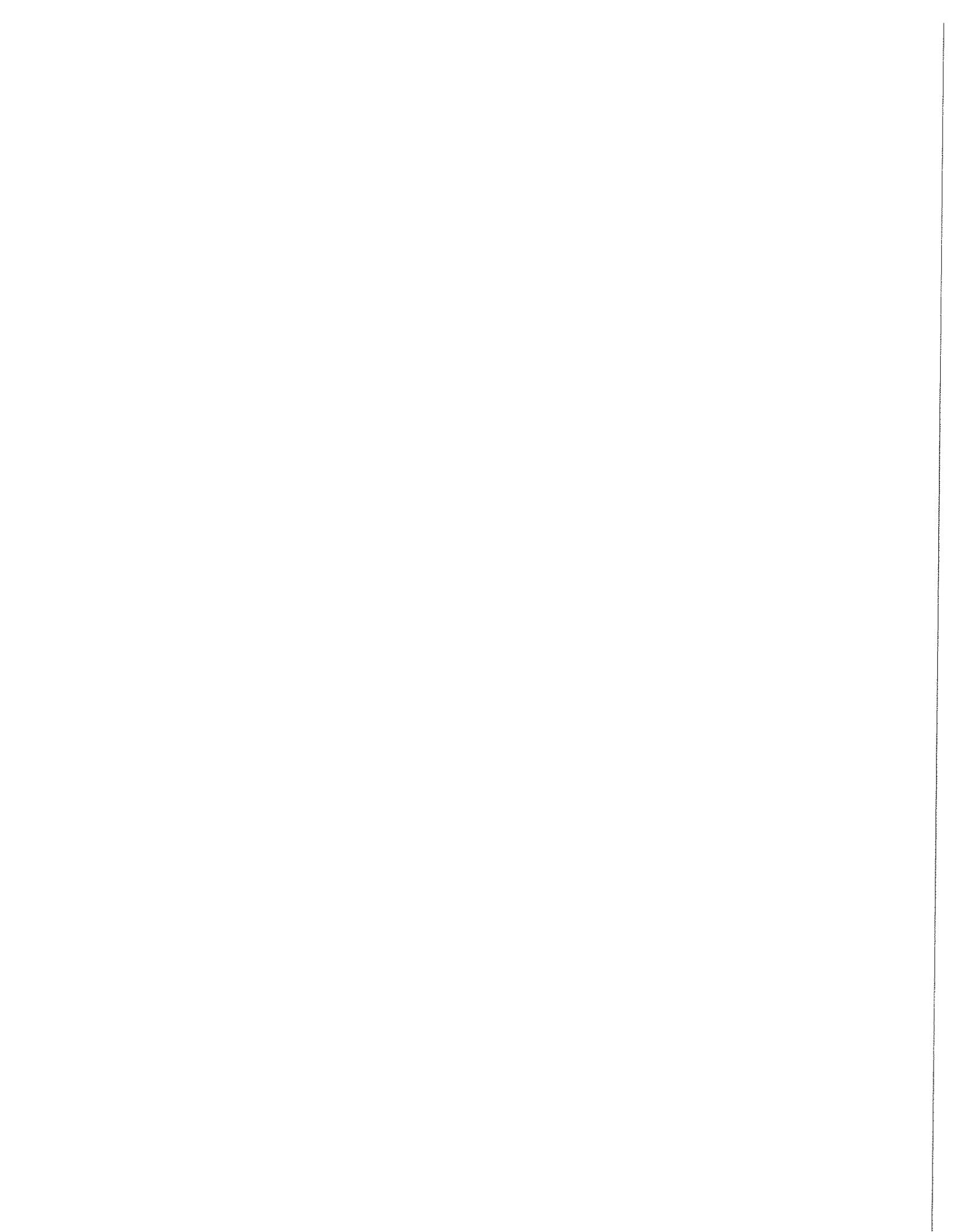
WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Meadowbrook Phase 4 Section 5 in the amount of **\$58,567.00**.

Passed and adopted this 9th day of May, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



**RESOLUTION 16-36 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
MEADOWBROOK PHASE 4 SECTION 5**

WHEREAS, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 16 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
*Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1
½ inches of hot mix asphalt; and*

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **\$22,066.00**; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

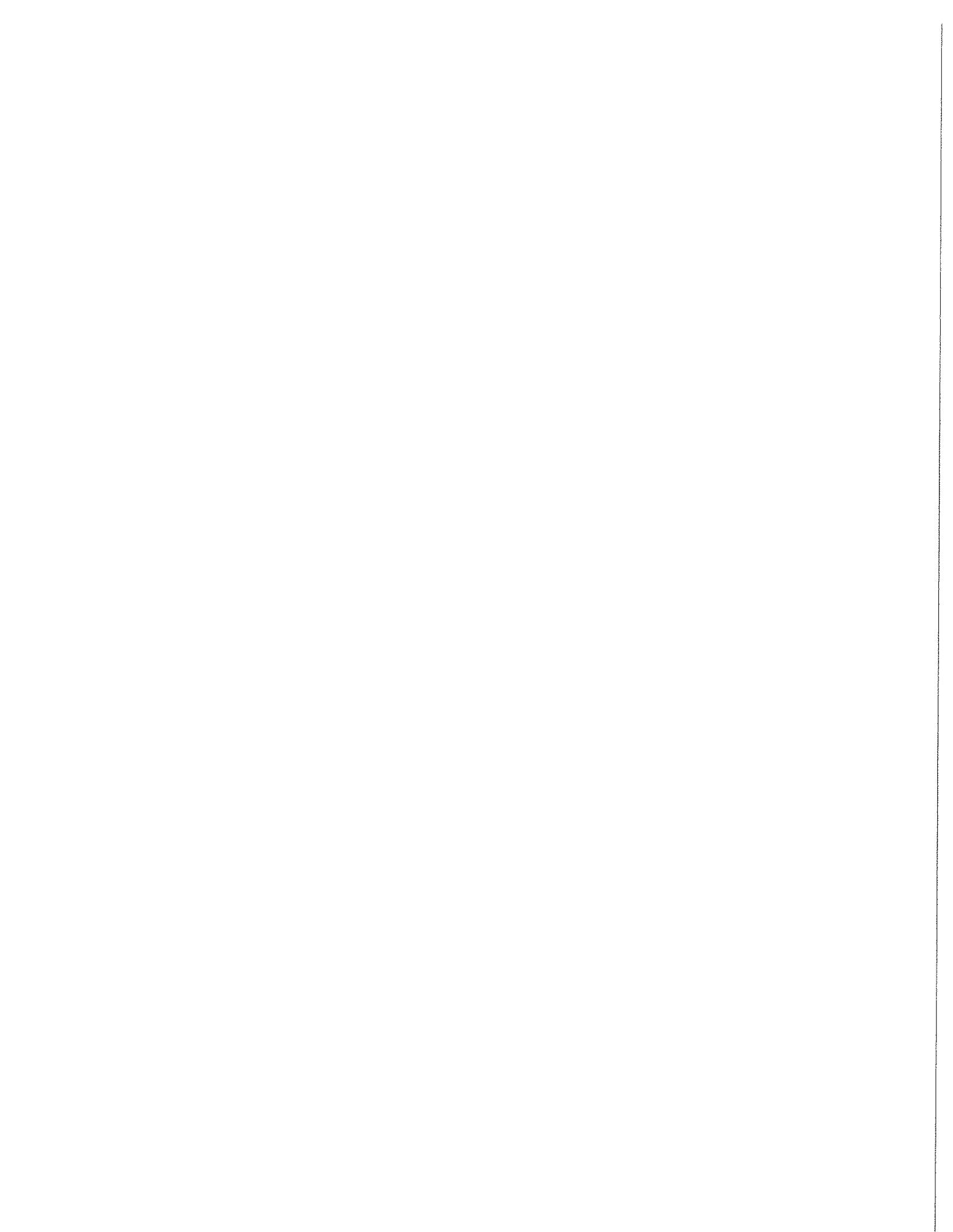
WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

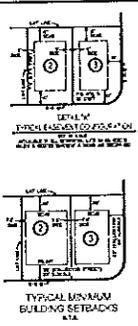
NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Meadowbrook Phase 4 Section 5 in the amount of **\$22,066.00**.

Passed and adopted this 9th day of May, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

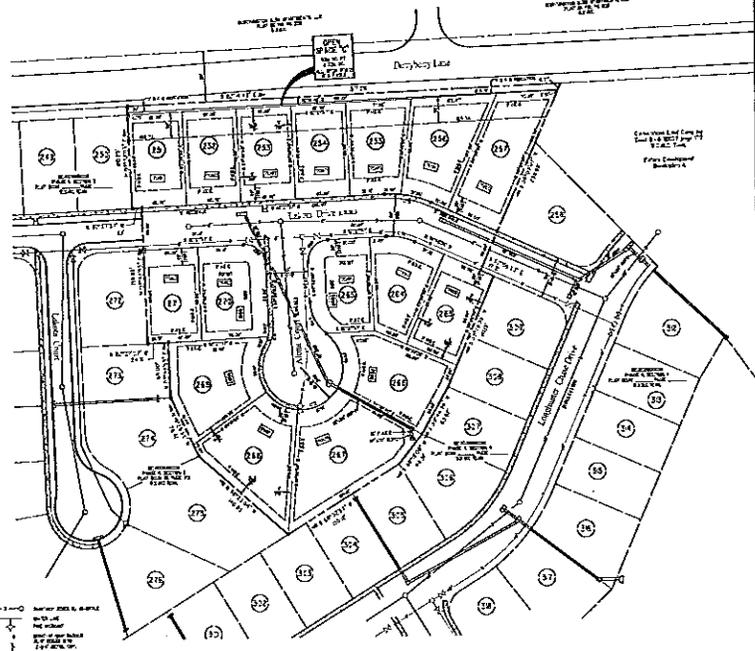




- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO LOCATE A SINGLE-FAMILY LOT.
 2. THE LOTS ARE TO BE PLACED ON A 1/2 AC. TRACT AS SHOWN ON THE ATTACHED MAP.
 3. THE LOTS ARE TO BE PLACED ON A 1/2 AC. TRACT AS SHOWN ON THE ATTACHED MAP.
 4. THE LOTS ARE TO BE PLACED ON A 1/2 AC. TRACT AS SHOWN ON THE ATTACHED MAP.
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 15. THE LOTS ARE TO BE PLACED ON A 1/2 AC. TRACT AS SHOWN ON THE ATTACHED MAP.
 16. THE LOTS ARE TO BE PLACED ON A 1/2 AC. TRACT AS SHOWN ON THE ATTACHED MAP.
 17. THE LOTS ARE TO BE PLACED ON A 1/2 AC. TRACT AS SHOWN ON THE ATTACHED MAP.
 18. THE LOTS ARE TO BE PLACED ON A 1/2 AC. TRACT AS SHOWN ON THE ATTACHED MAP.
 19. THE LOTS ARE TO BE PLACED ON A 1/2 AC. TRACT AS SHOWN ON THE ATTACHED MAP.
 20. THE LOTS ARE TO BE PLACED ON A 1/2 AC. TRACT AS SHOWN ON THE ATTACHED MAP.

LOT #	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1,200	0.027
2	1,200	0.027
3	1,200	0.027
4	1,200	0.027
5	1,200	0.027
6	1,200	0.027
7	1,200	0.027
8	1,200	0.027
9	1,200	0.027
10	1,200	0.027
11	1,200	0.027
12	1,200	0.027
13	1,200	0.027
14	1,200	0.027
15	1,200	0.027
16	1,200	0.027
17	1,200	0.027
18	1,200	0.027
19	1,200	0.027
20	1,200	0.027

LOT #	AREA (SQ. FT.)	AREA (SQ. YD.)
21	1,200	0.027
22	1,200	0.027
23	1,200	0.027
24	1,200	0.027
25	1,200	0.027
26	1,200	0.027
27	1,200	0.027
28	1,200	0.027
29	1,200	0.027
30	1,200	0.027
31	1,200	0.027
32	1,200	0.027
33	1,200	0.027
34	1,200	0.027
35	1,200	0.027
36	1,200	0.027
37	1,200	0.027
38	1,200	0.027
39	1,200	0.027
40	1,200	0.027



Phase Four, Section Five
Meadowbrook

<p>CERTIFICATE OF TOWNSHIP AND COUNTY</p> <p>I, the undersigned, being the clerk of the township and county of the State of Michigan, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.</p> <p>Date: _____</p> <p>Township Clerk</p>	<p>CERTIFICATE OF TOWNSHIP OF THE STATE</p> <p>I, the undersigned, being the township clerk of the township of the State of Michigan, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.</p> <p>Date: _____</p> <p>Township Clerk</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES</p> <p>I, the undersigned, being the representative of the public utility, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.</p> <p>Date: _____</p> <p>Public Utility Representative</p>	<p>CERTIFICATE OF SURVEY</p> <p>I, the undersigned, being the surveyor, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.</p> <p>Date: _____</p> <p>Surveyor</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC SAFETY</p> <p>I, the undersigned, being the representative of the public safety, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.</p> <p>Date: _____</p> <p>Public Safety Representative</p>	<p>CERTIFICATE OF APPROVAL OF FIRE DEPARTMENT</p> <p>I, the undersigned, being the representative of the fire department, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.</p> <p>Date: _____</p> <p>Fire Department Representative</p>	<p>CERTIFICATE OF APPROVAL OF POLICE DEPARTMENT</p> <p>I, the undersigned, being the representative of the police department, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.</p> <p>Date: _____</p> <p>Police Department Representative</p>	<p>FINAL SUBDIVISION PLAN</p> <p>CITY OF SPRING HILL, FLORIDA</p> <p>TOTAL LOTS: 40</p> <p>TOTAL ACRES: 1.2</p> <p>TOTAL SQUARE FEET: 1,200,000</p> <p>SCALE: 1" = 20'</p>
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Utility Information Sheet

Development ___ Meadowbrook _____

Phase_4__ Section_5__ #of lots_16__

Cost to install Utility's (Maintenance Bond)

Sewer line__\$71,235.23_____

Water line__\$50,825.32_____

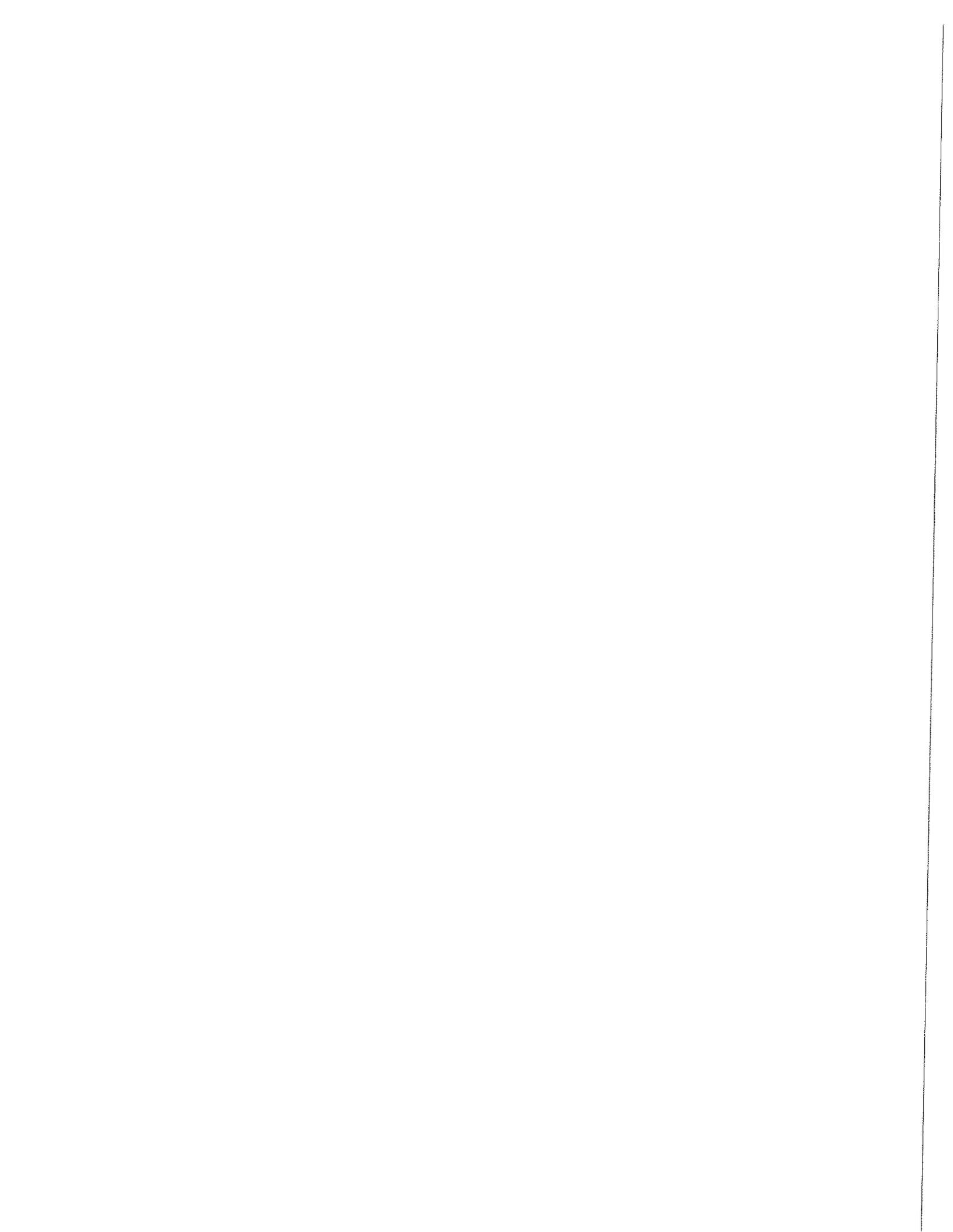
Storm Water__\$47,471.47_____

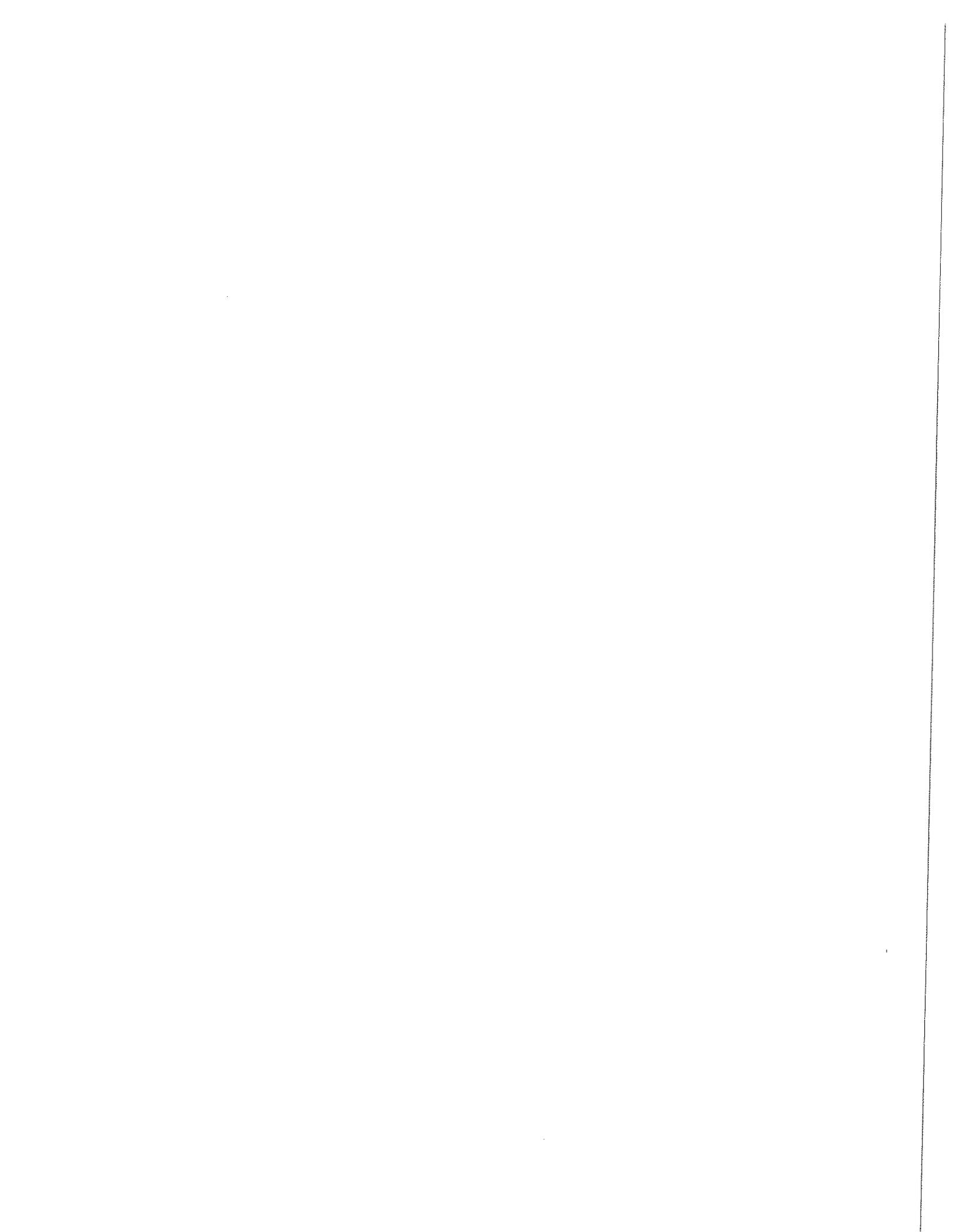
Curbing__\$5,851.76_____

Binder______\$19,840.00_____

Total - \$195,223.78

30% of total – **Bond amount - \$58,567**







City of Spring Hill Planning Commission

DATE: April 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Meadowbrook Phase 4 Section 6

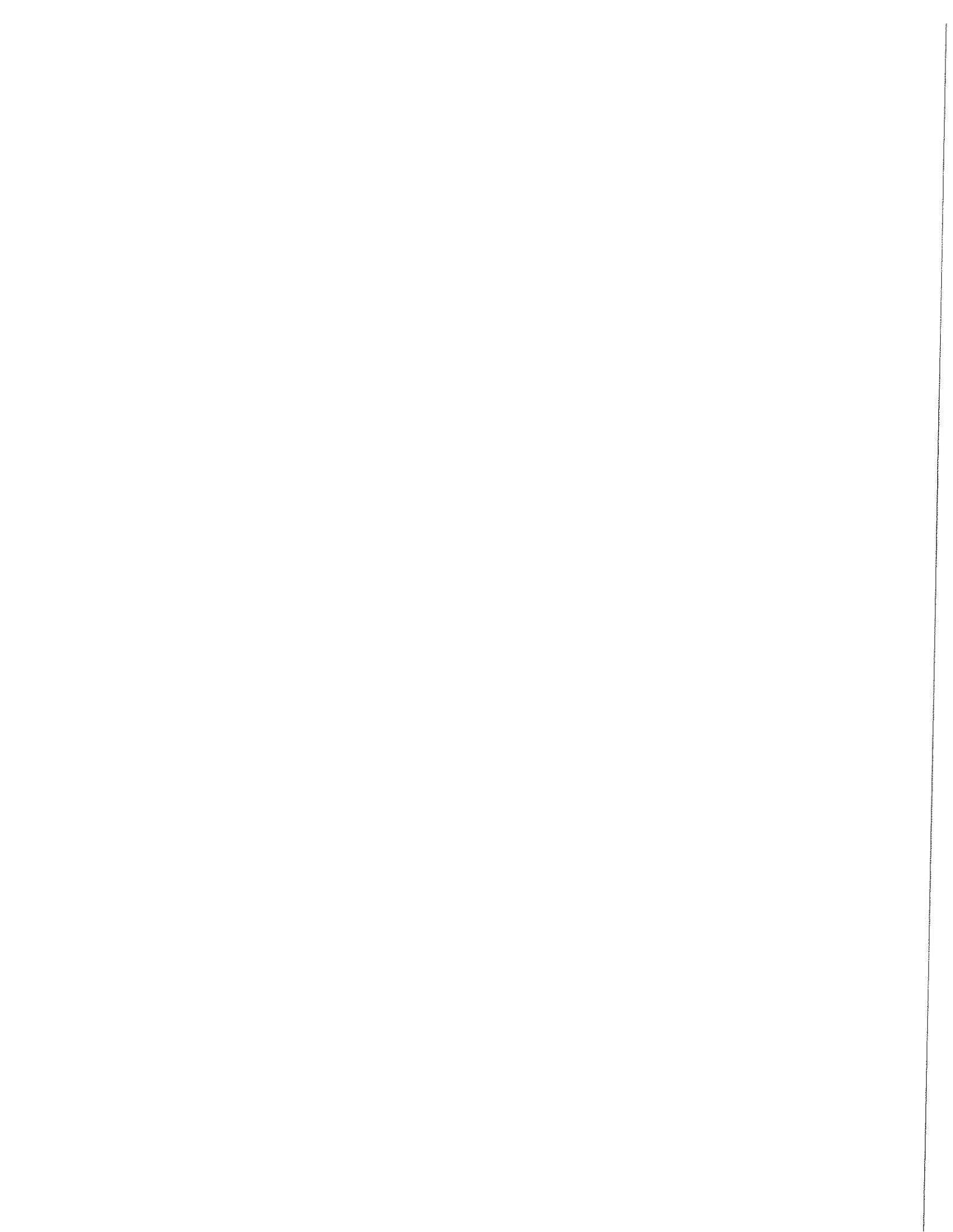
SUBMITTED BY: Missy Stahl, Project Manager

OVERVIEW:

- Final plat is on the May Planning Commission agenda for consideration of approval.
- Developer has submitted application and corresponding documentation to establish bonds.
- Plat was submitted for (6) lots but should have been for (10) lots. Developer will submit the additional (4) lots once the plat is drawn. Staff has approved for the bonds to be established for all (10) lots.

PC ACTION REQUESTED:

- Approve PC Resolution 16-37 to establish a maintenance bond for Meadowbrook Phase 4 Section 6
- Approve PC Resolution 16-38 to establish a performance bond for Meadowbrook Phase 4 Section 6



**RESOLUTION 16-37 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
MEADOWBROOK PHASE 4 SECTION 6**

WHEREAS, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 10 lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and

WHEREAS, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$36,604.00**; and

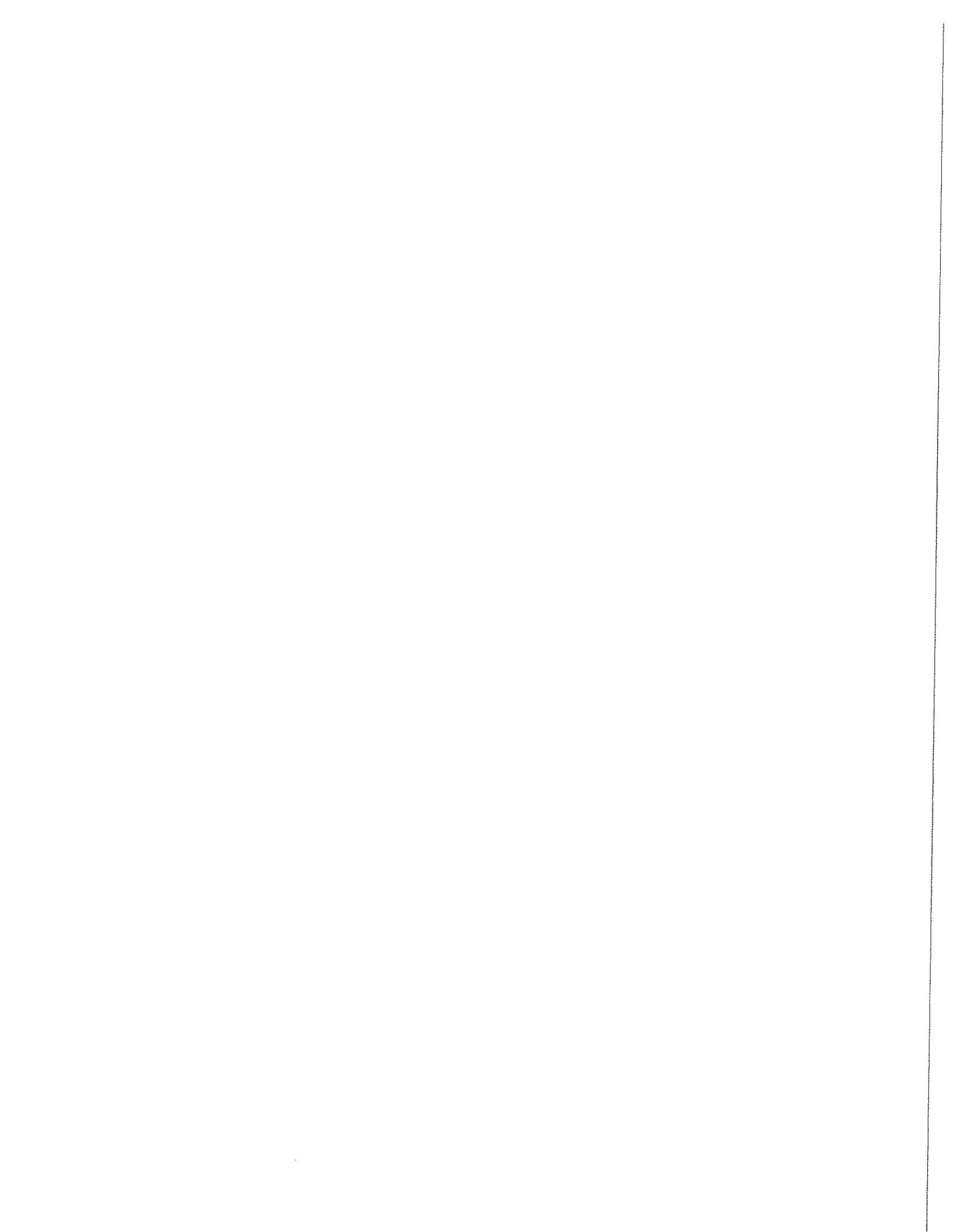
WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Meadowbrook Phase 4 Section 6 in the amount of **\$36,604.00**.

Passed and adopted this 9th day of May, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



**RESOLUTION 16-38 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
MEADOWBROOK PHASE 4 SECTION 6**

WHEREAS, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 10 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **\$14,410.00**; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

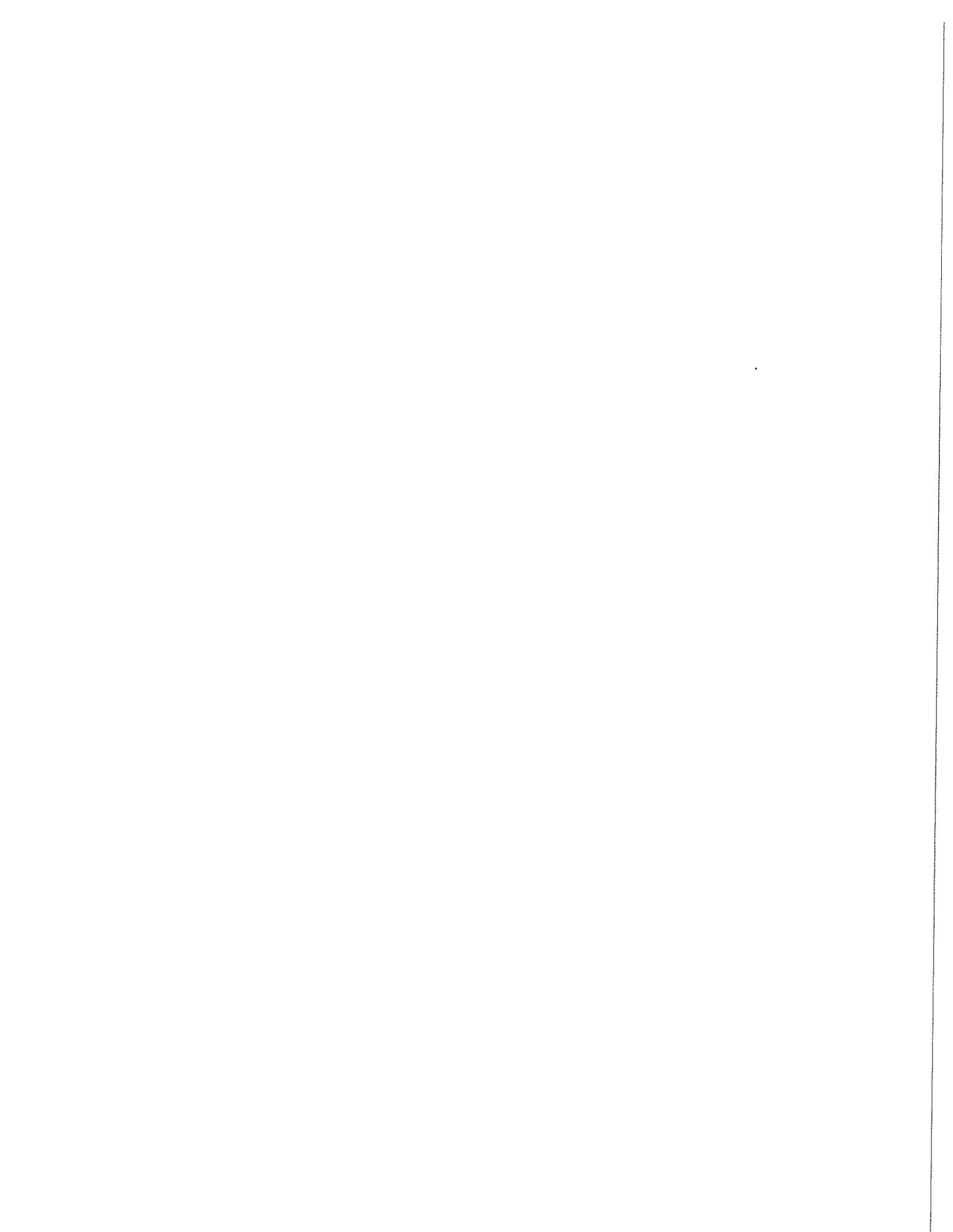
WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

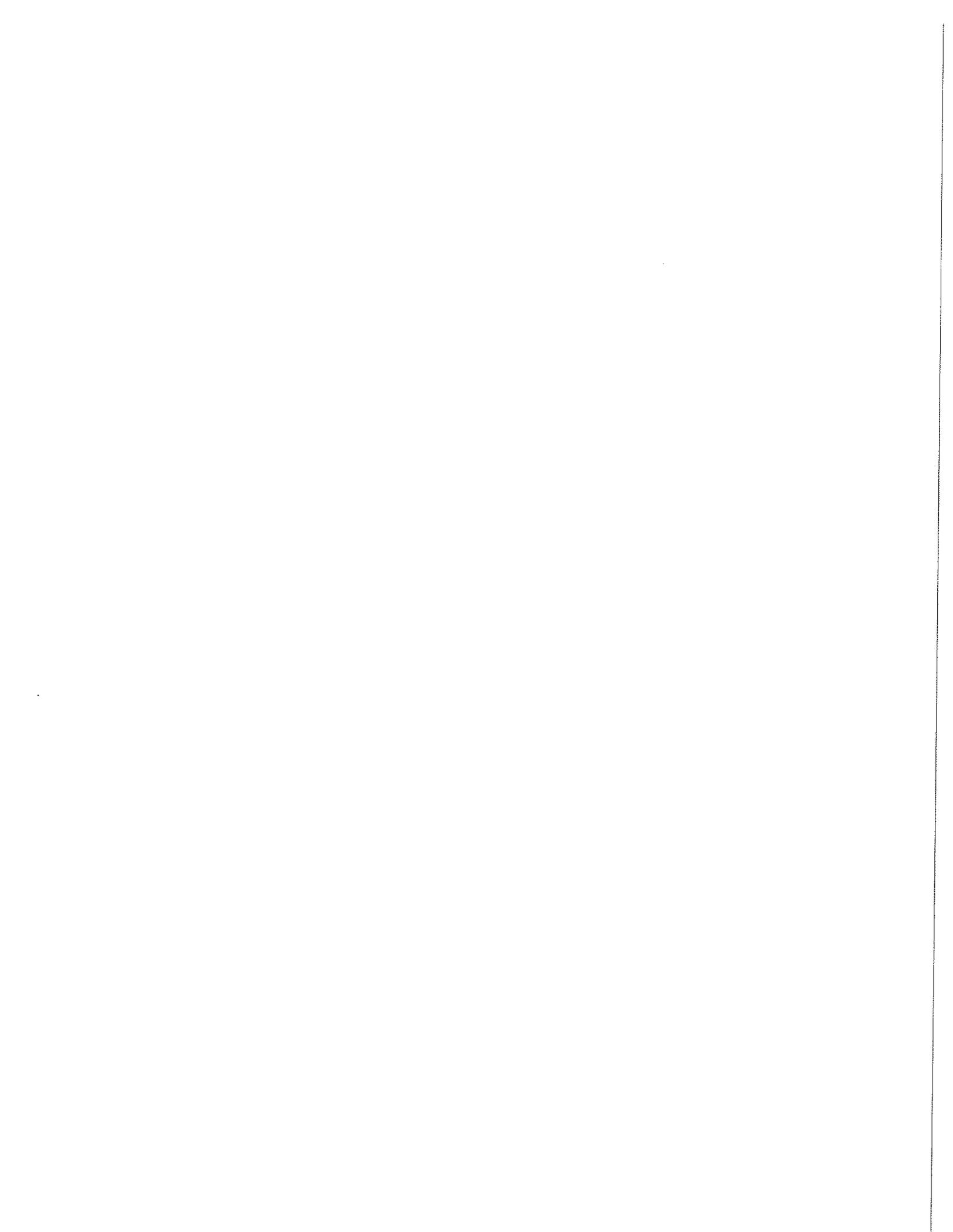
NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Meadowbrook Phase 4 Section 6 in the amount of **\$14,410.00**.

Passed and adopted this 9th day of May, 2016

Paul Downing, Chairman

Dara Sanders, Secretary





City of Spring Hill
 199 Town Center Parkway
 P.O. Box 789



Spring Hill, TN 37174
 Phone 931-486-2252 Ext. 211
 Fax: 931-486-3596

Application for Surety

Property Information	Project Name: <u>Meadowbrook</u>
	Phase: <u>4</u> Section: <u>6</u>
Financial Information	Number of Lots Approved: <u>10</u> Number of Lots Remaining: <u>10</u>
	Surety Type: <input type="checkbox"/> Maintenance <input type="checkbox"/> Performance <input type="checkbox"/> Restoration
Contact Information	Posted With: <input checked="" type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond
	<input type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash
Surety Amount: \$ _____ Expiration Date: ___/___/___	
Automatic Renewal Clause included with Surety: Yes / No (Circle One)	
Purpose of Surety: _____	
Name of Financial Institution: <u>First Bank</u> Surety #: _____	
Contact Person: <u>Michael G. McClellan</u> Email: <u>m.mcclellan@firstbankonline.com</u>	
Address: <u>3325 Aspen Grove Drive Suite 204</u>	
City, State, Zip: <u>Franklin, TN 37067</u>	
Phone Number: <u>(615) 309-1503</u> Fax Number: () _____	
Name of Owner/Developer or Representative: <u>Jason Beavers / Cornerstone Land Co.</u>	
Address: <u>262 Robert Rose Drive Suite 300</u> <u>jbeavers@oksouth.com</u>	
City, State, Zip: <u>Murfreesboro, TN 37129</u>	
Phone Number: <u>(615) 492-2814</u> Fax Number: <u>(615) 896-9380</u>	

Action Request

I (we) request that the following action be taken:

- Establish New Surety
- Request Final Inspection and Release of Surety
- Request Reduction of Surety Amount
- Request extension of surety for (1) year
 (Please provide proof of difficulty below)

Explanation for Proof of Difficulty:

gjb 4/11/16

Applicant Signature

Date

City Staff Signature

Date





Utility Information Sheet

Development___Meadowbrook_____

Phase_4__ Section_6__ #of lots_10__

Cost to install Utility's (Maintenance Bond)

Sewer line__\$44,522.01_____

Water line__\$31,765.82_____

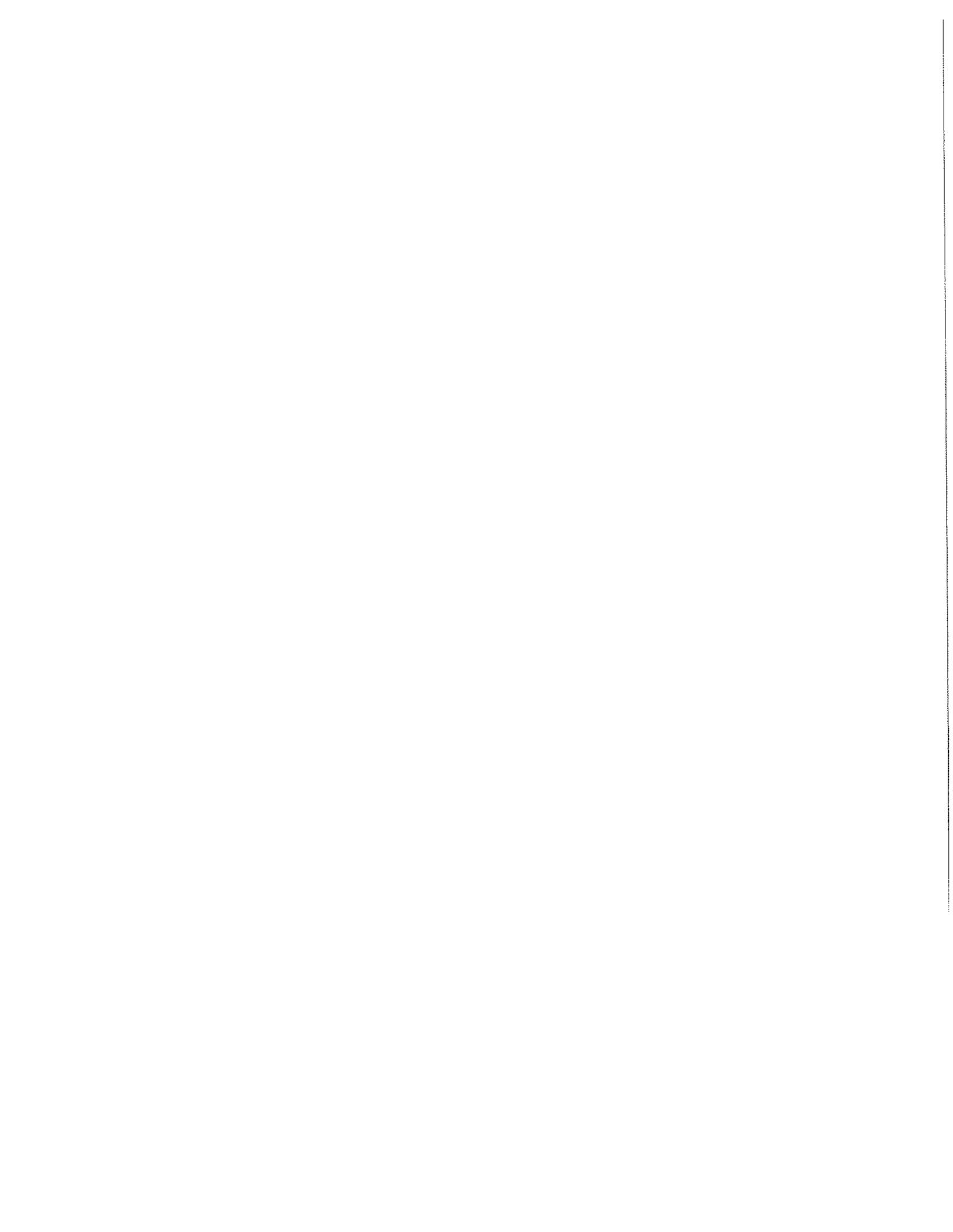
Storm Water__\$29,669.66_____

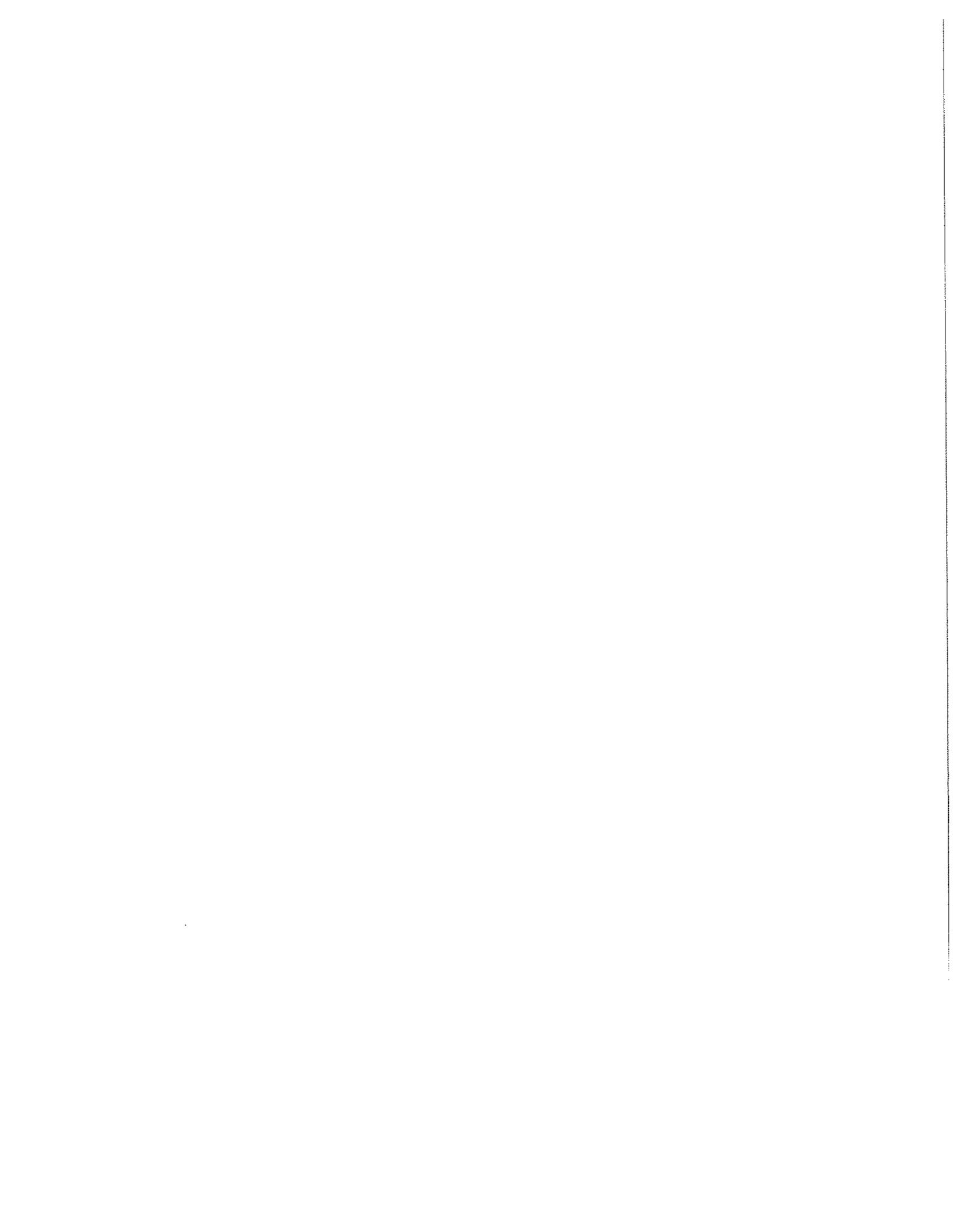
Curbing__\$3,657.35_____

Binder__\$12,400.00_____

Total - \$122,014.84

30% of total – **Bond amount - \$36,604**





Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: May 9, 2016
SUBJECT: FPL 170-2016 (The Laurels at Town Center)

FPL 170-2016: Submitted by Anderson, Delk, & Associates, Inc. for property located at the terminus of the Dogwood Trail cul-de-sac. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 15.96 acres. The applicant requests final plat approval for 2 Residential Lots and an Open Space Lot.

Property description and history: This property is located at the terminus of the Dogwood Trail cul-de-sac. In 2006, a Planned Unit Development was approved for the subject property to grant bulk and area relief for a single-family residential subdivision. The plan showed Dogwood Trail extending to the north for a future street connection to Beechcroft Road.

In 2015, a Planned Unit Development application was approved for the adjacent property to the north, which did not include a street connection to Dogwood Trail. As a result, Dogwood Trail is required to be completed as a permanent cul-de-sac, and the applicant obtained Planning Commission approval of a preliminary plat application in March of 2016.

Request: The applicant requests final plat approval of 2 residential lots, associated open space, and the permanent cul-de-sac of Dogwood Trail with associated Right-of-Way.

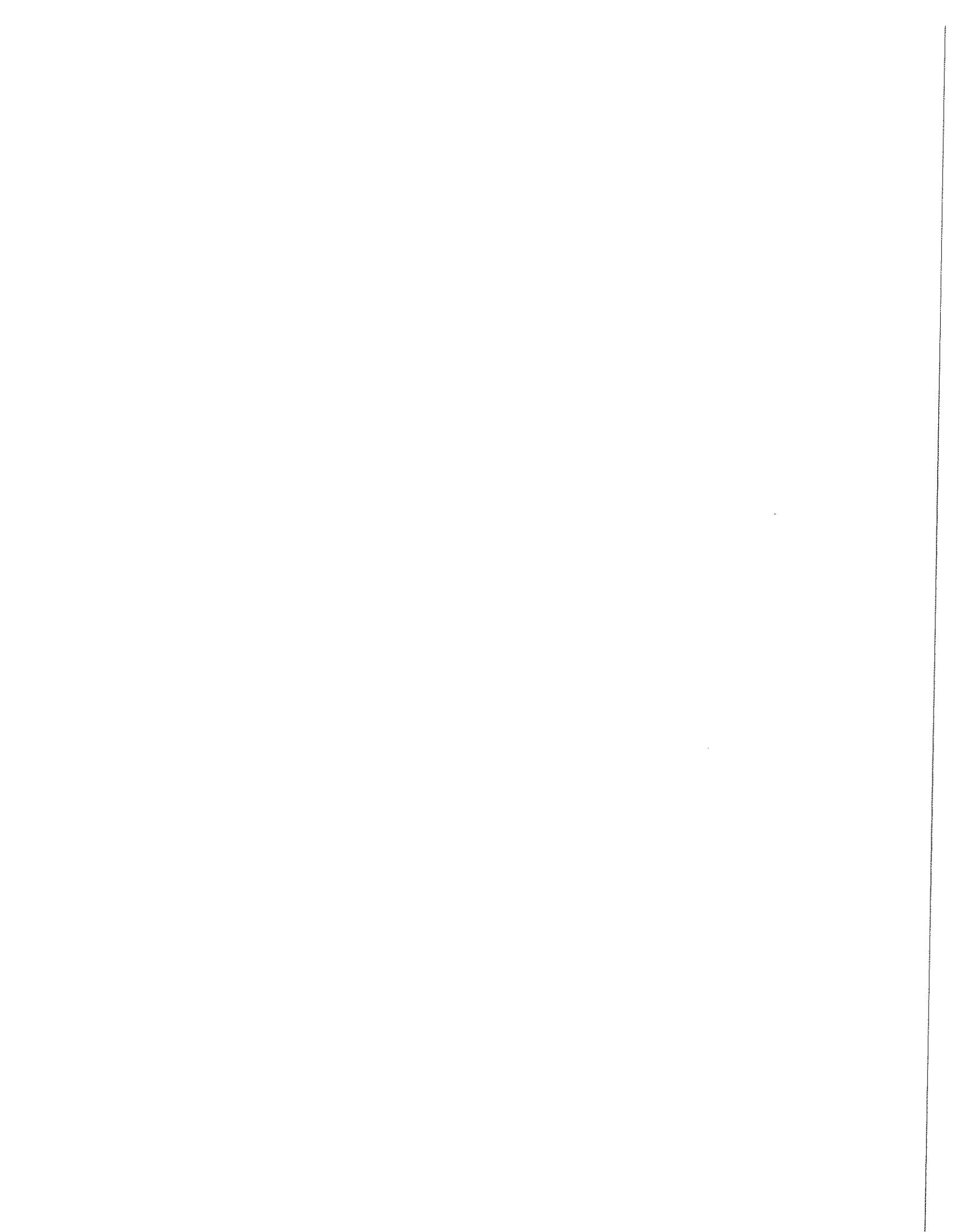
Streets and sidewalk: Dogwood Trail is classified as a Local Street in the Major Thoroughfare Plan, which requires a minimum of 50 feet of right-of-way (25 feet from centerline). Pursuant to discussion during the Planning Commission work session, sidewalk is proposed to be constructed along the entirety of the street frontage in the project boundary.

Bulk and area requirements: The proposal is compliant with the bulk and area requirements approved for this project.

Bicycle and Greenway: This project boundary is not impacted by the Bicycle and Greenway Plan.

Recommendation: Staff recommends approval of the request subject to the following conditions of approval:

1. Final Plat approval shall remain valid for a period of five (5) years, during which time the final plat must be recorded.
2. Modification to the final plat may require Planning Commission approval.



Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: May 9, 2016
SUBJECT: FPL 171-2016 (Meadowbrook Phase 4, Section 6)

FLP 171-2016: Submitted by Anderson, Delk, & Associates, Inc. for property located at the terminus of the Longhunter Chase Drive cul-de-sac. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 2.09 acres. The applicant requests final plat approval for 6 Single-Family Residential Lots and two Open Space Lots.

Property description and history: This property is located at the terminus of the Longhunter Chase Drive cul-de-sac. In March of 2014, the Planning Commission approve a preliminary plat for Meadowbrook Phase 4, Sections 4 through 6. Construction has continued since the approval.

Request: The applicant requests final plat approval of 6 single-family residential lots, two associated open space lots, and the cul-de-sac of Longhunter Chase Drive with associated Right-of-Way.

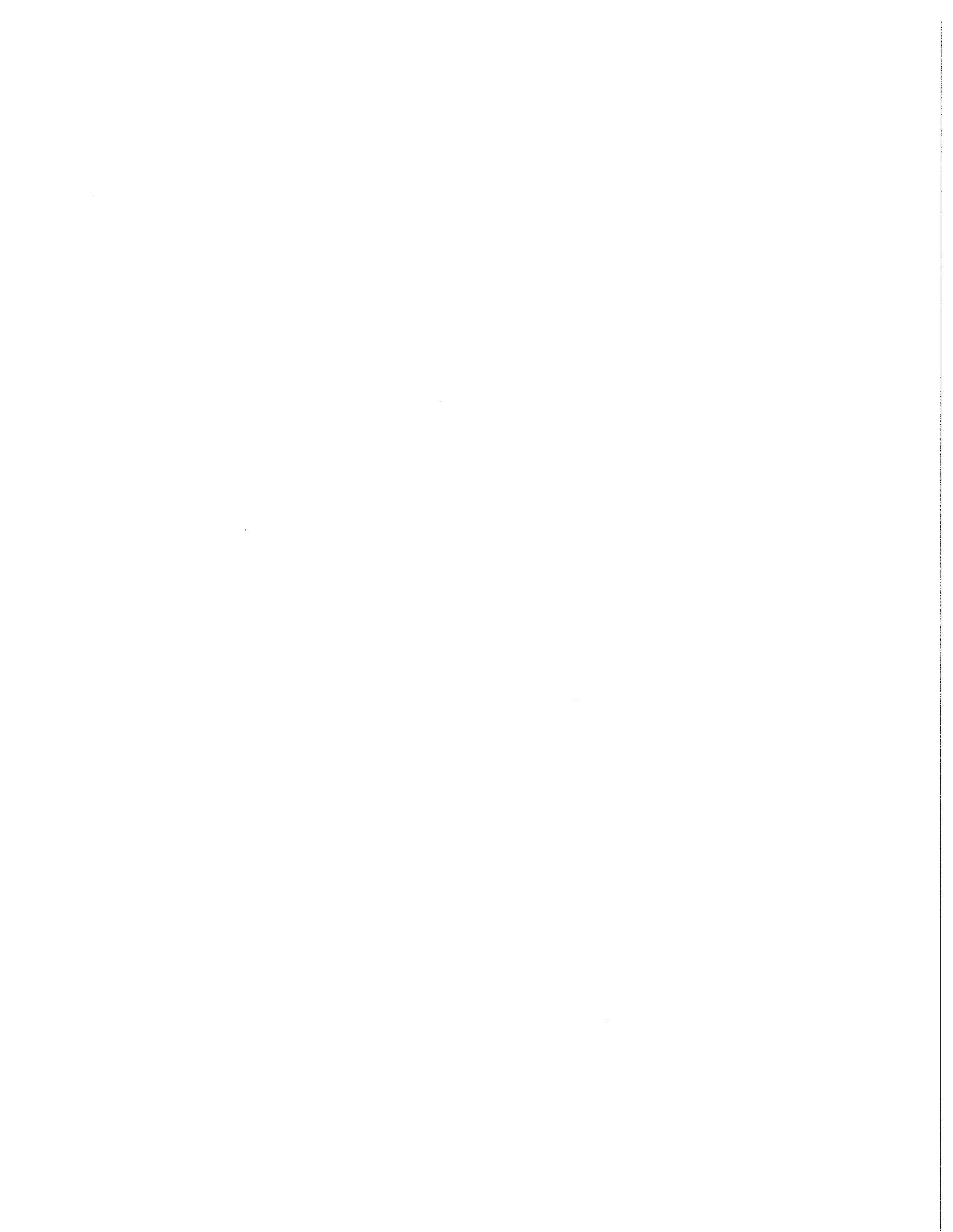
Streets and sidewalk: The applicant proposes to extend Longhunter Chase Drive (Local Street) with sidewalk on one side.

Bulk and area requirements: Based on staff's review, the proposal appears to be compliant with the approved PUD and Article X (PUD Provisions).

Bicycle and Greenway Plan: Derryberry Lane is identified as a bike lane route. The preliminary plat application was approved prior to the adoption of the Bicycle and Greenway Plan; therefore, staff has not recommended bike lane provisions.

Recommendation: Staff recommends approval of FPL 171-2016, subject to the following conditions of approval:

1. Final plat approval shall be valid for a period of five (5) years, during which time the plat shall be recorded.
2. Modifications to the Plat may require Planning Commission approval.



Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: May 9, 2016
SUBJECT: FPL 174-2016 (Brixworth Phase 3, Section 1)

FLP 174-2016: Submitted by WES Engineers and Surveyors for Brixworth, Phase 3, Section 1. The property is zoned R-2, Medium Density Residential and contains approximately 14.25 acres. The applicant requests final plat approval for 38 Single-Family Residential Lots and an Open Space Lot.

Property description and history: This property is located along Brixworth Drive, Stewart Campbell Point, and Rain Meadow Court. In December of 2014, the Planning Commission approved a preliminary plat application for Brixworth Phase 3 to include 85 single-family residential lots and associated infrastructure.

Request: The applicant requests final plat approval of 38 Single-Family Residential Lots and an Open Space Lot.

Streets and sidewalk: The applicant proposes to extend Stewart Campbell Point (Collector) and Brixworth Drive (Local Street). All streets are proposed to include sidewalk on both sides. The preliminary plat was approved prior to the adoption of the 2040 Major Thoroughfare Plan and is not subject to the 75' right-of-way requirement for a collector.

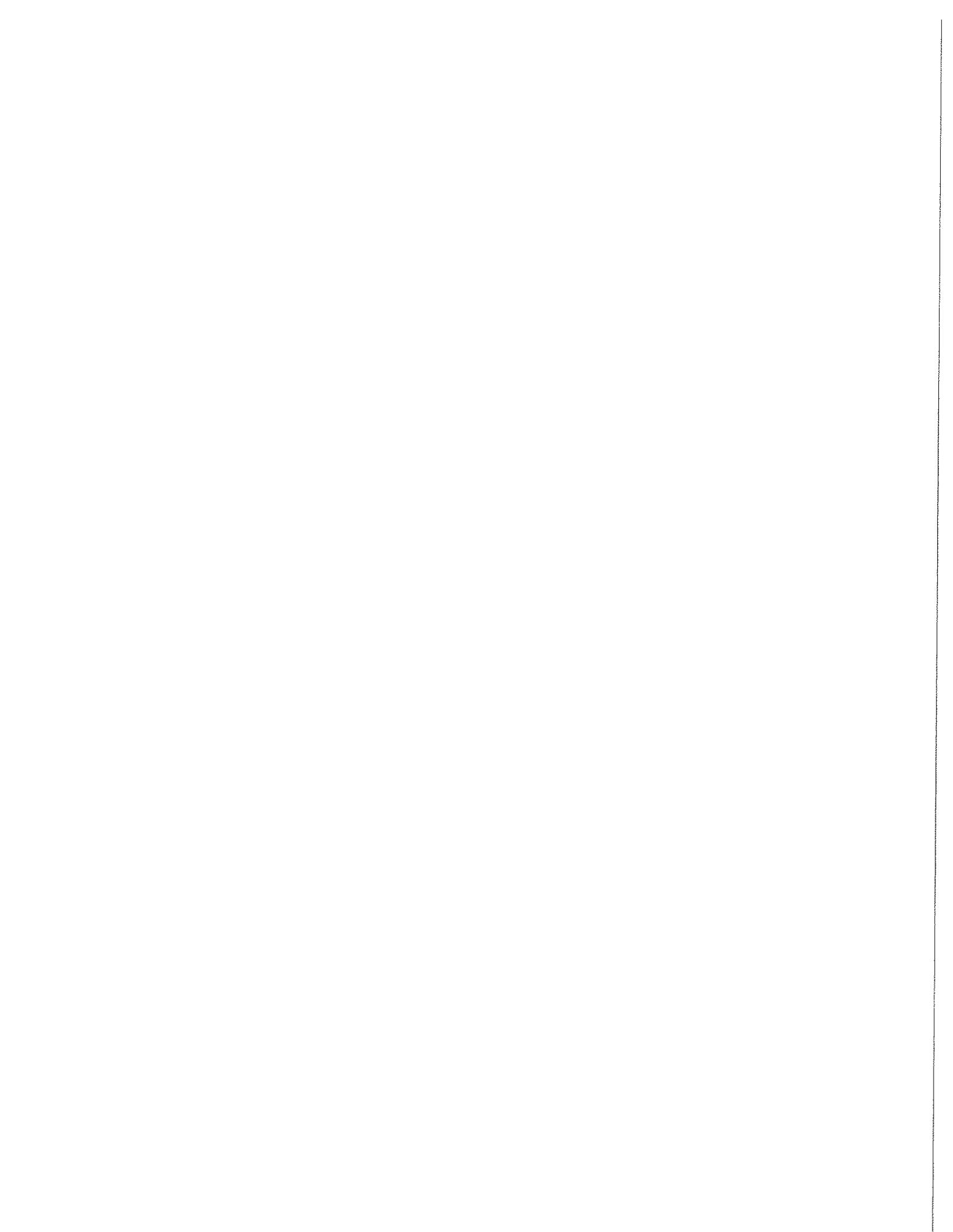
Bulk and area requirements: The proposal is compliant with the minimum bulk and area criteria of the R-2 zoning district.

Bicycle and Greenway: Chapman's Crossing is identified as a multi-use path route. The preliminary plat application was approved prior to the adoption of the City's Bicycle and Greenway Plan; therefore, staff has not recommended construction of the multi-use path.

Engineering: Engineering has recommended conditions of approval.

Recommendation: Staff recommends approval of FPL 174-2016, subject to the following conditions of approval:

1. Prior to recordation of the final plat, the following Engineering requirements shall be met –
 - a. show cul-d-sac radius (50')
 - b. HDPP pipe to be used under turf areas.
 - c. Add to the notes "all drainage easements " to be maintained by the HOA.
2. Approval shall remain valid for a period of five (5) years, during which time the final plat shall be recorded.
3. Modification to the final plat may require Planning Commission approval.



Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: April 25, 2016
SUBJECT: STP 178-2016 (The Reserve Assisted Living Facility)

STP 178-2016: Submitted by Crunk Engineering, LLC for property located at 2000 Reserve Boulevard. The property is zoned B-4, Central Business District, and contains approximately 15.71 acres. The applicant requests site plan approval for a 71,922 square foot senior living facility.

Property description and history: This property is located at 2000 Reserve Boulevard near Port Royal Road intersection and is adjacent to TriStar Maury Regional/Spring Hill. In April of 2016, the Planning Commission approved a sketch plan application for the subject property. The majority of the surrounding properties are undeveloped.

Request: The applicant requests site plan approval for a senior/assisted living facility with 123 associated parking spaces on the property in accordance with the approved sketch plan application.

Streets and sidewalk: Reserve Boulevard (an Arterial) is an improved two-lane street with curb, gutter, and sidewalk. Based on the information provided by the applicant, current right-of-way is 35 feet from centerline. Pursuant to the new Major Thoroughfare Plan (MTP) requirements, a minimum of 47.5 feet of right-of-way is required, which is reflected on the submitted plans.

Access: Staff's access concerns with the sketch plan have been resolved. The applicant proposes two new driveways onto Reserve Boulevard.

Bicycle and Greenway Plan: Reserve Boulevard is identified as a bike lane route. Staff has not recommended bike lane improvements at this time due to the recent improvement of Reserve Boulevard.

Building design: Applicant proposes one-story building constructed of primarily fiber cement board, brick, and stone. Due to the configuration of this building, not all walls are shown in the rendering.

Landscaping and buffering: Based on staff's review, the proposal is compliant with the City's landscaping and greenspace requirements. The applicant proposes to cluster the street trees along the projects frontage onto Reserve Boulevard. Staff is in favor of the proposal, finding that it creates a more visually appealing streetscape and that the remainder of the proposed landscape plan is designed to achieve a visual landscaping screen for the parking lot.

Parking and loading: The applicant proposes 128 parking spaces. The City's zoning ordinance does not have a parking ratio for an assisted living facility. Typically, staff would apply an adopted ratio for a similar use to determine the number of required parking spaces; however, staff finds that the City's zoning ordinance does not have an adopted ratio for the proposed use. Staff finds that it falls upon the Planning Commission to determine the number of parking spaces, as it is the responsibility of the Board of Zoning Appeals to consider variance requests from the adopted ratios in the Zoning Ordinance.

The applicant has provided a parking demand study for this use. Based on the information submitted by the applicant, 109 parking spaces are necessary in order to accommodate this use. Bike racks are proposed in accordance with the zoning ordinance.

Engineering: Conditions of approval have been proposed by engineering staff.

Recommendation: Staff recommends approval of 178-2016, subject to the following conditions of approval:

1. Planning Commission determination of the Design Review Guidelines. Staff finds that the proposal meets the intent and minimum criteria of the Design Review Guidelines and recommends approval.
2. Prior to the issuance of a building permit, the applicant shall dedicate a minimum of 47.5 feet of right-of-way from centerline along Reserve Boulevard.
3. Prior to the issuance of permits, the applicant shall address the following engineering comments and revisions-
 - a. AC sections to be 1.5" **compacted** AC over 2" **compacted** binder over 8" compacted rock.
 - b. Include pipe material and size on each span of pipe on the construction drawings.
 - c. Sewer pipe to be SDR 26 (**SDR 35 pipe is NOT accepted by City**)
4. Site Plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: May 9, 2016
SUBJECT: ADM 185-2016 (Station Hill)

ADM 185-2016: Submitted by Stanford & Associates for property located at Station Hill at Reserve Boulevard. The property is zoned B-4, Central Business District and contains approximately 34 acres. The applicant requests approval of a waiver of Right-of-Way dedication on Reserve Boulevard.

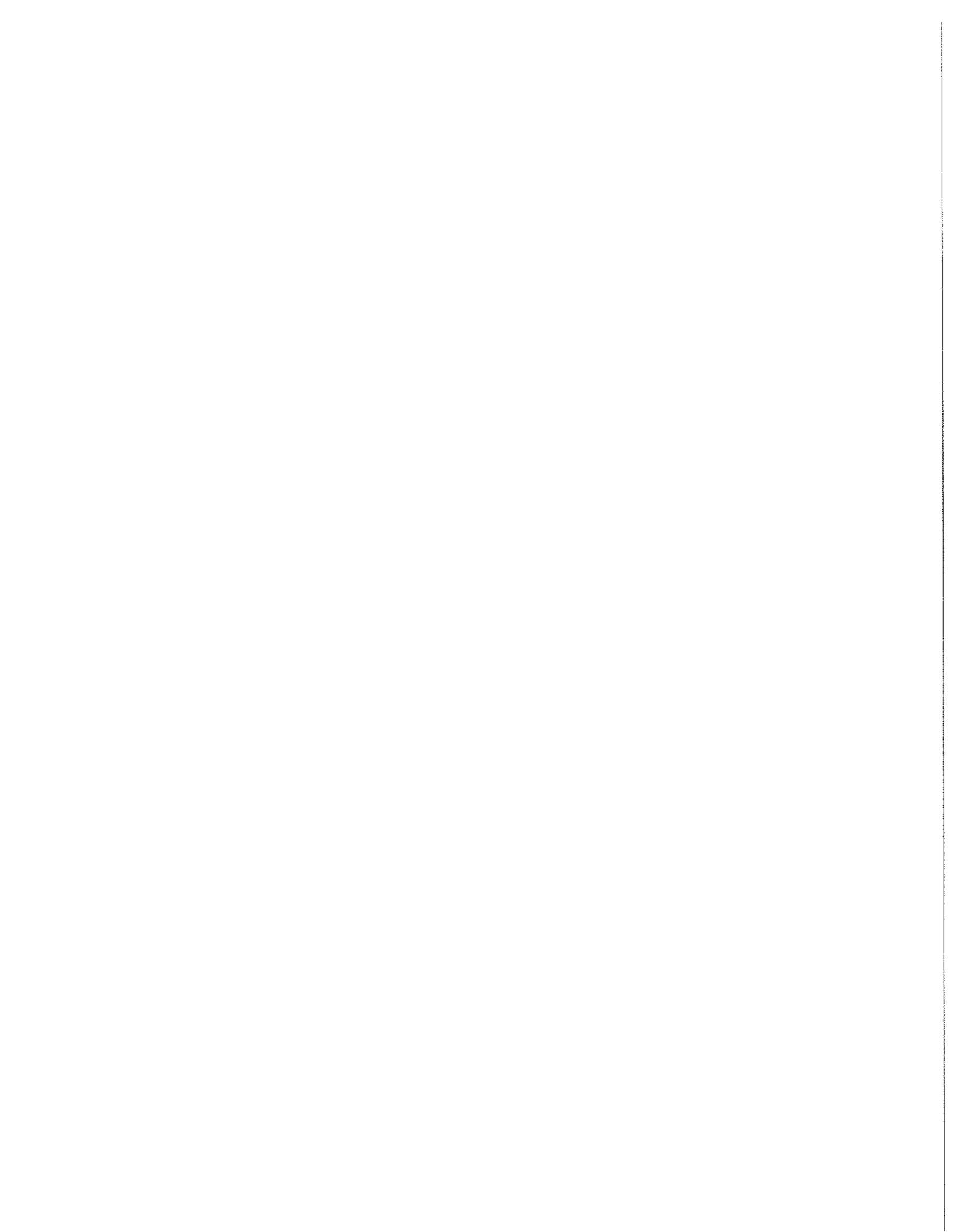
Property description and history: This property is located at the northeast intersection of Station Hill Drive and Reserve Boulevard, and Ray Williams Drive has been extended through the property. The property to the north has been developed for a church and the remainder of the surrounding properties are primarily undeveloped.

Reserve Boulevard (Arterial) was recently constructed through a public-private partnership to achieve a significant east-west transportation connection through the City. At the time of its construction, the City's Major Thoroughfare Plan required less right-of-way for an arterial. With the 2040 plan, arterials require a minimum of 95 feet of right-of-way (47.5 feet from centerline).

Request: The applicant requests approval of a waiver of right-of-way dedication on Reserve Boulevard. This property owner and applicant was a principle participant in the public-private partnership that resulted in the construction of Reserve Boulevard and dedication of all necessary right-of-way to accommodate the construction. Due to the terms and agreement of this partnership, the property owner has requested a waiver from the 2040 Major Thoroughfare Plan requirements for future subdivision and development of Tax Map 028 Parcel 011.05.

Recommendation: Staff recommends approval of the request subject to the following condition of approval:

1. Because this variance does not accompany a subdivision or development request, the property will be required to meet the zoning and subdivision regulations adopted at the time of application submittal.





REGIMENT DRIVE

PORT ROYAL RD

RAY WILLIAMS DRIVE

AUSTIN DR

SOLOMON LN

COUNTESS LN

Subject property

AARON DR

ALAN DR

LORIANNE DRIVE

CYNTHIA LANE

DANIEL LN

GALE LN

PRINCESS ST

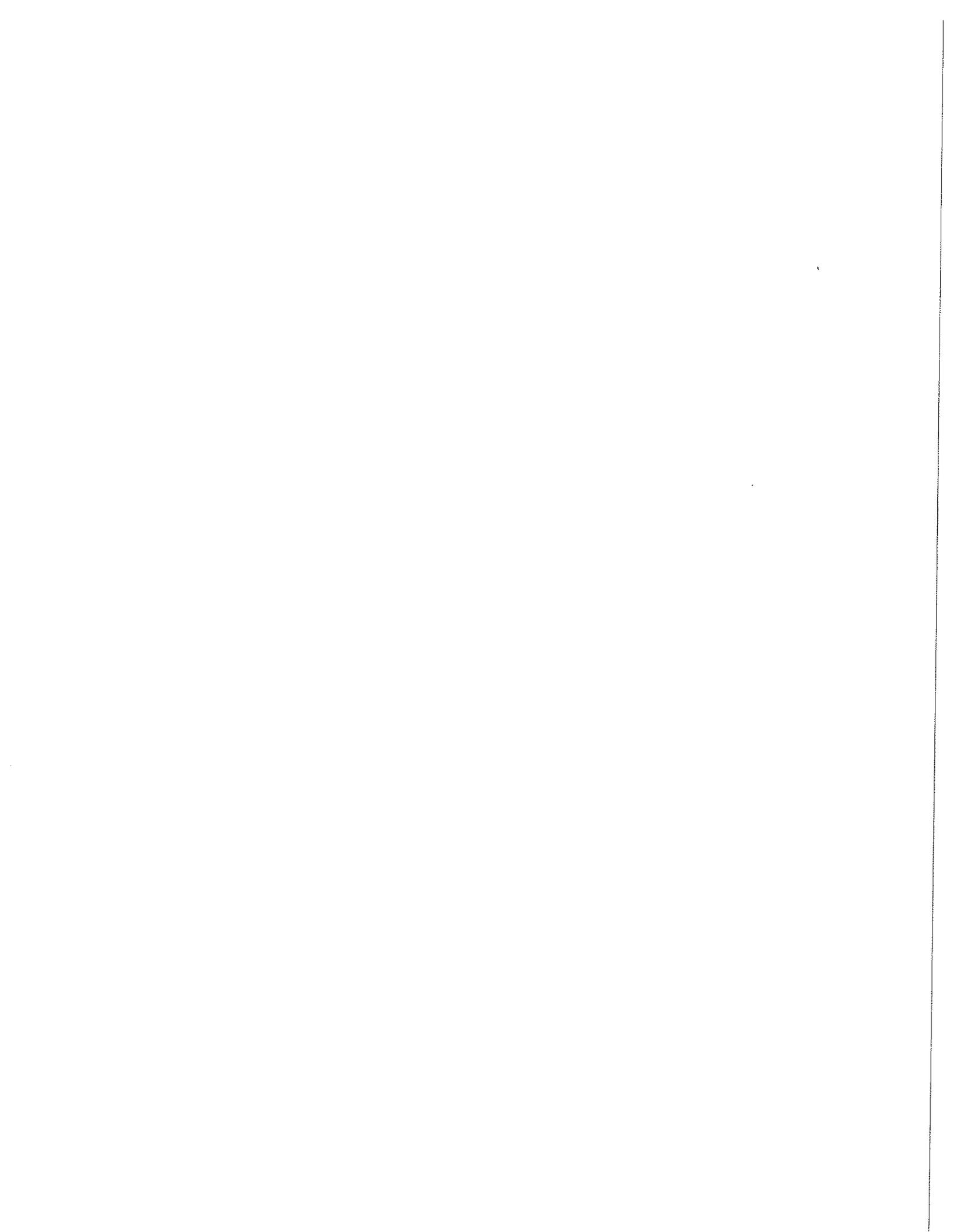
RESERVE BLVD

SATURN PKWY

SATURN PKWY

TIMBERLINE DR

JOHN LUNN RD



Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: April 25, 2016
SUBJECT: STP 163-2016 (Martin Transportation)

STP 163-2016: Submitted by Ahler & Associates, LLC. for property located on 4583 Tom Lunn Road. The property is zoned M-1, Light Industrial, and contains approximately 92 acres. The applicant requests site plan approval for an office trailer.

Property description and history: This property is located near the northwest corner of Port Royal Road and Tom Lunn Road. In January of 2016, City staff found that Martin Transportation was operating on the property and attempting to install a permanent manufactured office trailer on the site. The Codes Department issued a stop work order and violation letter to Martin Transportation, finding that improvements to and use of the property had not been authorized by the Planning Commission, Codes Department, and Public Works Department, in accordance with the City's Zoning Ordinance and City Code. This project was deferred from March.

Request: The applicant requests site plan approval for a manufactured office trailer and 10 parking space to support a trucking operation on the property.

Streets and sidewalk: The subject property and has frontage onto Tom Lunn Road. Staff has requested that the existing right-of-way be dimensioned from centerline to determine if sufficient right-of-way exists in accordance with the City's requirements. This information has not been provided. Street improvements and sidewalk construction are not proposed.

Water and sewer: The applicant has revised the request to install a septic tank on the property instead of connecting to an existing sanitary sewer line located along the western boundary of the property. The new proposal is to connect to public sanitary sewer.

Access: The applicant proposes to utilize an existing driveway onto Tom Lunn Road. Staff has requested that the material and width of the existing driveway be identified.

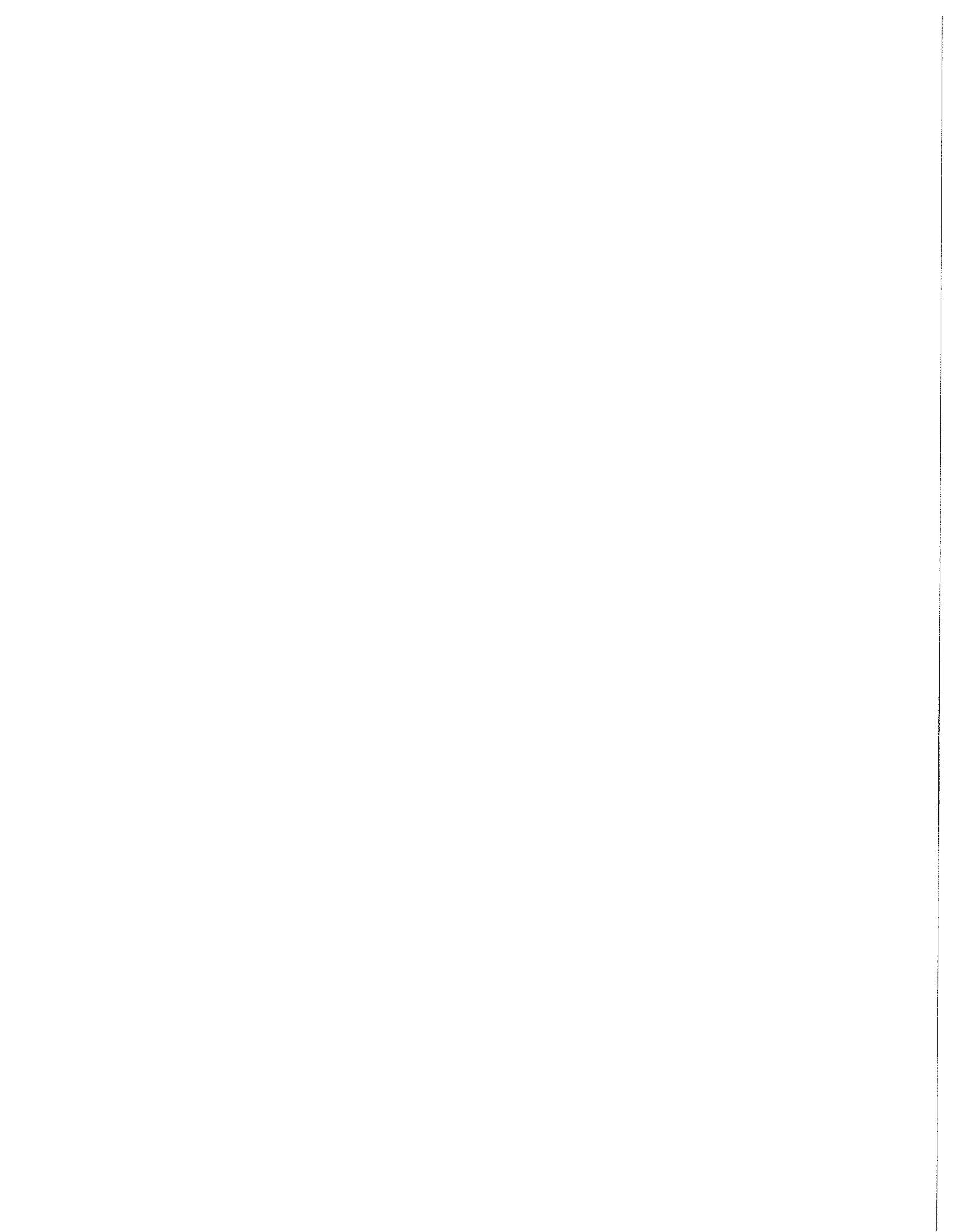
Bicycle and Greenway Plan: Tom Lunn Road is designated as a bike lane route.

Building design: The applicant proposes to install a manufactured office trailer on the property. This proposal does not meet the design requirements of the City's zoning ordinance and design review guidelines. Planning Commission approval of a variance will be required. The applicant has submitted a letter of request, which is included in this packet.

Pursuant to Article XI (Exceptions and Modifications) Section 3 (Temporary Uses), use of temporary nonresidential buildings is limited to construction work and may only be permitted during the period that construction is in progress. The applicant's proposal to utilize a temporary building for commercial use can only be approved by the Board of Zoning Appeals.

Parking and loading: Based on the information provided by the applicant, 10 parking spaces are required and provided. Additionally, the applicant proposes to stripe the existing large paved areas to accommodate the tractor trailers. These spaces far exceed the maximum number of spaces permitted without a landscape island; however, this is likely a result of the site being paved prior to the City's current requirements.

Recommendation: Due to the nature of the variance approval necessary to permit the proposed structure, staff recommends deferral of this request until the Board of Zoning Appeals has made a decision on the applicant's request to utilize a temporary building for commercial use.



Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: May 9, 2016
SUBJECT: STP 168-2016 (Longhorn Restaurant)

STP 168-2016: Submitted by DeGagne Consulting, LLC for property located on Crossing Circle. The property is zoned B-4, Central Business District, and contains approximately 1.60 acres. The applicant requests approval site plan approval for a 5,600 square foot restaurant.

Property description and history: This property is located along Crossing Circle and is an outparcel that fronts on Crossing Circle and Saturn Parkway. The property to the north is approved for development of a Red Robin restaurant, sharing a driveway with the subject property.

Request: The applicant requests site plan approval for a restaurant with 117 associated parking spaces on the property.

Streets and sidewalk: The subject property has frontage onto Crossing Circle and Saturn Parkway. Sufficient right-of-way exists at this location and no street improvements are proposed except for the extension of a public sidewalk.

Access: With his initial submittal, the applicant proposed to utilize an approved shared driveway along the northern property line and to add an additional shared driveway at the southern property line. The approved shared driveway to the north spans the majority of the northern property line, and the proposed shared driveway to the south is shown as a t-configuration. Staff was not in favor of the southern access configuration, finding that it did not promote safe and orderly site access and circulation.

There are several locations in Spring Hill that have constructed this t-configuration with insufficient throat distance, similarly to that proposed, that result in congestion on the site and within the public right-of-way. Staff recommended incorporating the same shared access design approved along the northern property line.

At the work session meeting, the applicant presented at the podium a revised configuration, which is identical to that submitted for the Planning Commission voting meeting. Without having sufficient time to review the proposal prior to and outside of a public meeting, staff did not formalize a response at that time. Since this information has been officially submitted to the staff, we have reviewed the proposal and find the following issues:

1. Relocation of the driveway off of the undeveloped property to the south will likely result in another curb cut onto Crossing Circle on a lot that does not have sufficient lot width to accommodate a commercial driveway and that is located at a curve in the street. While it's been stated that this lot will not be permitted to have another separate curb cut, the City cannot legally deny a curb cut to this property without risking an unconstitutional taking or compensating the property owner/developer monetarily for denial of direct access.
2. The proposed relocated driveway would accommodate stacking for only one vehicle, which would result in congestion and blocked cross access. As discussed above, Spring Hill currently experiences significant levels of parking lot and street congestion due to this configuration.

For these reasons, staff finds that the proposal does not promote safe and orderly site circulation, would have a negative impact on the City's transportation network, and could potentially expose the City to an unconstitutional takings claim.

Bicycle and Greenway Plan: Crossing Circle is identified as a multi-use path route in the Bicycle and Greenway Plan.

Building design: The applicant proposes a one-story building constructed primarily of brick and stone.

Landscaping and buffering: Provide the parking lot landscape percentage to confirm compliance with the minimum 10%. Street trees along Saturn Parkway are required to meet the minimum number and separation required for parking along a public right-of-way.

Parking and loading: Based on the information provided by the applicant, 68 parking spaces are required and 117 are provided. The applicant has indicated on the site plan the location of the bike racks, though staff requires additional information, specifically a construction detail, regarding the specifications and anchoring. Please see Article IV of the Zoning Ordinance and provide all required information and details.

Recommendation: Due to the significant negative impact of the proposed access as discussed above, staff recommends deferral of this item to allow the applicant additional time to revise the plan to provide for safe and orderly access to the property.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: May 9, 2016
SUBJECT: PPL 172-2016 (Summer Meadows)

PPL 172-2016: Submitted by Anderson, Delk, & Associates, Inc. for property located at Town Center Parkway and Beechcroft Road. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 15.53 acres. The applicant requests preliminary and final site development plans for 42 Single-Family Residential Lots with associated open space lots.

Property description and history: The subject property is located at the southeast corner of the intersection of Town Center Parkway and Beechcroft Road. This undeveloped lot is currently zoned B-3 and is part of a commercial subdivision platted with smaller commercial lots located along Town Center Parkway. The Laurels at Town Center and City Hall are located to the south of the subject property, and the properties to the north and west are undeveloped.

In 2015, the Board of Mayor and Aldermen, with a favorable recommendation from the Planning Commission, rezoned the property to R-2 PUD to allow for 44 single-family residential lots and associated open space.

Request: The applicant requests preliminary plat approval of 42 Single-Family Residential Lots with associated open space lots.

Streets and sidewalk: Pursuant to the PUD approval, the applicant proposes to construct three new public streets through the site, one intersecting with Town Center Parkway and one intersection with Beechcroft Road (Arterial). These new streets are not proposed to connect to Dogwood Trail through The Laurels at Town Center due to natural features of the land (steep grade changes). Because Dogwood Trail is no longer required to be extended through the site, the Planning Commission and BOMA required sidewalk connectivity, as indicated in the plans.

Bicycle and Greenway Plan: This project boundary is not impacted by the Bicycle and Greenway Plan.

Bulk and area requirements: Identify the minimum lot width granted by the PUD approval. A "Typical" is not sufficient, and several of the lot widths fall below the 10% allowance.

Landscaping and buffering: The applicant proposes landscaping along the north and east boundaries of the project area and to retain existing tree canopy along the western boundary of the neighborhood. Staff recommends additional landscaping as shown in the attached exhibit.

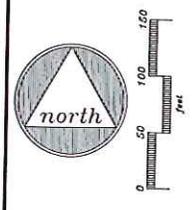
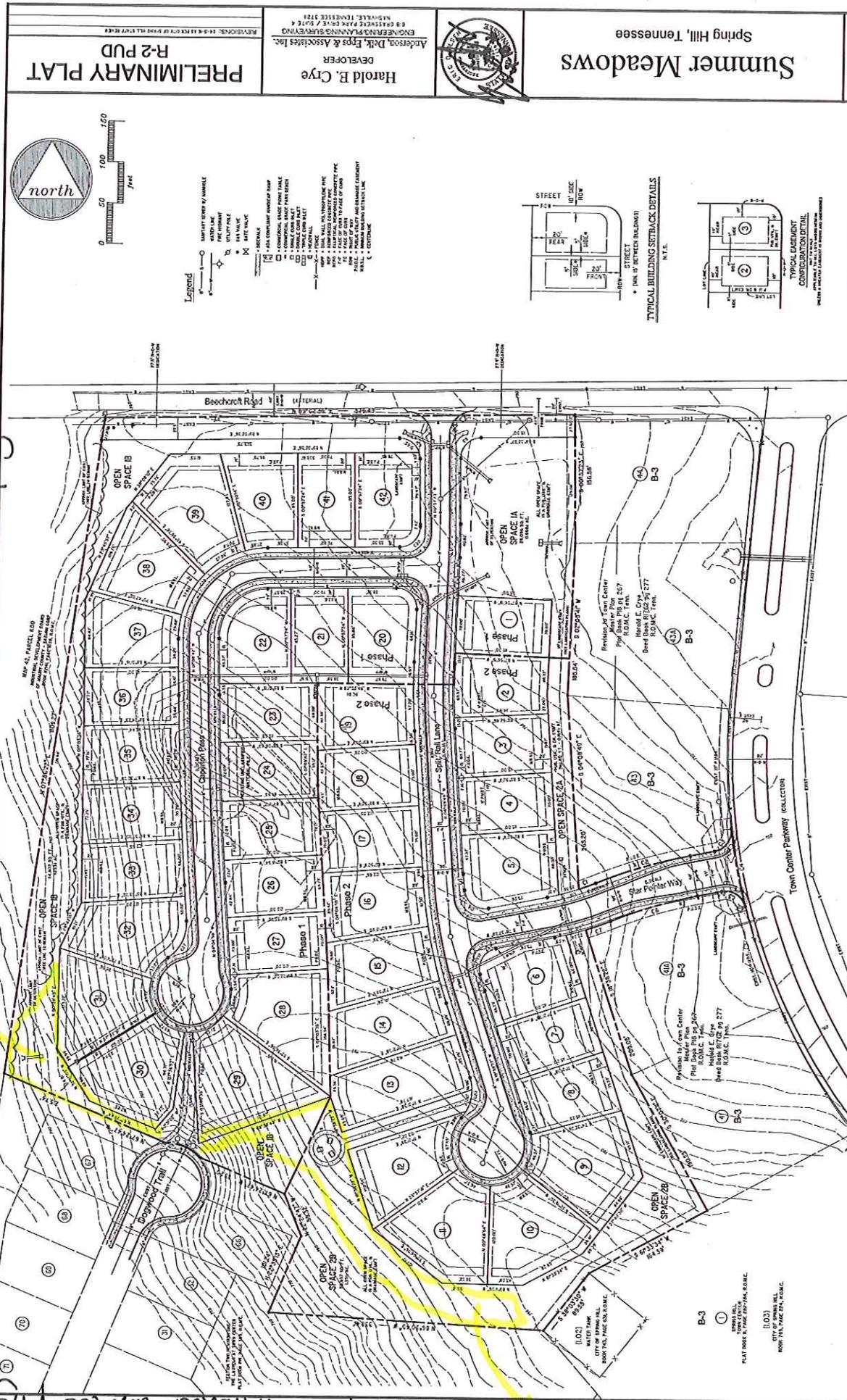
Engineering: Recommended conditions of approval have been included in this report.

Recommendation: Staff recommends approval of PPL 172-2016, subject to the following conditions of approval:

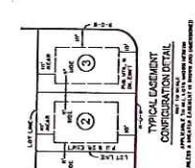
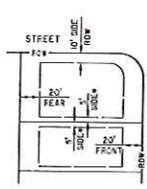
1. Prior to the issuance of permits or submittal of a final plat application, the applicant shall address the following comments/revisions and submit to the staff for review and approval –
 - a. ADA Ramps at Beechcroft entry.
 - b. 50' radius cul-d-sac
 - c. Need to show AC sections and ADA ramp standard detail.
 - d. Move water line out of limits of lot at lot 29
 - e. Update the landscape plan to include landscaping as identified in the attached exhibit
2. Preliminary Plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted.

3. Modification to the PUD or preliminary plat may require Planning Commission approval before the submittal of a final plat application.

Staff recommends additional landscaping



- Legend**
- 1 - LAYOUT LINES / FINISH
 - 2 - WATER LINE
 - 3 - FIC CONDUIT
 - 4 - GAS LINE
 - 5 - GAS VALVE
 - 6 - BATE VALVE
 - 7 - METEOR
 - 8 - ALL COMPLIANT NUMBER OF PUMP
 - 9 - COMMERCIAL GRADE FINE TABLE
 - 10 - SINGLE CONDUIT
 - 11 - DOUBLE CONDUIT
 - 12 - TRIPLE CONDUIT
 - 13 - FENCE
 - 14 - DIMENSIONED DIMENSION LINE
 - 15 - DIMENSIONED DIMENSION LINE
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PRELIMINARY PLAT
R-2-PUD

REVISIONS: 04-08-10 BY H.E.C. FOR R-2-PUD

Harold B. Crye
DEVELOPER

Anderson, Dyle, Epps & Associates Inc.
ENGINEERS, PLANNERS, SURVEYORS
100 EAST BAYVIEW AVENUE, SUITE 400
SPRING HILL, TENNESSEE 37174

Spring Hill, Tennessee

Summer Meadows

PRELIMINARY PLAT
DATE: 04-08-10
JOB NO. 02-114
SHEET 2 OF 2

APPROVED BY THE PLANNING COMMISSION,
WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ON
DATE: _____
PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL FOR RECORDING PURPOSES.

B-3
1
SPRING HILL
PLAT BOOK N, PAGE 007-114, R.O.M.E.
[103]
CITY OF SPRING HILL
BOOK 007, PAGE 007-114, R.O.M.E.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: May 9, 2016
SUBJECT: NPC 175-2016 (Cadence Crossing)

NCP 175-2016: Submitted by Kimley-Horn and Associates for property located at 4820 Main Street. The property is zoned R-4, High Density Residential, and contains approximately 20 acres. The applicant requests Neighborhood Concept Plan approval for 29 single family detached lots and 49 townhomes.

Property description and history: This undeveloped property is located at 4820 Main Street and is regulated by the R-4, High Density Residential Zoning District. The surrounding development pattern consists of single-family residential uses. The two proposed lots with nonresidential uses that front Main Street are zoned B-2 and covered by a separate application also on the April Agenda for Sketch Plan review (SKP 177-2016).

In March of 2016, the Board of Mayor and Aldermen, with a favorable recommendation from the Planning Commission, approved a rezoning request for the subject property from R-2, Medium Density Residential, to R-4, High Density Residential, subject to conditions. That information has been included in this packet.

Request: The applicant requests Neighborhood Concept Plan approval for a combination of attached and detached lots for a total of 78 dwelling units.

The layout of this request is slightly modified from the conceptual plan submitted with the approved rezoning request. These modifications are outlined in the attached letter.

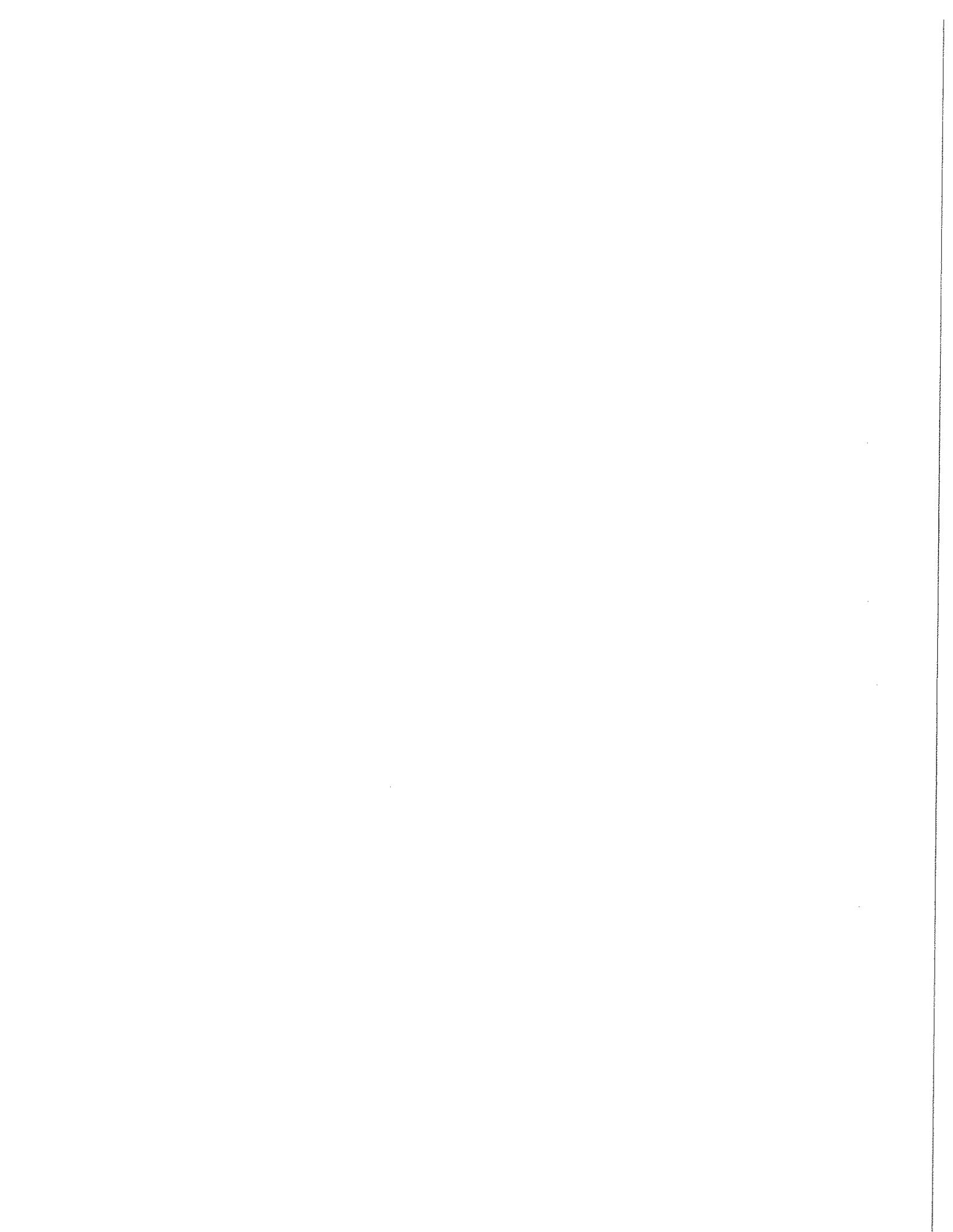
Streets and sidewalk: Main Street is designated as an Arterial in the Major Thoroughfare Plan, which requires a minimum of 95 feet of right-of-way (47.5 feet from centerline). The applicant proposes to construct an additional public street through the property, intersecting with Main Street. Right-of-way dedication for Main Street is reflected in the associate SKP 177-2016.

While the R-4 portion of the project boundary does not front onto Main Street, the applicant is proposing street improvements along the Arterial to accommodate increased vehicle trips to and from the development. These improvements include a dedicated left turn lane and a dedicated right-turn lane onto the new street. The intersection of this new street with Main Street is proposed to be a three-lane section with a dedicated left turn lane and a through/right-turn lane onto Main Street. Sidewalk construction is proposed on both sides of the new street. These improvements are consistent with the conceptual plan submitted with the approved rezoning request.

Bicycle and Greenway Plan: Main Street is designated as a bike lane route.

Recommendation: Staff recommends approval of NCP 175-2016 subject to the following conditions of approval:

1. Design for street improvements to Main Street shall be included in the preliminary plat application for this project boundary, including but not limited to those shown on the neighborhood concept plan, a signalized intersection of the new street with Main Street, and sidewalk extension beyond the project boundary.
2. Approval shall remain valid for a period of three (3) years, during which time a complete preliminary plat application shall be submitted for Planning Commission approval.
3. Modification to the neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.



Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: May 9, 2016
SUBJECT: STP 176-2016 (Morning Pointe Assisted Living Facility)

STP 176-2016: Submitted by Kimley-Horn for property located on Miles Johnson Parkway. The property is zoned B-4, Central Business District, and contains approximately 8.61 acres. The applicant requests site plan approval for a 73 unit assisted living facility.

Property description and history: This undeveloped property is located at the southeast corner of the intersection of Miles Johnson Parkway and Duplex Road. The majority of the surrounding land uses to the north, east, and west are single-family residential. The properties to the south are primarily undeveloped and zoned B-4, Central Business District.

In April 2016, the Planning Commission approved a sketch plan application for the subject property with conditions of approval regarding information and issues to be addressed at the time of site plan application.

Request: The applicant requests site plan approval for a 73 unit assisted living facility with 76 associated parking spaces on the property.

Streets and sidewalk: This property has frontage along Miles Johnson Parkway (Collector) and Duplex Road (Arterial). Miles Johnson Parkway requires a minimum of 75 feet of right-of-way (37.5 feet from centerline) and Duplex Road requires a minimum of 95 feet of right-of-way (47.5 feet from centerline).

The applicant has provided a traffic analysis indicating that the proposal, by itself, does not warrant intersection improvements at Miles Johnson Parkway and the new street; however, the information submitted by the applicant does show that the proposed use contributes to the need for intersection improvements as this parent tract continues to develop under the B-4 zoning district. Based on the 9.5% contribution to warranted improvements, the applicant proposes to contribute \$10,151.34 toward future construction. Staff has included a condition of approval reflecting this contribution.

The applicant has submitted a letter of request to allow for a variance from the City's nonresidential street grade. See the attached response and recommendation from the City Engineer. In response to staff's request, the applicant has provided an alternative ADA accessible route from Miles Johnson Parkway.

Access: The applicant proposes to utilize an existing driveway onto Tom Lunn Road. Staff has requested that the material and width of the existing driveway be identified. The plan has been updated to indicate that narrowest point of the driveway, though staff is requesting full details of existing conditions and dimensions to confirm that the driveway is sufficient to meet the access needs of the proposed use.

Bicycle and Greenway Plan: Miles Johnson Parkway is designated as a multi-use path route. Due to existing surrounding conditions and the timing of future projects that impact connectivity in the surrounding area, staff recommends that the applicant pay a fee in lieu of multi-use path construction in the amount of \$16,575.

Building design: The applicant proposes a one-story building constructed primarily of hardiplank and stone. Based on staff's review, the proposal meets the intent and minimum criteria of the City's Design Review Guidelines.

Landscaping and buffering: The landscape plan has not been modified to reflect the updated pedestrian connectivity. Based on staff's review of the proposal, the landscape plan meets the City's minimum landscaping and greenspace requirements.

Parking and loading: The applicant proposes 133 parking spaces. The City's zoning ordinance does not have a parking ratio for an assisted living facility. Typically, staff would apply an adopted ratio for a similar use to determine the number of required parking spaces; however, staff finds that the City's zoning ordinance does not have an adopted ratio for the proposed use. Staff finds that it falls upon the Planning Commission to determine the number of parking spaces, as it is the responsibility of the Board of Zoning Appeals to consider variance requests from the adopted ratios in the Zoning Ordinance. This information was provided and the parking proposal was approved by the Planning Commission with the sketch plan application.

Staff has not received the additional information regarding the required bike racks in order to confirm compliance with the City's zoning ordinance, as requested during the work session. Prior to the issuance of any permits, the applicant will be required to provide the bike rack configuration, material details, and installation specifications confirming compliance with the City's minimum criteria.

Recommendation: Staff recommends approval of STP 176-2016, subject to the following conditions of approval:

1. *Planning Commission determination of compliance with the Design Review Guidelines.* Staff finds that the proposal meets the intent and minimum criteria of the Design Review Guidelines and recommends approval.
2. *Planning Commission determination of a variance from the local street slope standards to allow for an 8% slope, requiring an alternative path for ADA accessibility.*
3. Prior to the issuance of a building permit, the applicant shall pay a fee in lieu of intersection improvements in the amount of \$10,151.34.
4. Prior to the issuance of a building permit, the applicant shall pay a fee in lieu of multi-use path construction in the amount of \$16,575.00.
5. Prior to the issuance of a building permit, the applicant shall dedicate a minimum of 37.5 feet of right-of-way for the extent of the parent tract's frontage on Miles Johnson Parkway.
6. Prior to the issuance of any permits, the applicant will be required to provide the bike rack configuration, material details, and installation specifications.

Bonnie Turnbow

From: Tom Wolf
Sent: Friday, May 06, 2016 1:23 PM
To: Dara Sanders
Cc: Bonnie Turnbow
Subject: Morning Point

Dara:

It is my understanding that Spring Hill Development Partners, LLC has requested a modification of the standards for the local road slope proposed as part of the development plans. At your request, I have reviewed Sheet No. C5-00, Roadway Plan and Profile Exhibit, as submitted and the City's Subdivision Regulations. The unnamed road is being considered minor/local and a non-residential public way which allows a maximum percentage grade of six (6) percent. Based upon said review, I have no objections to their request for this modification for a number of reasons:

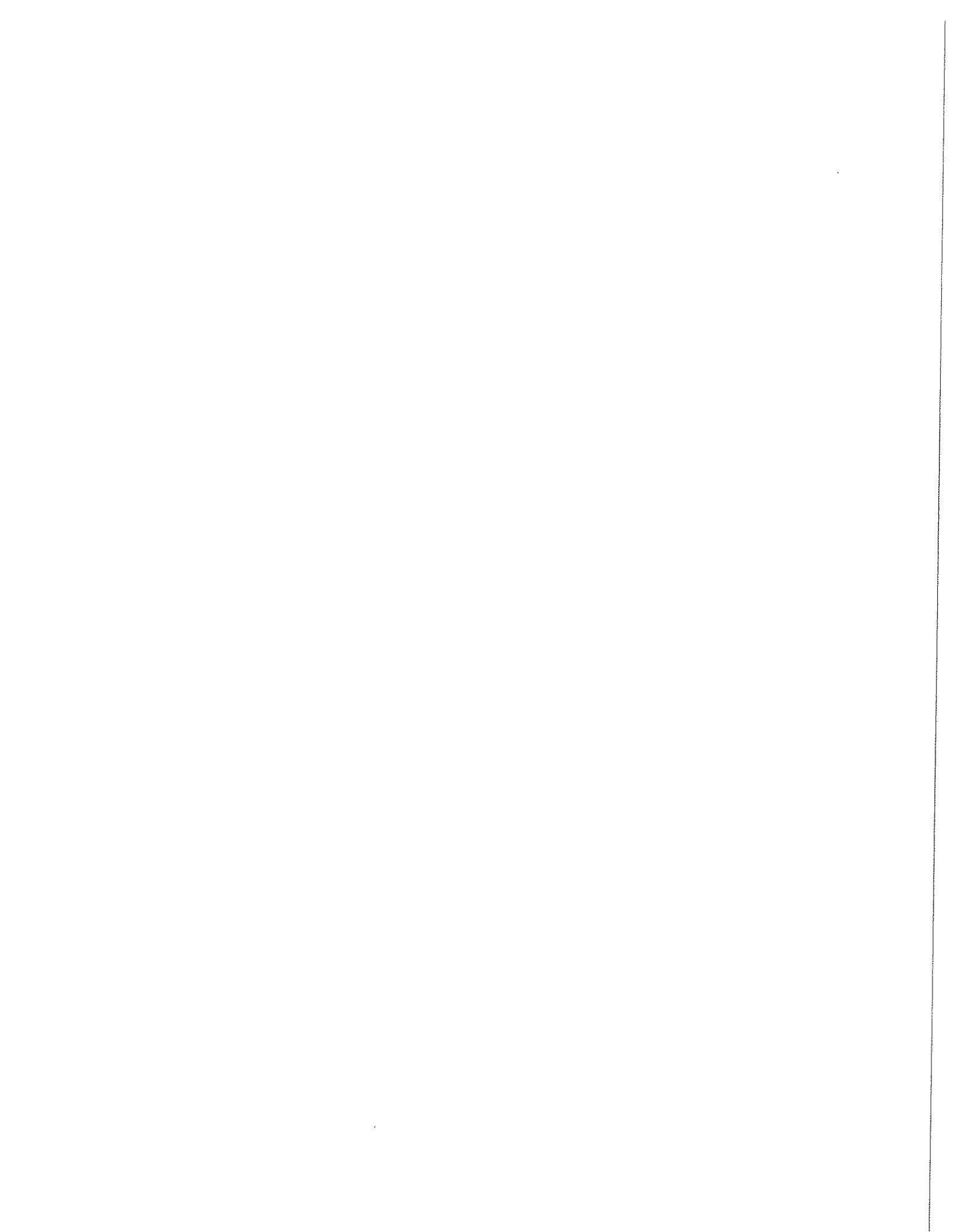
- Requiring the maximum slope of 6% would result in substantially more site grading and tree removal not only for the proposed Morning Pointe development, but any future development proposed for the south side of the Unnamed Local Street.
- Allowing a maximum slope of 8% would better fit the natural lay of the land and would result in less total land area disturbance.
- Allowing a maximum slope of 8% would result in an average slope of 4.9% on the access drive to the facility versus an average slope of 12.2% with a maximum slope of 6% on the Unnamed Local Road. This is a safety issue for all vehicles, passenger, delivery or fire, attempting to exit the site.
- The overall intent on site grading design is to balance cut and fill as best as possible in order to reduce the amount of material that needs to be imported or exported into or off the site. Requiring a maximum slope of 6% instead of 8% would generate significant amounts of exported material that would need to be disposed of adding additional truck traffic and weight loads on the existing City of Spring Hill public streets.

If you should have any questions with regards to this matter, you can reach me at my office.

Sincerely,

Thomas S. Wolf, City Engineer

City of Spring Hill
3893 Mahlon Moore Road
Spring Hill, TN 37174
(931) 486-2252, Ext. 488
twolf@springhilltn.org



Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: May 9, 2016
SUBJECT: SKP 177-2016 (Cadence Crossing Commercial)

SKP 177-2016: Submitted by Batson and Associates for property located on 4820 Main Street. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 4.34 acres. The applicant requests Sketch Plan approval for two commercial lots: lot 1 with a 10,200 square foot building and lot 2 with a 22,200 square foot building.

Property description and history: This undeveloped property is located at 4820 Main Street. This Sketch Plan is associated with another Agenda item for a Neighborhood Concept Plan containing 78 dwelling units (NCP 175-2016). In March of 2016, the Board of Mayor and Aldermen, with a favorable recommendation from the Planning Commission, approved a rezoning request for the subject property from R-2, Medium Density Residential, to B-2, Neighborhood Shopping District, subject to conditions. That information has been included in this packet.

Request: The applicant requests Sketch Plan approval for two commercial buildings totaling 32,400 square feet with associated required parking spaces and drive-thru bank tellers/ATM.

Streets and sidewalk : Main Street is designated as an Arterial in the Major Thoroughfare Plan, which requires a minimum of 95 feet of right-of-way (47.5 feet from centerline). Right-of-way dedication is required. The applicant proposes to construct an additional public street through the property, intersecting with Main Street.

The applicant is proposing street improvements along the Arterial to accommodate increased vehicle trips to and from the development. These improvements include a dedicated left turn lane and a dedicated right-turn lane onto the new street. The intersection of this new street with Main Street is proposed to be a three-lane section with a dedicated left turn lane and a through/right-turn lane onto Main Street. These improvements are consistent with the conceptual plan submitted with the approved rezoning request.

Sidewalk construction is proposed on both sides of the new street and along Main Street. At the time of site plan application, staff will likely evaluate the possibility of off-site sidewalk construction to connect to Spring Hill Circle to the north and south.

Access: The applicant proposes access both commercial lots from the lower street classification (the new street). No direct access is proposed onto Main Street. These proposed driveways onto the new street are located along the eastern boundary to maximize distance from Main Street.

Additionally, the applicant proposes an alley connection from the rear parking lot of the commercial buildings to the townhomes proposed in the residential portion of the development, which is similar to that shown in the conceptual plan submitted with the approved rezoning request.

During the work session, the applicant and staff were asked to evaluate the potential addition of a right-in-right-out only driveway. The applicant has requested approval of and was granted a waiver from the requirement from the Infrastructure Director.

Bicycle and Greenway Plan: Main Street is designated as a bike lane route. Due to existing conditions, staff has not recommended construction of a bike lane.

Building design: The applicant proposes two one-story buildings. Based on the information provided, the buildings appear to be primarily masonry. Staff will further evaluate the building design for compliance with the City's Design Review Guidelines at the time of site plan approval.

Landscaping and buffering: The plan shows a 25' landscape buffer along the northern and southern property lines adjacent to the existing single-family residences. This buffer does not include the required landscaping. At the time of site plan application, staff will expect to receive a fully detailed landscape plan compliant with the City's landscape buffer requirement to provide a visual barrier through landscaping and fencing to reduce or eliminate the visual impacts of the nonresidential development.

The plan also includes a shared 25' landscape buffer along the eastern boundary between the proposed nonresidential buildings and the proposed townhomes to the east. Additional landscaping will be required for this buffer area, as well, at the time of site plan application.

The plan has incorporated the required 15 feet of greenspace between all proposed parking lots and right-of-way. Staff will review the landscaping of these areas at the time of site plan application.

Parking and loading: Based on the information provided by the applicant, the site appears to have sufficient parking.

Recommendation: Staff recommends approval of STP 177-2016, subject to the following conditions of approval:

1. Design for street improvements to Main Street shall be included in the site plan application for this project boundary, including but not limited to those shown on the sketch plan, warrants for a signalized intersection of the new street with Main Street, and sidewalk extension beyond the project boundary.
2. Approval shall remain valid for a period of one (1) year, during which time a complete site plan application shall be submitted for Planning Commission approval.
3. Modification to the sketch plan may require Planning Commission approval prior to submittal of a site plan application.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: April 25, 2016
SUBJECT: RZN 181-2016 (Bellagio Villas)

RZN 181-2016: Submitted by Stacy Santoro for property located at 4135 Kedron Road. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 7.48 acres. The applicant requests approval to rezone the property to R-4, High Density Residential.

Property description: This property is currently developed for a single-family dwelling. The majority of the surrounding properties are developed for residential uses. An impaired stream runs along the northeastern boundary of the property.

Request: The applicant requests to rezone the property to R-4, High Density Residential, to allow for the development of 32 residential dwellings.

Spring Hill Rising: 2040: The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. Among those considerations are opportunities for enhancing existing or emerging neighborhoods with sensitive new development, allowing for a variety of quality housing options for all stages of life, and encouraging higher density residential development in new activity centers. Staff has provided excerpts from the plan as they relate to this property.

The future land use designation of the property is **Residential Neighborhood Area**, which represents a transition between natural and rural settings and more intense environments, such as mixed use areas, city neighborhood areas, and community commerce areas. The intent of this category is to preserve natural features in the built environment, enhance the access to housing options and urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life.

The City's goal "We will promote a variety of quality housing options" promotes diversifying the City's neighborhoods by providing a variety of housing types, styles, and price points so that it is possible for all who work in the community to live in the community. This goal also recommends ensuring that all residents have access to quality affordable housing options to make "aging in place" a viable option.

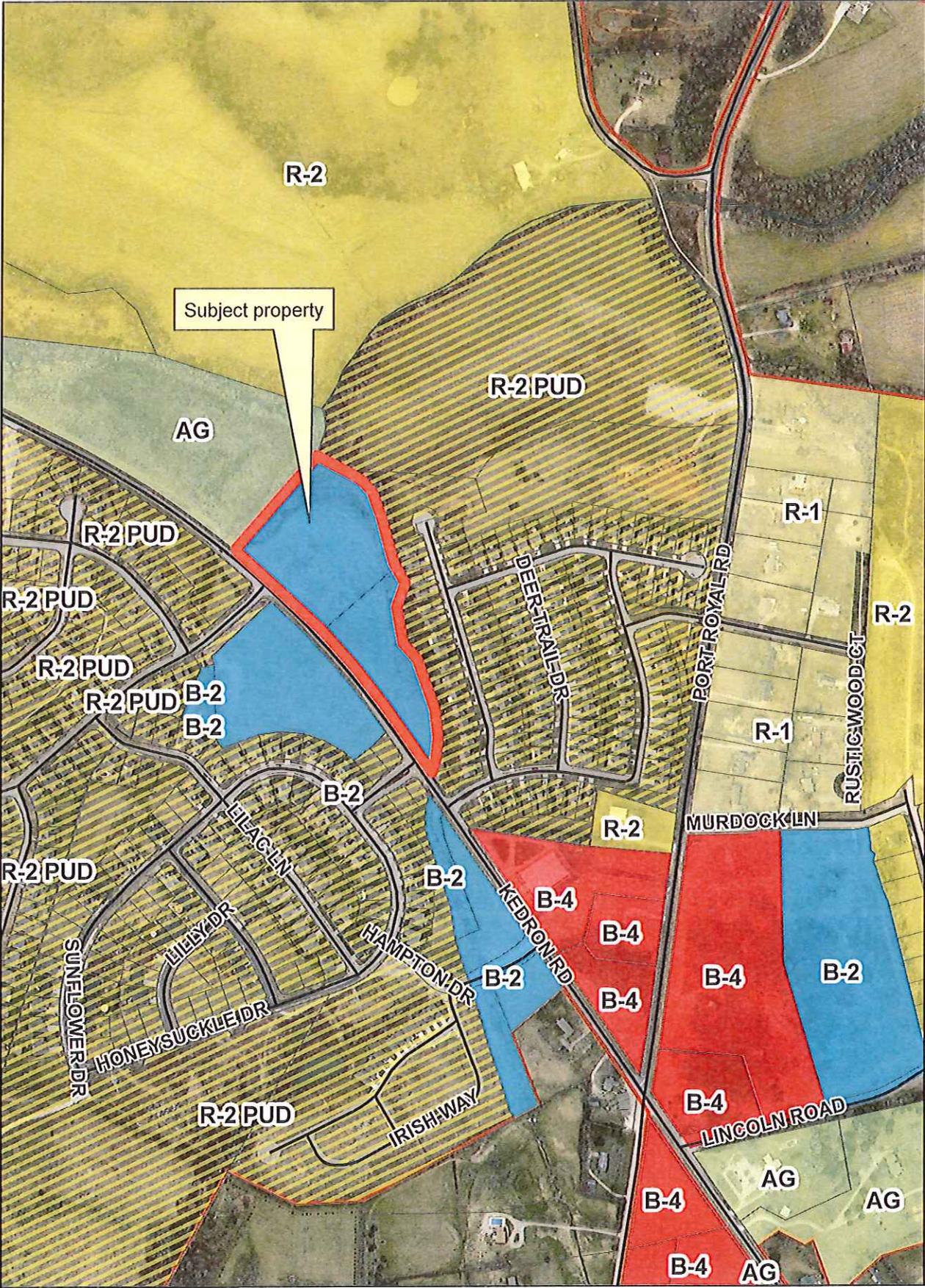
The City's goal "We will grow smarter" promotes Smart Growth principles, traditional neighborhood design, and quality corridor development. Specifically, this goal aims to ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhood. Due to the limitations of the City's zoning options, the R-4 zoning district is the only tool available for Spring Hill to accomplish this type of neighborhood.

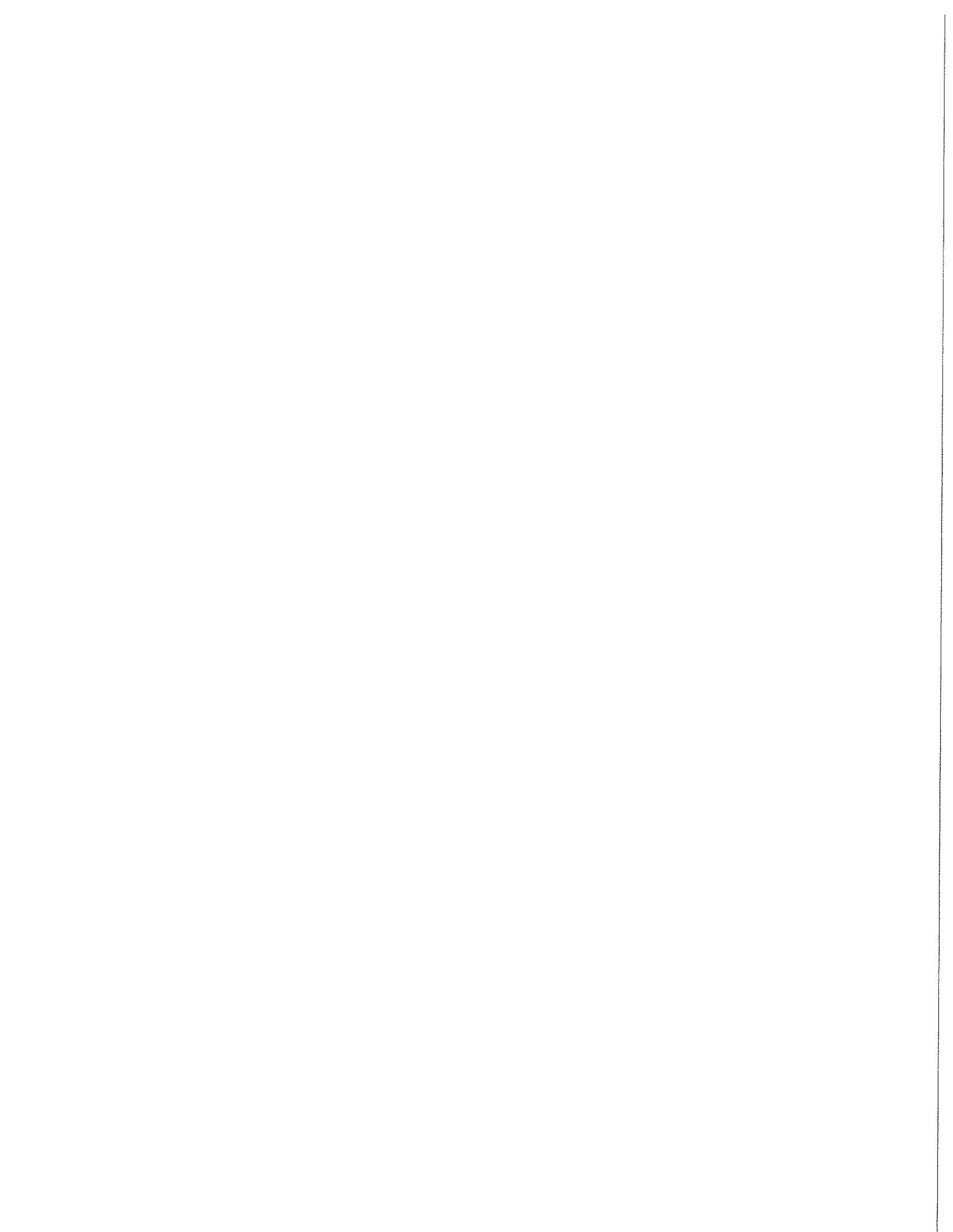
Discussion: Generally, staff finds that the proposal works to achieve or reflects the City's planning policies, principles, and goals. The proposed density is approximately 4 dwelling units per acre and is representative of a cottage housing development that makes creative use of space to achieve a unique neighborhood form.

Additionally, staff finds that this proposal to rezone vacant commercial property to a usable, low density residential area continues the residential character of Kedron Road. This proposed use of the property is more compatible with the surrounding properties, is a lower intensity of use than what is permitted under the current zoning, and would have a significantly less impact on Kedron Road than the B-2 zoning district.

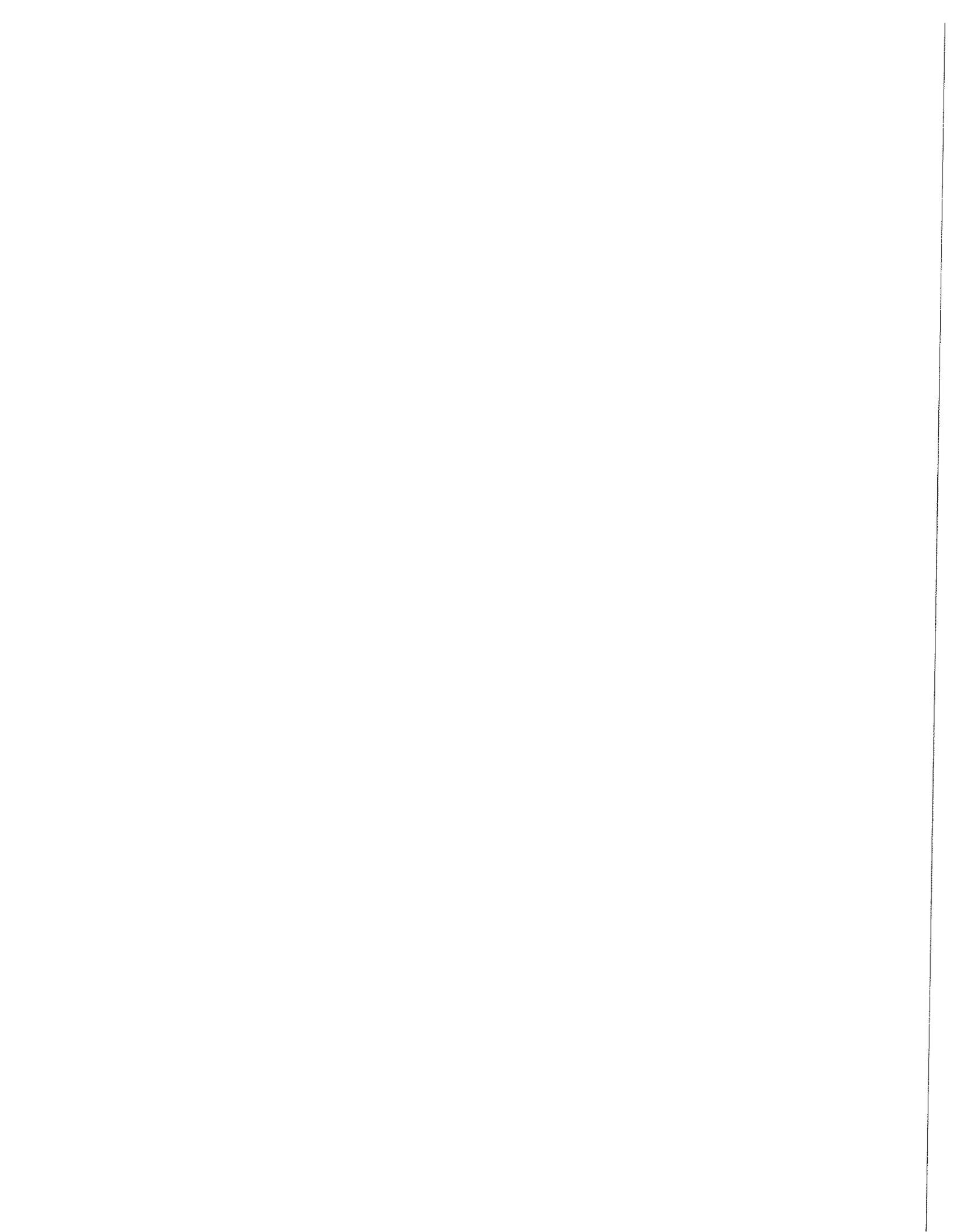
Recommendation: Based on the discussion and findings herein, staff recommends forwarding RZN 181-2016 to the Board of Mayor and Aldermen with a recommendation for approval.











RESOLUTION 16-39

A RESOLUTION TO PROVIDE POLICY GUIDANCE FOR THE ADMINISTRATION OF BONDS WITHIN THE SUBDIVISION REGULATIONS

WHEREAS, the City of Spring Hill Planning Commission would like to clarify the provisions of the bonding process within the Subdivision Regulations; and

WHEREAS, the City of Spring Hill Planning Commission is granted the authority to adopt and as well as make amendments to the Subdivision Regulations; and

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission amends the Subdivision Regulations as follows:

4.3 Maintenance of Improvements

The applicant shall be required to maintain all completed public improvements until they are formally accepted for maintenance by the City of Spring Hill.

A maintenance bond, secured by a Letter of Credit, certified check, cash account, or insurance bond from an approved financial institution as set forth herein, to guarantee the roads, sidewalks, shoulders, signage, ditches and/or drainage system, and utilities, shall be required of each applicant for a minimum period twelve (12) months.

The maintenance period will begin when the roadway is constructed to binder and all other public improvements have been properly constructed by the developer, a Certificate of Satisfactory Completion has been approved by the City Engineer and Public Works Director, and the Planning Commission formally approves a resolution establishing the maintenance bond. The developer shall be required to post a performance bond for the final layer of asphalt at the same time as the maintenance bond based on actual construction cost, and this bond shall be held until the final layer of asphalt is properly constructed by the developer and a Certificate of Satisfactory Completion has been approved by the City Engineer and Public Works Director. The maintenance bond shall be 30% of the actual construction cost of all public improvements. At 80% build out (80% of houses within the development or particular phase to be bonded have received their certificate of occupancy) unless otherwise approved by the Planning Commission the applicant shall install the final asphalt layer.

If the developer chooses to install the final asphalt layer/topping prior to 80% build out, then he will be required to post the maintenance bond at the time of final asphalt layer installations. The maintenance bond shall be continuous until a minimum of one (1) year after the 80% build out has been complete. The release of the Maintenance Bond shall be contingent upon the completion of the above and, in the case of road construction and/or improvements, acceptance of the dedications by the Spring Hill Board of Mayor and Alderman.

Passed and adopted this 9th day of May, 2016

Paul Downing, Chairman

Dara Sanders, Secretary