

SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING AGENDA
199 Town Center Parkway
Monday, September 12, 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 August 8, 2016 meeting minutes

Approval of the agenda

Consent Agenda:

1. **Resolution 16-94:** Establish Performance Bond for Morning Pointe of Spring Hill
2. **Resolution 16-95:** Release Maintenance Bond for Kedron Rd turn lane at Reserve Blvd
3. **Resolution 16-96:** Reduce and Establish Maintenance Bond Brixworth Ph 1 Sec 1
4. **Resolution 16-97:** Reduce and Establish Maintenance Bond Brixworth Ph 1 Sec 2
5. **PPL 236-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Copper Ridge Phase 4. The property is zoned R-4 High Density, Residential and contains approximately 12.55 acres. The applicant requests Preliminary Plat approval for 42 single family residential lots.

Old Business:

1. **STP 224-2016:** Submitted by WES Engineers & Surveyors for property located at 2210 Spedale Court. The property is zoned B-4, Central Business District, and contains approximately 1.75 acres. The applicant requests site plan approval for a 8,500 sq/ft, Multi-Tenant Office Building.
2. **PPL 230-2016:** Submitted by Ragan-Smith for The Cove at Spring Hill Subdivision. The property is zoned R-2 Medium Density Residential and contains 91.13 acres. The applicant requests preliminary plat approval for 94 single family residential lots.
3. **PPL 226-2016:** Submitted by Stacy Santoro for property located at 4135 Kedron Rd. The property is zoned R-4, High Density Residential and contains approximately 7.48 acres. The applicant requests preliminary plat approval for 32 single family residential lots.

4. **STP 229-2016:** Submitted by Pastor John Privett for property at 5083 Main Street. The property is zoned B-3, Intermediate Business District and contains approximately 2.9 acres. The applicant requests site plan approval for 13,440 sq/ft church.

New Business:

1. **RZN 237-2016:** Submitted by McNeely Civil Engineering Services for property located at 1002 Red Pepper Ridge Rd. This property is zoned B-3, Intermediate Business District and contains 1.24 acres. The applicant requests rezoning of this property from a B-3, intermediate Business District to R-4, High Density Residential.
2. **RZN 239-2016:** Submitted by Sawyer Land Surveying, LLC for property located on Tom Lunn Rd. The property is zoned R-2 and contains approximately 44.12 acres. The applicant requests rezoning of the property from R-2, Medium Density Residential to R-4, High Density Residential.
3. **NCP 240-2016:** Submitted by Mullins, LLC for property located south of Brixworth Dr and east of Jutes Dr. The property is zoned R-2, Medium Density Residential and contains approximately 112.9 acres. The applicant requests approval for a Neighborhood Concept Plan for 255 single family residential lots.
4. **SKP 242-2016:** Submitted by Wes Engineers & Surveyors for property located on Duplex Rd. The property is zoned R-4, High Density Residential and contains approximately 18.01 acres. The applicant requests Sketch Plan approval for 208 dwelling units.
5. **ADM 243-2016:** Submitted by Ryan Geibel for property located at 444 Heroit Drive. The property is zoned R-4, High Density Residential and contains approximately 6,054 s/f. The applicant requests a reduction of a portion of the landscape buffer.

Other Business

Round Table

Adjourn

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 8, 2016
5:30 P.M.**

Vice Chairman Matt Koss called the meeting to order

Members present were: Alderman Duda, Alderman Matt Fitterer, Pat Hairston and Matt Koss. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf. Charles Schoenbrodt arrived at 5:30pm, Paula Hepp arrived at 5:45pm and Chairman Paul Downing arrived at 5:55pm.

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) – Christopher Treloar, 1042 Patroit Dr., Spring Hill, TN. Voiced his concerns about PUD 199-2016.

Public Comment (Agenda Items) – Joshua Straub, 3020 Langston Place, Spring Hill, TN. Voiced his concerns about the SKP 219-2016.

Approval of July 11, 2016 meeting minutes: Alderman Duda made a motion to approve the July 11, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 3/0/1 with Alderman Fitterer abstaining.

Approval of the agenda:

Alderman Fitterer made a motion to approve the agenda. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

Consent Agenda:

1. Resolution 16-89: To release Maintenance Bond for Cobblestone Village Ph 1 Sec 3A & 3B
2. Resolution 16-90: To release Maintenance Bond for Cobblestone Village Ph 1 Sec 3C
3. Resolution 16-91: To establish Maintenance Bond for Brixworth Ph 3 Sec 2
4. Resolution 16-92: To establish Performance Bond for Brixworth Ph 3 Sec 2

5. ADM 222-2016: 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 modification of Planning Commission conditions of approval for STP 178-2015 regarding right-of-way dedication.
6. FPL 223-2016: Submitted by WES Engineers & Surveyors for Brixworth, Phase 3, Section 2. The property is zoned R-2 Medium Density and contains approximately 20.53 acres. The applicant requests final plat approval for 47 single family residential lots.

Old Business:

- 1.) **NCP 216-2016:** Submitted by Century Investment Properties for Hampton Springs Subdivision. The property is zoned R-2, Medium Density Residential, PUD, Planned Unit Development, and contains approximately 25.48 acres. The applicant requests neighborhood concept plan approval for 66 single family residential lots.

Engineering and Public Works Conditions.

- Show concrete sidewalks and street dimensions.
- Show ADA ramps at all intersections.

Staff Conditions

1. Sunflower Drive shall be extended to the south to Stonecreek Drive.
2. Neighborhood concept plan approval shall remain valid for a period of three (3) years, during which time a preliminary plat application shall be submitted for Planning Commission approval.
3. Modification to the approved neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.

Alderman Fitterer made a motion to approve NCP 216-2016 with staff conditions. Motion seconded by Alderman Duda. Motion passed 5/0.

New Business:

1. **ADM 218-2016:** Submitted by Wilson & Associates for Southern Springs Development easement. The property is zoned B-1 Office and Limited Retail Commercial Zone District and contains approximately 106.64 acres. The applicant requests to vacate a portion of an existing waterline easement.

Staff Conditions:

1. The applicant shall dedicate additional easement along the southern edge of the existing water easement for a total of 10 feet of easement on either side of the existing water main.

Alderman Fitterer made a motion to approve ADM 218-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

2. **SKP 219-2016:** Submitted by McBride Dale Clarion for property located on the corner of Miles Johnson and Main Street. The property is zoned B-4, Central Business District and contains approximately 2.95 acres. The applicant requests sketch plan approval for a Speedway Gas Station.

Commissioner Hairston made a motion to deny SKP 219-2016. Motion seconded by Alderman Duda. Motion to deny SKP 219-2016 passed 5/1.

3. **PPL 220-2016:** Submitted by Sawyer Land Surveying, LLC for property located at 2511 Depot Street. The property is zoned R-4, High Density Residential and contains approximately 10.99 acres. The applicant requests preliminary plat approval for 40 single family residential lots.

Engineering and Public Works conditions:

1. Include general note that all signage is to be per current MUTCD
2. Is there a waterline valve installed recently at the Depot Street tie in location? Will this development be on the high or low pressure side. Which valve will be closed to maintain separate zones?
3. Need retaining wall design (at retention pond)
4. Need profile of private drive (will retaining walls be needed at lots 36/37)
5. PPL shows 40 lots, construction plans show 39
6. Add water main valve on the east side of the creek.
7. 14' driveway at lots 36/40 is inadequate for 2 way traffic

Staff Conditions:

1. Access to Lots 37, 39, and 40 shall be limited to the shared driveway indicated on the plat. Owners of Lots 37, 39, and 40 shall be responsible for the maintenance of the shared driveway.
2. Right-of-way for Depot Street shall be dedicated in the amount of 37.5 feet from centerline.
3. Sidewalk construction along Depot Street shall be completed with Phase 1 of the development.
4. Prior to submittal of a final plat application, all engineering/public works comments and revisions shall be addressed.
5. Preliminary plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted in accordance with the plan approved and all associated conditions.
6. Modification to the preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.

Commissioner Hepp made a motion to approve PPL 220-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0.

8. **RZN 221-2016**: Submitted by Rhodes Engineering for property located at 2225 Doctor Robertson Rd. The property is zoned Agricultural and contains approximately 86.25 acres. The applicant requests rezoning the property to B-1 Office and Limited Retail.

Alderman Duda made a motion to forward RZN 221-2016 to the Board of Mayor and Alderman. Motion seconded by Alderman Fitterer. Motion passed 7/0.

9. **STP 224-2016**: Submitted by WES Engineers & Surveyors for property located at 2210 Spedale Court. The property is zoned B-4, Central Business District, and contains approximately 1.75 acres. The applicant requests site plan approval for a 8,500 sq/ft, Multi-Tenant Office Building.

Alderman Duda made a motion to defer STP 224-2016. Motion seconded by Alderman Fitterer. Motion to defer passed 7/0.

10. **ANX 225-2016**: Submitted by Sawyer Land & Surveying, LLC for property located at 4957 and 4965 Lovell Lane. The property contains approximately 3 acres. The applicant is requesting annexation of this property.

Alderman Fitterer made a motion to forward ANX 225-2016 to the Board of Mayor and Alderman. Motion seconded by Commissioner Hairston. Motion passed 7/0.

11. **PPL 226-2016:** Submitted by Stacy Santoro for property located at 4135 Kedron Rd. The property is zoned R-4, High Density Residential and contains approximately 7.48 acres. The applicant requests preliminary plat approval for 32 single family residential lots.

Commissioner Hairston made a motion to defer PPL 226-2016. Motion seconded by Alderman Fitterer. Motion passed 7/0.

12. **NCP 227-2016:** Submitted by Mullins, LLC for Slayton Cove. The property is zoned R-2 Medium Density Residential and R-4 High Density Residential and contains approximately 54 acres. The applicant requests Neighborhood Concept approval for 128 single family residential lots.

Engineering and Public Works Conditions:

1. Confirm that the number of single-family lots and townhouse units shown on the face of the Neighborhood Concept Plan match the data in the table.
2. Revise the drawing from "Sketch Plat" to "Neighborhood Concept Plan" in the title block.
3. Confirm that there is storm water detention provided for Phase 1.

Staff Conditions:

1. Prior to the submittal of a preliminary plat for any phase in this project boundary, the applicant shall coordinate with the Tennessee Department of Transportation to obtain approval for the two proposed street connections and to evaluate the need for one or more dedicated right-turn lanes on Duplex Road. If said turn lanes are determined to be warranted, payment of a fee in-lieu of construction shall be required in order to coordinate construction with the planned improvements to Duplex Road.
2. Port Royal Road shall be improvement with Phase 1 to include dedicated left-turn lanes. Street improvement, construction details, and associated right-of-way dedication shall be required with the preliminary plat application in accordance with the City's subdivision regulations.
3. At the time of preliminary plat application for Phase 1, the applicant shall be assessed a contribution to the cost of a temporary traffic signal at the intersection of Port Royal Road and Duplex Road.
4. Only 50 % of Phase 1 shall be permitted to obtain building permits prior to the installation of a traffic signal at the intersection of Port Royal Road and Duplex Road.
5. Preliminary plat approval of Phases 2 and 3 shall not be eligible for consideration until TDOT letting of the Duplex Road improvements. Final plat approval of Phases 2 and 3 shall not be eligible for consideration until January of 2018. Certificates of occupancy for Phases 2 and 3 shall not be issued prior to completion of Duplex Road improvements along the property's frontage and at the intersection of Duplex Road and Port Royal Road.
6. The applicant/developer may be assessed a fee of contribution to the stream crossing for the extension of Street "A" to the west.
7. Neighborhood Concept Plan approval shall be valid for a period of three (3) years, during which time a preliminary plat application must be submitted. Because a phasing plan has not been proposed, the minimum vesting period shall apply to the project boundary.
8. Modification to the approved Neighborhood Concept Plan may require Planning Commission approval prior to the submittal and consideration of a Preliminary Plat application.

Alderman Fitterer made a motion to approve NCP 227-2016 with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 6/1.

13. **STP 229-2016:** Submitted by Pastor John Privett for property at 5083 Main Street. The property is zoned B-3, Intermediate Business District and contains approximately 2.9 acres. The applicant requests site plan approval for 13,440 sq/ft church building.

Alderman Fritterer made a motion to defer STP 229-2016. Motion seconded by Commissioner Koss. Motion to defer passed 7/0.

Alderman Duda had to leave at this time.

14. **PPL 230-2016:** Submitted by Ragan-Smith for The Cove at Spring Hill Subdivision. The property is zoned R-2 Medium Density Residential and contains 91.13 acres. The applicant requests preliminary plat approval for 94 single family residential lots.

Commissioner Hairston made a motion to defer PPL 230-2016. Motion seconded by Alderman Fitterer. Motion to defer passed 6/0.

15. **ADM 231-2016:** Submitted by T.W. Frierson Contractor, Inc for Spring Hill Smiles. The property is zoned B-4, Central Business District and contains 1.25 acres. The applicant requests a major modification to Spring Hill Smiles.

Staff's Conditions:

1. Staff recommends approval of the material change from brick veneer to stone veneer.
2. ~~Staff recommends upholding the previously proposed and approved façade articulation to include the number and placement of windows, ornamental shutters, dormers, and shifts in the first floor roofline.~~
3. Applicant resubmit materials for a darker shade of base and ornamental shudders for administrative approval.

Alderman Fitterer made a motion to approve ADM 231-2016 with the 2 staff conditions adding condition number 3. Motion seconded by Commissioner Schoenbrodt .

Alderman Fitterer made a motion to amend his motion to strike staff condition number 2. Motion seconded by Commissioner Hepp. Motion passed 6/0

16. **Resolution 16-93:** To Approve to Extend (or Release) the Bond for Well Spring Church

Alderman Fitterer made a motion to approve Resolution 16-93 with the word Extend in the title black and the first "be it resolved" with the extended be in the resolution. Motion seconded by Commissioner Hepp. Motion passed 4/1/1 with Matt Koss abstaining.

Adjourn

Paul Downing, Chairman

Dara Sanders P.C. Secretary



City of Spring Hill
Planning Commission

DATE: August 16, 2016
REQUEST: Establish a performance bond for Morning Pointe of Spring Hill
SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

OVERVIEW:

- Sketch plan was approved on the April 11, 2016 agenda.
- Lot split plat has been submitted to the Planning Department for final signatures.
- Developer has submitted application and corresponding documentation to establish a performance bond only.

PC ACTION REQUESTED:

- Approve PC Resolution 16-94 to establish a performance bond for Morning Pointe of Spring Hill

**RESOLUTION 16-94 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
MORNING POINTE OF SPRING HILL**

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; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs,
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 **\$512,593.00**; 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 Morning Pointe of Spring Hill in the amount of **\$512,593.00**.

Passed and adopted this 12th day of September, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development MORNING POINTE

Phase N/A Section N/A #of lots N/A

Cost to install utilities and infrastructure (Performance Bond)

Sanitary Sewer Line \$139,246.00

Water Line \$ 91,615.00

Storm Water \$ 76,052.00

Curbing \$ 21,968.00

Binder \$ 44,310.00

Signage \$ 15,000.00

Street Lights \$ 15,000.00

Sidewalks \$ 45,140.00

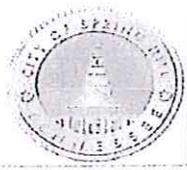
Surface \$ 17,663.00

TOTAL = \$465,994.00

+ 10% = \$ 46,599.00

TOTAL BOND = \$512,593.00

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:
Missy Stahl (mstahl@springhilltn.org)
Thomas Wolf (twolf@springhilltn.org)

APPLICATION FOR SURETY

PROJECT NAME: Morning Pointe of Spring Hill PHASE: _____ SECTION: _____
OF LOTS APPROVED: _____ # OF LOTS REMAINING: _____
SURETY TYPE: _____ MAINTENANCE PERFORMANCE _____ RESTORATION
POSTED WITH: LETTER OF CREDIT _____ PERFORMANCE BOND _____ CASH _____ Insurance Bond
SURETY AMOUNT: \$ 512,593.00 EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/N
PURPOSE OF SURETY: New City road - McCutcheon Creek Lane

NAME OF FINANCIAL INSTITUTION: First Tennessee Bank SURETY #: _____
CONTACT PERSON: Jean Brennan EMAIL: JMBrennan@firsttennessee.com
ADDRESS: 701 Market St, 3rd Floor CITY, STATE, ZIP: Chattanooga, TN 37402
PHONE NUMBER: 423-757-4317 FAX NUMBER: _____

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: Spring Hill Development Partners, LLC
ADDRESS: P.O. Box 813 CITY, STATE, ZIP: Doltewale, TN 37363
PHONE NUMBER: 423-208-9646 FAX NUMBER: 423-238-5330
EMAIL: FFacrow@ihpLLC.com

ACTION REQUEST

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

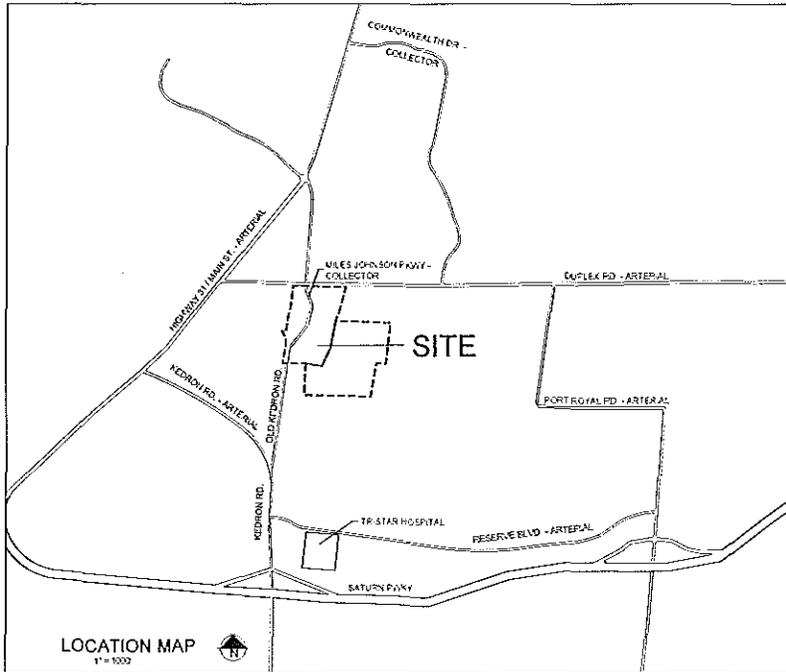
- ESTABLISH NEW SURETY
- REQUEST FINAL INSPECTION AND RELEASE OF SURETY
- REQUEST REDUCTION OF SURETY AMOUNT
- REQUEST EXTENSION OF SURETY FOR (1) YEAR
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

EXPLANATION FOR PROOF OF DIFFICULTY: _____

[Signature]
Applicant Signature / Date

MORNING POINTE OF SPRING HILL SKETCH PLAN

A PORTION OF TAX MAP 28, PARCEL 5.03 & 5.04



OWNER

MICHELE BARRETT-PRESTON
1973 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064
EMAIL: michelapreston@mac.com
PHONE: (615) 969-5875

DEVELOPER

INDEPENDENT HEALTHCARE PROPERTIES
P.O. BOX 249
5325 HIGHWAY 60
GEORGETOWN, TN 37336
CONTACT: GREG VITAL
EMAIL: gvital@aol.com
PHONE: (423) 322-3430

LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE, PLA
EMAIL: greggambledesign@gmail.com
PHONE: (615) 975-5765

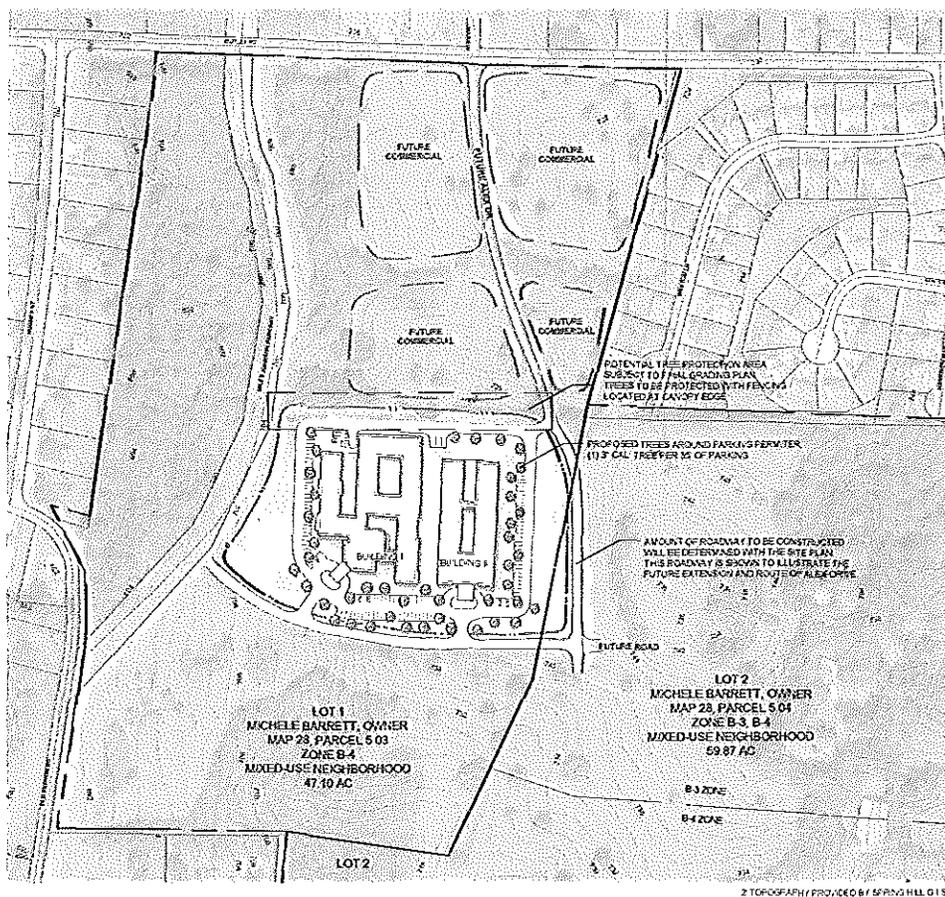
INDEX OF SHEETS

- S 00 COVER SHEET
- S 10 BOUNDARY OVERVIEW
- S 20 SITE PLAN
- S 30 PROPOSED ARCHITECTURAL ELEVATIONS

LOCATION MAP
1" = 1000'



GDC
GAMBLE
DESIGN COLLABORATIVE
DESIGN/PLANNING AND
LANDSCAPE ARCHITECTURE
www.gambledesign.com



SITE DATA:

PROPOSED LOT AREA	57,740 SF (1.31 AC)
BUILDING	0 SF (0)
BUILDING HEIGHT	3' (1.52 M)
BUILDING FOOTPRINT	PAR 503 ALL BUILDINGS SHALL BE 3 STORY
PROPOSED USE	300,000 GSF FACILITY
LANDSCAPE BUFFER WIDTH	MANAGED AND NORTH PROPERTY LINE BUFFER SHALL BE 10 FEET MINIMUM
PERMITS & FEES	PERMITS AND FEES TO BE DETERMINED BY THE CITY OF SPRING HILL
SURFACE DRAINAGE	AS SHOWN ON THE WEST SIDE OF PROPOSED DETENTION POND
EXISTING UTILITIES & RIGHT OF WAY	SHOWS EXISTING UTILITIES AND RIGHT OF WAY
EXISTING	
HYDROLOGICAL EQUIVALENT PROPERTY	PERMITS AND FEES TO BE DETERMINED BY THE CITY OF SPRING HILL
EXISTING STRUCTURES	NONE LOCATED WITHIN PROPOSED DEVELOPMENT AREA
ST. COVERAGE OF EXISTING STRUCTURES	NONE LOCATED
ST. IN USE	NONE PRESENT
PROPOSED PLAN	NONE LOCATED WITHIN PROPOSED DEVELOPMENT AREA
DATE OF RECORD	11/15/2011



MORNING POINTE OF SPRING HILL
 SKETCH PLAN
 SPRING HILL, TENNESSEE



REV. DATE

1	
2	
3	
4	

REV. 11, 2011

BOUNDARY OVERVIEW



SHEET
S1.0



MORNING POINTE OF SPRING HILL
P.O. BOX 100000



HFR DESIGN

MORNING POINTE OF SPRING HILL
ASSISTED LIVING PERSPECTIVE



MORNING POINTE OF FRANKLIN, TN



THE LANTERN AT MORNING POINTE
ALZHEIMER'S BUILDING ELEVATIONS

PROPOSED ARCHITECTURAL ELEVATIONS

GDC
GAMBLE
DESIGN COLLECTIVE
ARCHITECTS
10000 W. WOODBRIDGE
SPRING HILL, TN 37174
615.441.1000
www.gamblecollective.com

MORNING POINTE OF SPRING HILL
SKETCH PLAN
SPRING HILL, TENNESSEE



Rev. date
 Δ
 Δ
 Δ
 Δ

March 18, 2011

SHEET

S3.0



City of Spring Hill

Planning Commission

DATE: August 16, 2016

REQUEST: Release the maintenance bond for Kedron Road turn lane at Reserve Boulevard

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- Planning Commission established a maintenance bond for the turn lane improvements in September 2015 by PC Resolution 15-32 for the time period of twelve (12) months.
- Certificate of completion has been signed off on by staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-95 to release the maintenance bond for Kedron Road turn lane at Reserve Boulevard

**RESOLUTION 16-95 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
KEDRON ROAD TURN LANE AT RESERVE BOULEVARD**

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current regulations, guaranteed that the following improvements, which may include but not be limited to, a turn lane added and final topping with 1 ½ inches of hot mix asphalt, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Kedron Road turn lane at Reserve Boulevard in the amount of \$55,968.48 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Kedron Road turn lane at Reserve Boulevard in the amount of **\$55,968.48** is hereby approved.

Passed and adopted this 12th day of September, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

August 3, 2016

Spring Hill Medical Center

Kedron Road Turn Lane at Reserve Blvd

Development Name: Kedron Road Turn Lane at Reserve Blvd

Phase or Section of Construction: N/A

Public Improvements: Turn lane added and final topping with 1 ½ inches of hot mix asphalt

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

Thomas S. Wolf
Thomas S. Wolf, City Engineer

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

PHONE (931)486-2252

NASHVILLE LINE (615)248-6307

WILLIAMSON CO. (615)599-2614

FAX (931)486-0516



City of Spring Hill
Planning Commission

DATE: August 16, 2016

REQUEST: Release the performance bond and establish a maintenance bond for Brixworth Phase 1, Section 1

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

OVERVIEW:

- A performance bond is currently in place for Phase 1, Section 1 in the amount of \$50,000.
- Binder was put on road in December 2010; roads were final topped in April 2016.
- All certificates of satisfaction have been signed off by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-96 to release the performance bond and establish a maintenance bond for Brixworth Phase 1, Section 1

**RESOLUTION 16-96 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO REDUCE THE PERFORMANCE BOND
AND ESTABLISH A MAINTENANCE BOND FOR
BRIXWORTH PHASE 1, SECTION 1**

WHEREAS, a Performance Bond is in place guaranteeing the completion of certain improvements for Brixworth Phase 1, Section 1 in the amount of **\$50,000.00**; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs, and
Streets with 1 ½ final topping; and*

WHEREAS, to date, the improvements have been completed and approved through inspections by the City and therefore a Maintenance Bond is required; and

WHEREAS, a Maintenance Bond is guaranteeing the workmanship and materials of certain improvements for Brixworth Phase 1, Section 1 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Performance Bond in the amount of **\$50,000.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond in the amount of **\$15,000.00** for twelve (12) months from date of final topping installation.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the Performance Bond be reduced to establish a Maintenance Bond for Brixworth Phase 1, Section 1 in the amount of **\$15,000.00** is hereby approved.

Passed and adopted this 12th day of September, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

August 10, 2016

Smart Living, LLC

Brixworth

Phase 1 Section 1

Development Name: Brixworth

Phase or Section of Construction: Phase 1 Section 1

Public Improvements: Water, sewer, storm water drainage and basins, streets and curbs and final topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

Thomas S. Wolf

Thomas S. Wolf, City Engineer

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516



City of Spring Hill
Planning Commission

DATE: August 16, 2016

REQUEST: Release the performance bond and establish a maintenance bond for Brixworth Phase 1, Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

OVERVIEW:

- A performance bond is currently in place for Phase 1, Section 2 in the amount of \$156,206.56.
- Binder was put on road in December 2010; roads were final topped in April 2016.
- All certificates of satisfaction have been signed off by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-97 to release the performance bond and establish a maintenance bond for Brixworth Phase 1, Section 2

**RESOLUTION 16-97 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO REDUCE THE PERFORMANCE BOND
AND ESTABLISH A MAINTENANCE BOND FOR
BRIXWORTH PHASE 1, SECTION 2**

WHEREAS, a Performance Bond is in place guaranteeing the completion of certain improvements for Brixworth Phase 1, Section 2 in the amount of \$156,206.56; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs, and
Streets with 1 ½ final topping; and*

WHEREAS, to date, the improvements have been completed and approved through inspections by the City and therefore a Maintenance Bond is required; and

WHEREAS, a Maintenance Bond is guaranteeing the workmanship and materials of certain improvements for Brixworth Phase 1, Section 2 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Performance Bond in the amount of \$156,206.56 be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond in the amount of \$46,861.00 for twelve (12) months from date of final topping installation.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the Performance Bond be reduced to establish a Maintenance Bond for Brixworth Phase 1, Section 2 in the amount of \$46,861.00 is hereby approved.

Passed and adopted this 12th day of September, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

August 10, 2016

Smart Living, LLC

Brixworth

Phase 1 Section 2

Development Name: Brixworth

Phase or Section of Construction: Phase 1 Section 2

Public Improvements: Water, sewer, storm water drainage and basins, streets and curbs and final topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

Thomas S. Wolf

Thomas S. Wolf, City Engineer

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Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 12, 2016
SUBJECT: PPL 236-2016 (Copper Ridge Phase 4)

PPL 236-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for Copper Ridge Phase 4. The property is zoned R-4 High Density, Residential and contains approximately 12.55 acres. The applicant requests Preliminary Plat approval for 42 single family residential lots.

Property description and history: This property is located southeast of the intersection of Wall Street and Commonwealth Drive. The Planning Commission has granted preliminary plat and final plat approval of several phases of the single-family lots and the condominiums shown in the attached master development plan. Longview Elementary School and Longview Recreation Center are located to the east of the project boundary, east of Commonwealth Drive.

Request: The applicant requests preliminary plat approval for 42 single-family lots and associated infrastructure.

Streets and sidewalk: This preliminary plat will extend Morton Drive (Local Street) and Boxbury Lane (Local Street) through the property. Sidewalk is proposed to be constructed on both sides of the street.

Bicycle and Greenway Plan: This project boundary is not impacted by the Bicycle and Greenway Plan. However, the applicant proposes to construct a trail that would provide pedestrian circulation within a large open space area for the neighborhood and would eventually provide a pedestrian crossing over a stream traversing through the center of the neighborhood.

Bulk and area requirements: The proposal is compliant with the minimum criteria of the underlying R-4 zoning district.

Engineering: No additional comments at this time.

Recommendation: Staff recommends approval of PPL 236-2016, subject to the following conditions:

1. The site shall be developed as proposed and approved.
2. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
3. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 12, 2016
SUBJECT: STP 224-2016 (2210 Spedale Court)

STP 224-2016: Submitted by WES Engineers & Surveyors for property located at 2210 Spedale Court. The property is zoned B-4, Central Business District, and contains approximately 1.75 acres. The applicant requests site plan approval for an 8,500 square foot multi-tenant office building.

Property description: This property is located on the north side of the east/west portion of Spedale Court between Wilkes Court and Harrah Drive on Lot 16A, Campbell Station Commercial Section 6. The majority of the surrounding properties are developed for commercial uses with exception of the single-family residences to the north.

Request: The applicant requests site plan approval for an 8,500 square foot multi-tenant office building and 40 parking spaces. This request was deferred by the Planning Commission in order to allow for additional time to address deficiencies and conflicts in the plans.

Engineering and Public Works:

- Truncated domes to be identified as antique/brick red.
- Retaining wall design has been submitted for review and approval.

Landscaping: The proposed landscape plan has been upgraded significantly since the Planning Commission voting meeting. The applicant shows the location of existing trees to be preserved in the landscape buffer and additional deciduous and coniferous trees and shrubs.

Streets and sidewalk: Spedale Court is designated as a Local Street and requires a minimum of 25 feet of right-of-way from centerline. Sufficient right-of-way currently exists. This property is one of two remaining undeveloped lots in a commercial area where no sidewalks exist. The applicant proposes to provide a pedestrian connection to the commercial building from Spedale Court and to construct a crosswalk to connect to the multi-tenant shopping center to the south. Staff finds that this improvement is the most logical pedestrian safety improvement, as sidewalk construction would not contribute to an existing network.

Access: The applicant proposes one curb cut onto Spedale Court that has been planned to align with an existing curb cut to the south. Staff finds in favor of the proposed access.

Parking: Based on the information provided by the applicant, sufficient parking exists in accordance with the base ratio requirements of the zoning ordinance; however, upon further review of the proposal, staff has identified one off-site parking space and one parking space that is divided by the shared property line. Staff recommends a property line adjustment to accommodate all parking on the site or modification to the proposed parking lot so that all parking spaces are located on the subject property.

Building design: The Planning Commission provided detailed feedback regarding the proposed building materials. The proposal has been modified to include a primarily brick façade.

Discussion: During the work session, the Planning Commission expressed satisfaction with the site plan, however, concerns were raised regarding the required parking spaces that are not entirely on the property.

Recommendation: Staff recommends approval of STP 224-2016 subject to the following conditions:

1. The parking lot shall be revised to fit all parking spaces on the property or a property line adjustment shall be submitted to accomplish the same.
2. Site plan approval shall remain valid for a period of three (3) years, during which time the owner/developer shall be required to obtain and maintain all necessary permits for construction.
3. Modification to the approved site plan may require Planning Commission approval prior.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 12, 2016
SUBJECT: PPL 230-2016 (The Cove)

PPL 230-2016: Submitted by Ragan-Smith for The Cove at Spring Hill Subdivision. The property is zoned R-2 Medium Density Residential and contains 91.13 acres. The applicant requests preliminary plat approval for 94 single-family residential lots.

Property description: This property is located near the intersection of Tom Lunn Road and Port Royal Road, north of Port Royal Park.

In June of 2016, the Planning Commission approved a neighborhood concept plan (NCP 190-2016) for the property, subject to conditions of approval. Among the Planning Commission's conditions of approval was the requirement to either dedicate park land or construct trail facilities in accordance with the Bicycle and Greenway Plan adopted by the Board of Mayor and Aldermen in 2015. The proposal for park land dedication was presented by the developer for the purpose of obtaining waiver from the City's sidewalk (on both sides of the street) and trail requirements. The Planning Commission found that sidewalk on both sides of the street was warranted and also found in favor of park land dedication in-lieu of trail construction.

Not agreeing with the conditions of approval, the applicant withdrew his park land dedication offer from the BOMA's agenda, and this process was not completed prior to the submittal of the preliminary plat application, as required by NCP 190-2016

Subsequently, two conditions of approval related to sidewalk construction and street design, required in accordance with the City's subdivision regulations, were appealed to the Board of Mayor and Aldermen (BOMA) in July of 2016. These Planning Commission conditions were overturned by the BOMA to allow for sidewalk on one side of all local and collector streets and to allow for 22 feet of pavement and extruded curb.

Request: The applicant requests preliminary plat approval for 94 single-family residential lots and associated infrastructure.

This request was deferred by the Planning Commission on August 8th in order to receive direction from the Board of Mayor and Aldermen on the offer of dedication. The applicant's renewed offer of dedication was associated with several additional requests related to restriction of land use, waiver of adequate facilities fees, and relief from street improvements to Tom Lunn Road.

The Board of Mayor and Aldermen accepted the offer of dedication, and waiver of fee and street improvements to Tom Lunn Road were not included in the acceptance.

Street and sidewalk: Pursuant to the conditions of NCP 190-2016 and RES 16-105, right-of-way dedication along the property's frontage onto Tom Lunn Road shall reflect the minimum right-of-way requirements for a Collector street in the City's Major Thoroughfare Plan, and the applicant shall be assessed a fee in-lieu of street improvements to Tom Lunn Road to include the cost of milling and overlay. With their approval of the applicant's appeal to the requirement to construct sidewalk on both sides of the new streets, the BOMA stipulated that "sidewalks shall be installed on side of both local streets and collector streets". The proposed plat is not compliant with this requirement.

Engineering and Public Works: No additional comments at this time.

Recommendation: Staff recommends approval of PPL 230-2016 subject to the following condition:

1. A 5-foot-wide sidewalk shall be constructed on the west side of Tom Lunn road with the first phase of development.
2. Preliminary Plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
3. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 12, 2016
SUBJECT: PPL 226-2016 (Bellagio Villas)

PPL 226-2016: Submitted by Stacy Santoro for property located at 4135 Kedron Road. The property is zoned R-4, High Density Residential, and contains approximately 7.48 acres. The applicant requests preliminary plat approval for 32 single-family residential lots.

Property description: This property is located on the north side of Kedron Road between Golf View Way and Meadow View Drive.

Request: The applicant requests preliminary plat approval for 32 single-family residential lots and associated infrastructure.

Bulk and area requirements: This item was initially deferred by the Planning Commission due to noncompliance with the bulk and area requirements of the R-4 zoning district. In the initial submittal, the majority of the proposed lots within the development did not meet the minimum 40' lot width of the R-4 zoning district. The Planning Commission cannot approve a preliminary plat application that doesn't meet the minimum bulk and area requirements of the underlying zoning district.

Engineering and Public Works:

- Coordinate FFE's on construction plans with FFE's on Preliminary Plat.

Discussion: The preliminary plat has been revised to conform with the requirements of the underlying zoning district, as well as showing emergency access and compliance with the required stream buffer. It should be noted that, due to the size of the lots and the stream buffer, the buildable area of lots 14, 15, 16 and 17 is greatly diminished.

Recommendation: Staff recommends approval of PPL 226-2016 subject to the following conditions:

1. The site shall be developed as proposed and approved.
2. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
3. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 12, 2016
SUBJECT: STP 229-2016 (Lifehouse Church)

STP 229-2016: Submitted by Pastor John Privett for property located at 5083 Main Street. The property is zoned B-3 Intermediate Business District and contains approximately 2.9 acres. The applicant requests site plan approval for a 13,440 square foot structure.

Property description: This property is located at 5083 Main Street, Lots 1 and 2 of the Williams Keller Subdivision. The applicant has submitted an application for administrative approval of a property line adjustment to combine the two lots into one.

Request: The applicant requests site plan approval for a 13,440 square foot church with no additional parking spaces.

This request was deferred by the Planning Commission on August 8th due to the issues described in parking, building design and streets and sidewalks below.

Parking: The applicant does not propose additional parking on the property. Staff has counted 83 existing parking spaces on the property. Based on the information provided by the applicant after the submittal and staff's initial review, 81 parking spaces are required for the new church, which leaves 2 parking spaces for the existing commercial building.

While the use of the structures will likely not occur at the same time, making a shared parking agreement the best and most efficient use of the existing parking lot, the City's zoning ordinance requires that this parking arrangement be approved by the Board of Zoning Appeals. Staff has received the required application, and the Board of Zoning Appeals will have the opportunity to vote on this application prior to the Planning Commission's voting meeting.

Building design: The applicant proposes a split level building constructed primarily of brick and glass. The proposed design of the building originally did not meet the minimum massing, facade, and roof line variation criteria of the Design Review Guidelines.

It is planning staff's understanding that building elevations were not provided for the Planning Commission's review prior to the work session. Staff was not in favor of the proposed building elevations due to noncompliance with the Design Review Guidelines. Several of the applicable sections are listed below:

Section 2.6 (b) – Pilasters, variations in the roof line or parapet wall, and building wall recesses shall be used to break up the mass of a single building into distinct vertical bays which maintain a rhythm to surrounding buildings.

Section 2.6 (2)(a) – Buildings should have a defined base and cap.

Section 2.6 (2)(e) - Blank walls facing public streets shall be avoided. The use of various architectural materials and patterns shall be used to break up blank walls.

Section 2.7(1) Facades along public streets shall be treated in a manner which creates an attractive and interesting street front. Undifferentiated and blank facades that are visible from the public right-of-way are discouraged.

The applicant requested consideration of the proposed building elevations or direction from the Planning Commission on what elements should be incorporated into the building design.

Streets and sidewalk: The subject property fronts onto Main Street (Arterial), which requires a minimum of 47.5 feet of right-of-way from centerline. Sidewalk doesn't currently exist at this location, and staff's standard recommendation for sidewalk along Main Street is to collect a fee in-lieu of construction when only a segment of a city block is proposed to be developed.

Engineering and Public Works: No additional comments at this time.

Discussion: The originally proposed design of the building did not meet the minimum requirements of the Design Review Guidelines as indicated above. The Planning Commission provided guidance to the applicant at the work session on August 22nd. Staff received a resubmittal on August 26th that addresses the concerns. A variance from the required number of parking spaces is required.

Recommendation: Staff recommends approval of STP 229-2016 subject to the following conditions:

1. Board of Zoning Appeals approval of a variance from the required number of parking spaces shall be required prior to the issuance of any permits for the subject property. Should the Board of Zoning Appeals deny the required variance, this approval shall be considered null and void, as the project will not comply with the City's minimum requirements of the zoning ordinance.
2. Prior to the issuance of permits, the applicant shall record an easement plat to dedicate the required 47.5 feet of right-of-way along Main Street.
3. Prior to the issuance of permits, the applicant shall pay a fee in-lieu of sidewalk construction along Main Street.
4. Site Plan approval shall remain valid for a period of three (3) years, during which time all conditions shall be met and permits obtained.
5. Modification to the site plan may require Planning Commission approval prior to the issuance of permits.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 12, 2016
SUBJECT: RZN 237-2016 (1002 Red Pepper Ridge)

RZN 237-2016: Submitted by McNeely Civil Engineering Services for property located at 1002 Red Pepper Ridge Rd. This property is zoned B-3, Intermediate Business District and contains 1.24 acres. The applicant requests rezoning of this property from a B-3, intermediate Business District to R-4, High Density Residential.

Property description: This property is located at the northwest corner of Stephen P. Yokich Parkway and Red Pepper Ridge, at the entrance of The Laurels at Town Center and south of City Hall. The current zoning designation of the subject property is B-3, Intermediate Business District. The surrounding land use and zoning is as follows:

North: Vacant, B-3, Intermediate Business District
South: Vacant, B-3, Intermediate Business District
East: Vacant, B-4, Central Business District
West: Single-family residential, R-2 Planned Unit Development

Request: The applicant requests rezoning approval to R-4, High Density Residential, to allow for 16 townhomes. Staff has calculated the required lot area for 16 dwelling units on this 1.24-acre tract and has determined that sufficient area exists.

This application is accompanied by the required plan showing the proposed development of the property, including proposed access, building location, and building design.

Spring Hill Rising 2040: The future land use designation of this property is Downtown/City Center, which is characterized by a compact, walkable environment typical of town centers. Development creates and promotes our sense of place and community, and it encourages active living and community interaction. Future Development emphasizes connectivity and uses that generate a high level of activity. These are not developments that are designed to accommodate the automobile and related services. Buildings are typically two or more stories and reinforce traditional pedestrian scale. They have shallow setbacks and are used to frame the street.

Discussion: The submitted plans indicate access via Red Pepper Ridge. Concerns regarding the traffic to be generated and its effect on Red Pepper Ridge were expressed by the public. The possibility of access being on Steven P. Yokich Parkway, a limited access road, was discussed. Also, the possibility of an additional shared access point with the property located to the north, via Steven P. Yokich Parkway, near the intersection with Kedron Parkway, was discussed. The Planning Commission determined that the traffic generated by the 16 proposed townhomes is not sufficient to warrant any type access directly on to Steven P. Yokich Parkway.

The developer is aware of buffer and sidewalk requirements, the details of which, will be discussed at a later date.

Recommendation: Staff recommends forwarding the request to the Board of Mayor and Aldermen with a recommendation for approval of RZN 237-2016 subject to the following conditions:

1. The proposed development shall include sidewalks and buffer areas as determined sufficient by the Planning Commission.
2. The proposed development shall include a single curb cut on Red Pepper Ridge.
3. The front façade of the eastern building shall front on Steven P. Yokich Parkway.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 12, 2016
SUBJECT: RZN 239-2016 (Map 043 Parcel 014.00)

RZN 239-2016: Submitted by Sawyer Land Surveying, LLC for property located on Tom Lunn Rd. The property is zoned R-2 and contains approximately 44.12 acres. The applicant requests rezoning of the property from R-2, Medium Density Residential to R-4, High Density Residential.

Property description: This undeveloped property is located on Tom Lunn Road, northeast of the intersection of Tom Lunn Road and Port Royal Road. The current zoning designation of the subject property is R-2, Medium Density Residential. The surrounding land use and zoning is as follows:

North: Vacant, R-5, Residential District (Apartments); Single-family residential, Agricultural District
South: Vacant (Neighborhood Concept Plan approval for The Coves), R-2, Medium Density Residential District
East: Vacant, Agricultural District
West: Single-family residential, R-2 Planned Unit Development

Request: The applicant requests rezoning approval to R-4, High Density Residential, to allow for single-family residential lots. Pursuant to the zoning ordinance, a development plan is not required with the R-4 rezoning application for single-family residential development.

The southern boundary of this property is contiguous to the northern boundary of The Coves at Spring Hill. The developer of The Coves at Spring Hill is requesting approval of a preliminary plat application (PPL 230-2016) on this work session agenda.

Since the work session meeting, the applicant has provided a concept plan for the purpose of showing his intent for the property to be single-family residences with two entrances onto Tom Lunn Road. This is not a required concept plan, and approval of this rezoning does not vest the applicant.

Bicycle and Greenway Plan: Tom Lunn road is designated as a bike lane route in the Bicycle and Greenway Plan. The Planning Commission and Board of Mayor and Aldermen have approved land dedication in-lieu of construction of bicycle and trail facilities for The Cove at Spring Hill; however, sidewalk construction along Tom Lunn Road is required pursuant to Resolution 16-105. Should this rezoning request be approved, staff will evaluate logical pedestrian and bicycle facilities at the time of development (neighborhood concept plan application) of the subject property. At a minimum, this will likely include construction of a sidewalk along the west side of Tom Lunn Road.

Spring Hill Rising 2040: the future land use designation of this property is Residential Neighborhood Area, which represents a transition between natural and rural settings and more intense environments. The intent of this area is to preserve natural features in the built environment, enhance access to housing options, and to create new opportunities to enhance quality of life. The development pattern of this area varies from a low to moderate density with clusters of similar dwelling types. New development should integrate different housing types of appropriate scale and context and increase the connections between neighborhoods and other areas.

Discussion: In consideration of the zoning designations of the properties to the north, which include an undeveloped R-5 and multiple undeveloped and developed M-1 districts, staff finds that the requested R-4 zoning district would present an opportunity to appropriately transition land use from the north (most intense uses permitted) to the south (least intense uses permitted).

Street improvements will be imperative to accommodate the increase in traffic on Tom Lunn Road as a result of this rezoning request. Due to the configuration of the property and noncontinuous street frontage, off-site improvements will likely be necessary.

Recommendation: Staff recommends forwarding the request to the Board of Mayor and Aldermen with a recommendation for approval, subject to the following conditions of approval:

1. Street improvements will be evaluated and required at the time of neighborhood concept plan approval. At a minimum, improvement to Tom Lunn Road will span from the northern boundary of the subject property to the northern project boundary of the adjacent development (PPL 230-2016) and will include the construction of a 5' sidewalk on one side.
2. Access to the new residential lots shall be provided from the new internal street network. No driveways shall be permitted onto Tom Lunn Road.
3. Uses permitted shall be limited to single-family detached residential lots.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 12, 2016
SUBJECT: NPC 240-2016 (Brixworth Phases 5-7)

NCP 240-2016: Submitted by Mullins, LLC for property located south of Brixworth Dr and east of Jutes Dr. The property is zoned R-2, Medium Density Residential and contains approximately 112.9 acres. The applicant requests approval for a Neighborhood Concept Plan for 255 single family residential lots.

Property description and history: This undeveloped property is located south of Brixworth Phases 3 and 4, which extend Stewart Campbell Point to the east of Port Royal Road, and a stream runs through the center portion of the property. There are several existing public streets that stub out to the project boundary. The Planning Commission has been presented with exhibits in the past two years indicating the potential expansion of Brixworth through this area, though a neighborhood concept plan for the expansion has not been formally approved.

Request: The applicant requests neighborhood concept plan approval for 255 single-family lots in three phases. Staff has received a verbal description of the applicant's expectation to complete each phase in sections beginning at the northern area of the project boundary and working further south.

Streets and sidewalk: In addition to the extension of five public streets currently under construction as part of Phases 3 and 4, the applicant proposes five new connections to existing streets stubbed out to the project boundary (Friendship Drive, Hurt Road, Parliament Drive, Danes Drive, and Bern Drive) and to provide a new street connection to the agricultural property to the south.

The proposed connection to Bern Drive will provide a second access point for The Parks at Wyngate, which is currently developed for almost 200 homes. Staff finds this connection will increase safety in the neighborhood and decrease traffic congestion at Bern drive and Port Royal Road.

The proposed connection to Hurt Road (local street) would achieve a recommendation of the Major Thoroughfare Plan to extend this north/south connection from Duplex Road to Stewart Campbell Point. The condition of Hurt Road between Savannah Park Drive and its northern terminus at Silver Cloud Way is not built to local street standards and tapers to one lane at its terminus. Silver Cloud Way in the Spring Hill Place development currently ends in a cul-de-sac configuration, but its right-of-way extends to the terminus of Hurt Road. This project pre-dates the current staff, and we have been unable to find documentation indicating the reason no connection to Hurt Road was planned at this location.

The connection to Hurt Road will likely occur in the later phases/sections of Brixworth, and the majority of the substandard segment is located outside of the project's boundary. Because development was permitted to occur along Hurt Road without improvement in the past, staff does not recommend that the applicant assume full responsibility for off-site improvements. A request to offset the adequate facilities fees for this property to equal the cost of improving Hurt Road will be considered by the Board of Mayor and Aldermen at their September voting meeting. Staff has recommended a condition of approval addressing the improvement of Hurt Road.

Bicycle and Greenway Plan: The stream through this property is designated as a greenway with a multi-use path that would connect the surrounding area to Allendale Elementary and the Peter Jenkins Walking Trail located in the Wyngate Subdivision. The applicant has updated the plan to show a greenway trail in accordance with the City's Bicycle and Greenway Plan. Staff has recommended a condition of approval regarding the details and timing of construction.

Recommendation: Staff recommends approval of NCP 240-2016, subject to the following conditions of approval:

1. The applicant/developer shall be required to construct a trail through the project in accordance with the Bicycle and Greenway Plan. Construction details and completion shall be required with the corresponding phase.
2. The applicant/developer shall be responsible for off-site improvement of Hurt Road to include a local street cross section with two driving lanes, no curb, and sidewalk on one side of the street. Improvement shall be completed with the area shown as Phase Five. Should the applicant's request for a reduction in the adequate facilities fees for improvement to Hurt Road not be approved, the applicant may request amendment to the requirements of this condition of approval.
3. Approval of this neighborhood concept plan shall remain valid for a period of three (3) years, during which time the applicant/developer shall submit a preliminary plat application.
4. Modification to the approved 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, Planning Director
MEETING: September 12, 2016
SUBJECT: SKP 242-2016 (Grand Reserve)

SKP 242-2016: Submitted by Wes Engineers & Surveyors for property located on Duplex Rd. The property is zoned R-4, High Density Residential and contains approximately 18.01 acres. The applicant requests Sketch Plan approval for 208 dwelling units.

Property description: This property is located southwest of the intersection of Duplex Road and Port Royal Road; however, the vacant parcel does not have frontage onto either street. The sole existing access to the property from a public street is Cadence Drive at the west side of the property.

The property was subdivided from its parent tract in 2016, which was zoned both R-2, Medium Density Residential, and R-4, High Density Residential. The R-4 portion of the parent tract was rezoned from Ag, Agricultural, in May of 2006. Based on the limited records from that period of time, it appears that the rezoning request was approved without an accompanying preliminary development plan. Staff has included a sketch plan that was approved by the Planning Commission in May of 2007, one year after the rezoning of the property. This sketch plan has expired and is considered null and void.

The northern portion of the parent tract received Planning Commission approval of a neighborhood concept plan (NCP 227-2016) for 173 dwelling units with several restrictions related to phasing, timing of construction, and various street improvements.

The property to the south is developed for The Grand Reserves, the multi-family component of the Williams Park Planned Unit Development. The existing development is characteristic of the R-5 zoning district.

Request: The applicant requests sketch plan approval for 208 dwelling units as an extension of the existing Grand Reserves development. The proposed expansion has been modified from the existing development in order to meet the requirements and restrictions of the R-4 zoning district. Based on staff's calculation, the proposal meets the minimum lot area requirements of the R-4 zoning district.

Streets and sidewalk: The applicant proposes to extend Cadence Drive through the property and connect with two approved street connections associated with NCP 227-2016 to the north, which would extend to Duplex Road, and to the east, which would extend to Port Royal Road and requires a stream crossing. This proposal would achieve a connection from Commonwealth Drive (west) to Port Royal Road (east).

Street improvements to Port Royal Road were required with NCP 227-2016 to include a dedicated left-turn lane, and street improvements to Duplex Road are anticipated to begin in 2017.

Parking and loading: Based on the information provided by the applicant, this proposal meets the minimum parking requirements of the zoning ordinance.

Landscaping and buffering: Because the site is adjacent to a single-family neighborhood, screening and buffering along the western property boundary is required.

Engineering and Public Works: Road improvements to Port Royal where backside connection will occur (recommend dedicated southbound right turn lane due to estimated trip generation factors of this project)

Recommendation: Staff recommends approval of SKP 242-2016, subject to the following conditions of approval:

1. At the time of site plan approval, the transition between the existing (Cadence Drive) and planned (to the north) public streets and the private driveways associated with the parking lot shall be determined. Portions of these transitions may be required to be constructed to City street standards and dedicated as public right-of-way.
2. The applicant/developer shall improve Port Royal to include a right-turn lane. At the time of site plan approval, the applicant shall provide required construction details.
3. The applicant/developer shall be required to construct a trail connection as shown on the sketch plan and in accordance with the City's Bicycle and Greenway Plan. Construction details shall be submitted with the site plan application. Any construction off-site shall be coordinated with the property owner.
4. Approval of this sketch plan shall remain valid for a period of one (1) year, during which time a site plan application shall be submitted.
5. Modification to this sketch plan approval may require Planning Commission approval prior to the submittal of a site plan application.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 12, 2016
SUBJECT: ADM 243-2016 (Landscape Buffer Reduction)

ADM 243-2016: Submitted by Ryan Geibel for property located at 444 Heroit Drive. The property is zoned R-4, High Density Residential and contains approximately 6,054 s/f. The applicant requests a reduction of a portion of the landscape buffer.

Property description: This property is located in the Hamptons at Campbell Station, a single-family neighborhood that is currently under construction. The first phase of the neighborhood has been platted, and homes are currently being built. The subject property is located on a cul-de-sac and has a shallow depth compared to the majority of the surrounding platted and planned lots.

Because the subject property is approximately 75% the size of the adjacent single-family lot, a 25' landscape buffer was required at the rear of the lot, leaving approximately six feet of backyard area outside of the landscape buffer.

Request: The applicant requests Planning Commission approval to reduce a portion of the buffer yard area to allow for a patio and future construction of a pergola. The proposed reduction is 108 square feet, which is approximately 6% of the buffer yard area.

Discussion: A buffer yard may be improved with permanent structures and pavement as specifically stated in the buffer yard provisions. Permanent structures permitted within a buffer yard are fences and walls, and pavement within a buffer yard may include portions of a parking lot or sidewalk/trails.

Porches, decks, patios, gazebos, swimming pools, outdoor kitchens, outdoor fireplaces, and similar improvements are not permitted in the buffer yard because they are not specifically identified as allowable structures or paved areas.

The Planning Commission is granted the authority to alter the requirements of the buffer yard provisions and allow for the above improvements under Section 17.2 when strict adherence to these requirements serve no meaningful purpose or would make it physically impossible to install and maintain the required buffer yard.

This single-family property is of similar lot area and residence size to that of the surrounding properties; therefore, staff finds that the two uses are similar and compatible. The majority of those surrounding properties were not required to apply a rear buffer yard and are free to install a patio area closer to their property lines than the subject property. In other words, the surrounding medium density, single-family residential property owners are granted a right that is not granted to this medium density.

Strict adherence to the requirements of Section 17.2 would allow for portions of a parking lot but not for a residential patio. The difference in the two types of pavement are extensive, with the patio having far less of an impact on neighboring residences than a parking lot. Additionally, Section 17.2 does not regulate use of property, meaning that the property owner could make use of the buffer yard area, such as placing an outdoor dining set on the grass, but may not add a deck or paver underneath that outdoor dining set; therefore, staff finds that the restrictions applied to the subject property do not serve a meaningful purpose.

Recommendation: Staff recommends approval of ADM 243-2016, subject to the following conditions of approval:

1. The patio area shall be limited to the area proposed. Future improvements of the patio area may include a pergola and other typical outdoor furniture and amenities typically enjoyed by a single-family residence.