SPRING HILL
MUNICIPAL PLANNING COMMISSION
WORK SESSION AGENDA
Tuesday December 27, 2016
199 Town Center Parkway
5:30 PM

Call meeting to order

Stipulation of members present

Concerned Citizens (Non-Agenda)

Chairman's comments

All items with changes for the agenda must be resubmitted by 12:00 PM (noon) on Tuesday January 3, 2016 (both paper and electronic copies). Please take this time to silence all cell phones and electronic devices.

Bonds and Infrastructure to be considered

1. Resolution 16-155 Release Maintenance Bond for The Shops at Campbell Station.
2. Resolution 16-156 Dedication of Road ROW and Public Improvements in Benevento Ph 1 and Ph 2

Old Business:

1. **RZN 268-2016:** Submitted by Brian King for property located at 804 Branham Hughes Circle (Tennessee Children's Home). The property is zoned B-2, Neighborhood Shopping District. The applicant requests rezoning approval from B-2 to Planned Zoning District.

2. **ADM 272-2016:** Submitted by Kimley-Horn for Petra Commons. The property is zoned R-4 High Density Residential and contains approximately 16 acres. The applicant requests a major modification to modify the condition of approval #1 regarding sidewalks.

3. **ANX 279-2016**: Submitted by Huntly Gordon for property located at 4636 Tom Lunn Road. The property is zoned AG, Agricultural, and contains approximately 1.86 acres. The applicant is requesting annexation of the property.

4. **STP 285-2016:** Submitted by David Craker for property located at 1035 Parkway Drive. The property is zoned M-1, Light Industrial, and contains approximately 2.4 acres. The applicant requests site plan approval for workshop and office tenant spaces.

5. **PUD 81-2015**: Submitted by Huntly Gordon for property located on Denning Lane west of Kedron Road. The property is zoned AG, Agricultural, and contains approximately 20 acres. The applicant requests approval to rezone the property from AG, Agricultural, to R-2, Medium Density Residential, Planned Unit Development.

6. **ADM 280-2016**: Submitted by Jim Lukens, P.E. for property located at 4546 Tom Lunn Rd. The property is zoned M-1, Light Industrial, and contains approximately 5 acres. The applicant request a major modification to a warehouse.

New Business:

1. **FPL 287-2016:** Submitted by Mark Cantrell for the Hampton Townhomes Phase 5. The property is zoned R-2, Medium Density Residential, PUD, Planned Unit Development, and contains 13.78 acres. The applicant requests final plat approval for 5 single family residential lots.

2. **STP 288-2016:** Submitted by Development Management Group for Honest One Auto Care located at 4875 Port Royal Rd. The property is zoned B-4, Central Business District, and contains approximately 1.08 acres. The applicant requests site plan approval for a 5,218 square foot auto care facility.

3. **RZN 289-2016:** Submitted by Southeast Venture for property located at 2660 Buckner Lane. The property is zoned AG, Agricultural, and R-2, Medium Density Residential, and contains approximately 775.48 acres. The applicant requests rezoning this property to a PZD, Planned Zoning District.

4. **RZN 290-2016**: Submitted by Martin Consulting & Engineering, LLC. for Villas at Port Royal on Port Royal and Kedron Rd. The property is zoned B-2, Neighborhood Shopping District, and B-4, Central Business District, and contains approximately 16.67 acres. The applicant requests rezoning from a B-2 and B-4 to R-4, High Density Residential, for a 152 residential lots.

5. **SKP 291-2016**: Submitted by T-Square Engineering for property located at 4920 Port Royal Rd. The property is zoned B-4, Central Business District, and contains approximately 2.56 acres. The applicant requests sketch plan approval for 11,700 square foot retail building and a 1,300 square foot office building.

6. **STP 292-2016**: Submitted by Turnberry Land Company, LLC. for property located at 4883 Port Royal Rd. (Burger King). The property is zoned B-4, Central Business District, and contains approximately 0.853 acres. The applicant requests site plan approval for a 2,574 square foot restaurant.

7. **STP 293-2016**: Submitted by WES Engineers & Surveyors for property located at 5238 Main Street. The property is zoned B-4, Central Business District, and contains approximately 2.11 acres. The applicant requests site plan approval for a 9,300 square foot eye care office.

8. **PUD 294-2016**: Submitted by Gamble Design Collaborative for property located on Beechcroft Rd. The property is zoned R-2, Medium Density Residential, and contains approximately 258.97 acres. The applicant requests approval for a PUD, Planned Unit Development, with 584 residential lots.

9. **STP 295-2016:** Submitted by Bell & Associates Construction for Marvin Wright Elementary. The property is zoned R-2, Medium Density Residential, PUD, and contains 20.9 acres. The applicant request site plan approval for an 18,000 square foot addition to Marvin Wright Elementary.

Other Business

Round Table

Adjourn

City of Spring Hill

Planning Commission

DATE: December 19, 2016

REQUEST: Release the maintenance bond for The Shops at Campbell Station

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A maintenance bond is currently in place for a dedicated right turn at The Shops at Campbell Station.
- The turn lane has been constructed and maintained for a period of one year.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-155 to release the maintenance bond for The Shops at Campbell Station

RESOLUTION 16-155 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR THE SHOPS AT CAMPBELL STATION RIGHT TURN LANE

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 subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, all site work associated with the construction of a dedicated right turn lane in front of SunTrust Bank, 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 The Shops at Campbell Station in the amount of $220,000.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for The Shops at Campbell Station in the amount of **$220,000.00** is hereby approved.

Passed and adopted this 9th day of January, 2017

_____
Paul Downing, Chairman

_____
Jonathan Baughman, Secretary

CERTIFICATE OF SATISFACTORY COMPLETION

December 19, 2016

TN Spring Hill Wilkes LLC

The Shops at Campbell Station

Dedicated right turn lane in front of SunTrust Bank

Development Name: The Shops at Campbell Station

Phase or Section of Construction: Dedicated right turn lane in front of SunTrust Bank

Public Improvements: Site work associated with the construction of a dedicated right turn lane in front of SunTrust Bank

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

LEGEND

FIRE HYDRANT
IRON ROD NEW
IRON ROD OLD
MANHOLE
UTILITY POLE
LIGHT POLE
PROPERTY LINE
EDGE OF PAVEMENT
BUFFER EASEMENT
DRAINAGE EASEMENT
UTILITY EASEMENT
OLD PARCEL LINE
CURB
DITCH-D.G.
WATER LINE
SEWER LINE

TENN. STATE PLANE (NAD 83)

50 0 25 50 100

1"=50'

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) installed or guaranteed on the final plat entitled "Spring Hill Plaza" have been installed in accordance with current local and state operational requirements, or a surety bond or other security has been filed to guarantee said installation.

10-27 20 06

Registered Civil and Agricultural Engineering Agent

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein, subject to such easements as may be granted by this plat, and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public use forever for the purposes therein stated.

10/25/06 — Boyce C. Magli, Reg. C.E. Tenn. - 8.C.(99), PE 371

10/23/06 — Robert Campbell, R.L.S. 2.2.1000 PE 371

10-23-06 — Mary A. Campbell Reg. C.E. 100, PE 371

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems installed or guaranteed on the final subdivision plat entitled "Spring Hill Plaza" have been installed in accordance with current local and state operational requirements, or a surety bond or other security has been filed to guarantee said installation.

10/27 20 06

Registered Civil and Agricultural Engineering Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify (1) that all designated public ways on the final subdivision plat have been installed in accordance with the specifications of the City of Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been provided with the planning commission to insure completion of all required improvements in case of default.

10-27 20 06

Appropriate Department Representative

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variances, if any, as are noted on the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

10-27-06 20 06

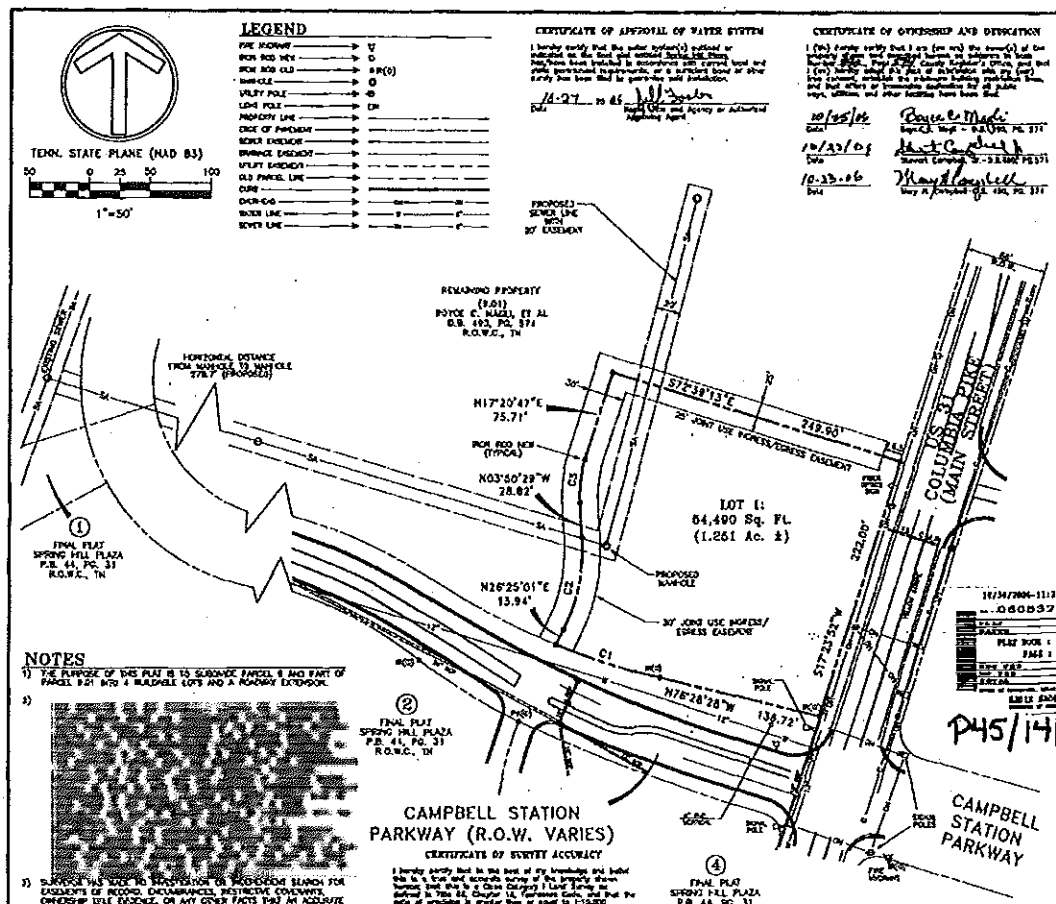
Secretary, Planning Commission

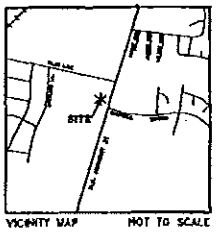
CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

I hereby certify that the Williamson County Department of Emergency Communications has approved the subdivision name and street names.

10-19 20 06

Appropriate Department Representative





VICINITY MAP NOT TO SCALE

P45/141

OWNER: BOYCE C. MAGLI, ET AL
P.O. BOX 648
FRANKLIN, TENNESSEE 37065

FINAL PLAT
MAGLI/CAMPBELL
SPRING HILL
U.S. HIGHWAY 31
MAIN STREET

11th CIVIL DISTRICT
CITY OF SPRING HILL
WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=50' DATE: SEPTEMBER 14, 2006
REVISED OCTOBER 12, 2006: ADDRESSED COMMENTS.

NOTES

1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 8 INTO PART OF PARCEL 8.01 INTO 4 BUILDABLE LOTS AND A ROADWAY EXTENSION.

2)

3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

5) AFTER REVIEWING THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 47187C0208C, DATED JANUARY 18, 2001, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON IS NOT SUBJECT TO A FLOOD HAZARD AREA.

6) THE EASEMENTS THAT ARE RECORDED IN THIS PLAT ARE CENTERED ON THEIR CORRESPONDING UTILITIES, UNLESS OTHERWISE NOTED.

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon and that it is a Class Designed I (Land Survey as defined in Title 62, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1:15,000

R. SCOTT CHERRY — TENNESSEE REG. NO. 1972

10-12-06

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	80.13'	800.00'	N72°10'15"W	80.05	5°36'25"
C2	79.22'	150.00'	N11°12'18"E	78.30	30°15'29"
C3	36.38'	100.00'	N06°45'08"E	36.17	21°11'15"

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9315
E-MAIL: cherryls@comcast.net

06170LJ

City of Spring Hill
Planning Commission

DATE: December 20, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Benevento East Phase 2 Section 1

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- The letter of credit for Benevento Phase 1 and Phase 2 expired in January 2016. Per the bank representative the LOC was not set up with an auto renewal clause.
- Public improvements are finished and final topping has been installed.
- Certificates of satisfaction for public improvements and binder have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-156 to recommend acceptance and dedication of road rights-of-way and public improvements for Benevento Phase 1 and Phase 2

RESOLUTION 16-156 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR BENEVENTO PHASE 1 AND PHASE 2

WHEREAS, Tenn Contractors Inc. has a recorded Final Plat for Benevento Phase 1 and Phase 2 in Williamson County Plat Book P42, Page 105 and Book P45, Page 129; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Benevento Phase 1 and Phase 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 9th day of January, 2017.

_____
Paul Downing, Chairman

_____
Jonathan Baughman, Secretary

CERTIFICATE OF SATISFACTORY COMPLETION

December 20, 2016

Tenn Contractors, Inc.

Benevento

Phase 1 and Phase 2

Development Name: Benevento

Phase or Section of Construction: Phase 1 and Phase 2

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

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

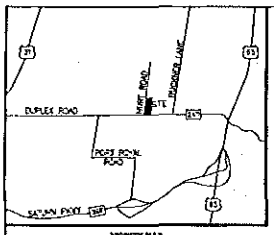
Thomas S. Wolf

Thomas S. Wolf, City Engineer

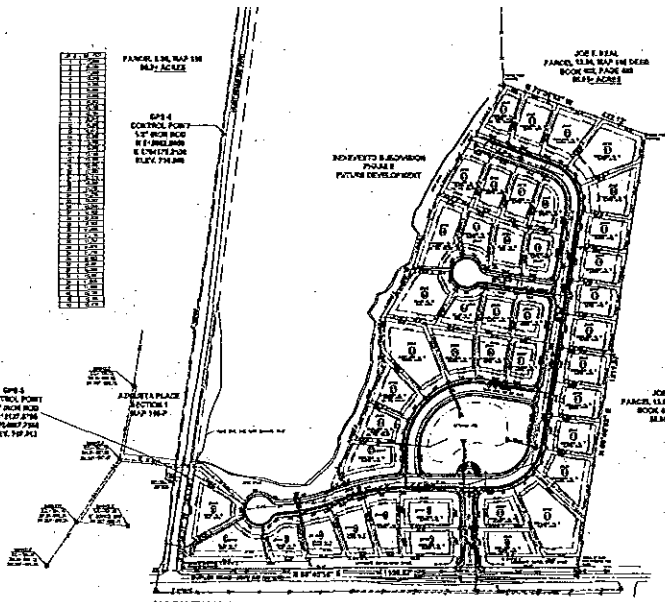
199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

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

BENEVENTO SUBDIVISION
PHASE I
FINAL PLAT
SPRING HILL, TENNESSEE



VICINITY MAP
N.T.S.



LEGEND

NOTE: HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING ALL OPEN SPACE AND DETENTION AREAS.

P42/105

LOGE & ASSOCIATES, INC.

SANTORO

General Notes

SPECIAL UTILITY NOTE:

FEDERAL FLOOD NOTE:

No.	Revisions	Date
1	Planning Comments	6-3-04
2	Planning Comments	8-7-04
3	Planning Comments	10-4-04

Project Name and Address

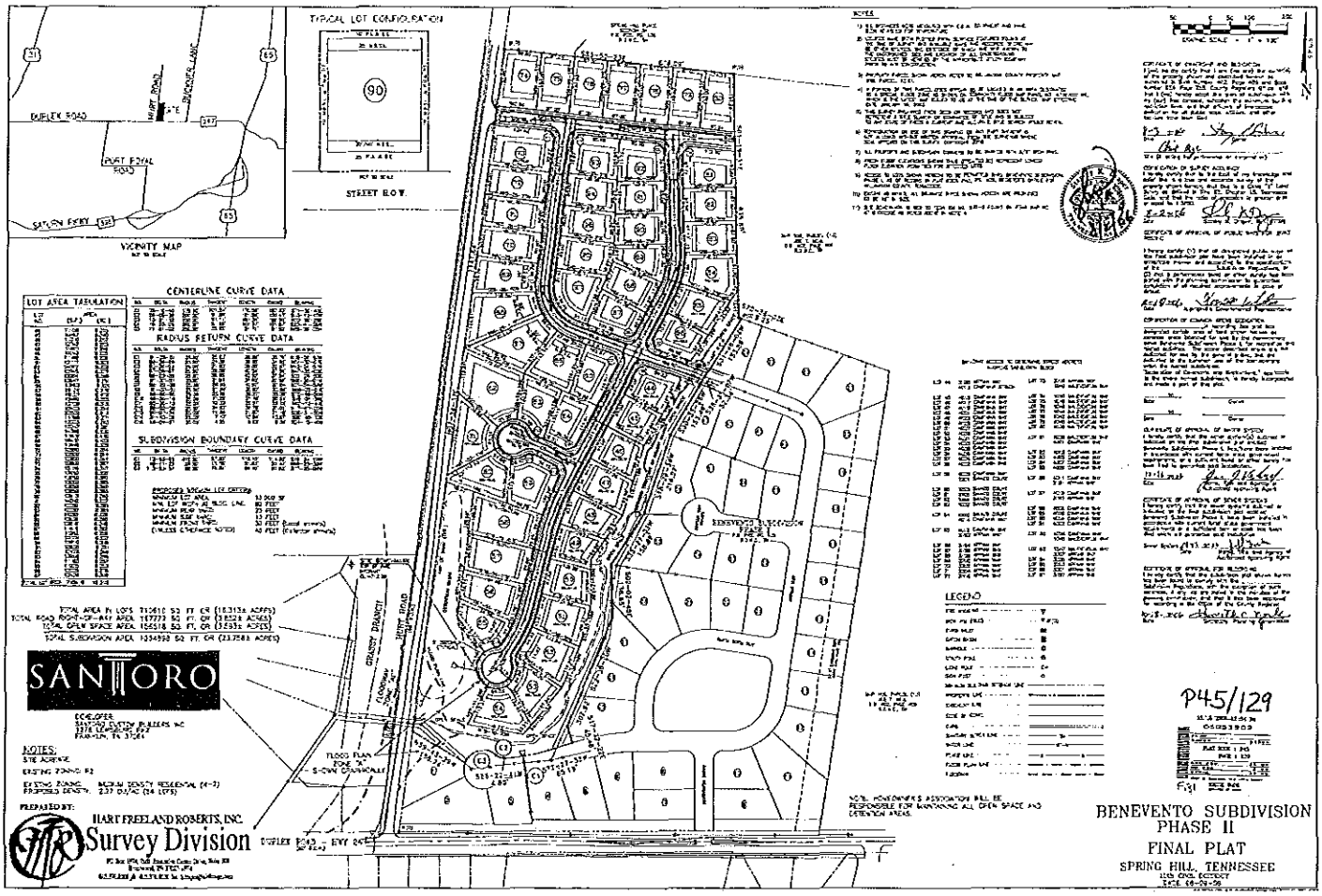
BENEVENTO SUBDIVISION PHASE I
FINAL PLAT
SPRING HILL, TN
DESIGN PROFESSIONAL:
LOGE & ASSOCIATES, INC.
NASHVILLE, TN

CIVIL DISTRICT: 11th
DEED BOOK & PAGE NUMBER: [illegible]
ZONING: R2
TOTAL ACRES: 21.25+
JOB NUMBER: [illegible]
SURVEYED DATE: 12/1/03

Firm Name and Address

ATLANTIC SURVEYING & MAPPING, INC.
947 Chaparral Dr.
Lebanon, Tn. 37087
Phone - (615) 444-5343
Fax - (615) 443-4772
E-Mail : atlanticsurvey@charter.net

Scale: 1"=100' | DATE: 12/4/04


VICINITY MAP
TYPICAL LOT CONFIGURATION
STREET R.O.W.
LOT AREA TABULATION
CENTERLINE CURVE DATA
RADIUS RETURN CURVE DATA
SUBDIVISION BOUNDARY CURVE DATA
LEGEND
SANTORO
NOTES:
PREPARED BY:
HART FREELAND ROBERTS, INC.
Survey Division
BENEVENTO SUBDIVISION
PHASE II
FINAL PLAT
SPRING HILL, TENNESSEE
P45/129

Spring Hill Planning Commission Work Session

TO:	Spring Hill Planning Commission
FROM:	Jon Baughman, Associate Planner
MEETING:	December 27, 2016
SUBJECT:	RZN 268-2016 (Tennessee Children's Home)

RZN 268-2016: Submitted by Brian King for property located at 804 Branham Hughes Circle (Tennessee Children's Home). The property is zoned B-2, Neighborhood Shopping District. The applicant requests rezoning approval from B-2 to Planned Zoning District (PZD).

Property Description: This property is located at the northeast intersection of Main Street and Kedron Road and contains approximately 102 acres. It is currently developed for the Tennessee Children's Home with multiple buildings and accessory structures, including historic Ferguson Hall. A stream runs along property's frontage on Kedron Road and Old Kedron Road/Miles Johnson Parkway.

Request: The applicant requests approval to rezone the property from B-2, Neighborhood Shopping District, to Planned Zoning District (PZD) to allow for five (5) customized zoning districts to allow for the redevelopment of the property as a town center with a combination of municipal, institutional, commercial, and residential uses.

The PZD provisions were recommended by the Planning Commission and adopted by the Board of Mayor and Aldermen in 2016 to provide a new zoning tool to address specific and unique needs throughout the City of Spring Hill that are not adequately addressed with the based zoning districts and supplementary regulations of our ordinances.

Historic Commission: Due to the historic designation of Ferguson Hall and the surrounding historic buffer, all zoning and development requests are required to be reviewed by the Historic Commission and receive their recommendation for Planning Commission consideration. This has not yet been accomplished by the applicant.

Additional Information Required: Planning staff has worked with the applicant over the past several months to arrive at the current document through continual refinement. Pursuant to Article XVIII, all proposed common open space and proposed ownership of such must be identified, as well as the following:

1. Site coverage note indicating the percentage of the site that is currently covered by impervious surface.
2. Existing and proposed topographical information with source noted.
3. Show stream buffers.
4. Delineate trees to be retained on-site and the measures to be implemented for their protection.
5. Show, note, and dimension all known existing on- and off-site utilities and easements with name of easement holder and the purposed of the easement.
6. Show the location of known existing or proposed ground leases or access agreements (shared parking lots, drives, etc.).
7. Show location of adjacent parks, cemeteries, structures, development, and historically significant properties.
8. Show contours a vertical intervals of not more than two (2) feet.
9. Detailed parking requirements.
10. Roadway cross sections.
11. Remove the allowance for vinyl siding.
12. Public Works and Engineering has requested that a traffic impact study be submitted for review and consideration prior to a Planning Commission recommendation to the Board of Mayor and Aldermen. The applicant has submitted a letter summarizing potential traffic improvements but not a full traffic study.

Engineering/Public Works Comments:

- Sanitary: With the proposed density of the new site it is evident that upgrades to the collection system in this area will be necessary. Possibly upgrade the 8" along Kedron from Main St. to Old Kedron to 12" or 18" 4,000 – 5,000 Ft.

Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 27, 2016
SUBJECT: ADM 272-2016 (Petra Commons)

ADM 272-2016: Submitted by Kimley-Horn for Petra Commons, located at 4820 Main Street. The property is zoned R-4, High Density Residential, and contains approximately 15.99 acres. The applicant request a major modification to modify the condition of approval #1 regarding sidewalks.

Property Description and History: This 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.

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.

Request: The applicant requests to modify condition of approval #1 from the recommendation of June 13, 2016, shown below:

Recommendation: Staff recommends approval of PPL 191-2016, subject to the following conditions of approval:

1. The applicant shall construct a public sidewalk no less than 8 feet wide along Main Street from the northern intersection of Spring Hill Circle to the southern intersection of Spring Hill Circle. Prior to the issuance of permits, the applicant shall revise the plat accordingly.
2. The applicant shall improve Main Street to include a dedicated left turn lane and dedicated right turn lane in accordance with the plans submitted.
3. No later than 60 days after the issuance of permits or prior submittal of a final plat application, the applicant shall pay a fee in-lieu of study, design, and installation of a traffic signal on Main Street in the amount of $200,000.
4. The applicant shall be required to install all landscaping as shown on the plan, and the HOA shall be responsible for maintenance and replacement of required landscaping. No certificate of occupancy shall be approved for any lot until the associated landscaping is installed by the developer and inspected by the City.
5. The HOA shall be responsible for maintenance of all open space and detention areas.
6. Prior to the issuance of permits, all Public Works and Engineering comments shall be addressed.
7. Preliminary Plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted for Planning Commission review and approval.
8. Modification to the preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.

Streets and Sidewalk: The applicant requests to pay a fee in-lieu of sidewalk construction along Main Street. Planning staff's preference is to require sidewalk construction from the northern intersection of Spring Hill Circle to the southern intersection of Spring Hill Circle, which is approximately 300 linear feet in addition to the subject property's frontage along Main Street.

This would provide a safe pedestrian connection from hundreds of homes to the north, south, and east with the commercial portion of this mixed-use neighborhood and eventually to the commercial development to the west once the traffic signal and crosswalk are installed at the new intersection. In order words, for an additional $7,000, the

applicant/developer could increase pedestrian safety and access to and from this neighborhood, which is a significant and positive investment that benefits the surrounding community. Should the Planning Commission find in favor a collecting a fee in-lieu of sidewalk construction along Main Street, staff would recommend a fee of $29,374, based on City Engineer's calculation of the cost of sidewalk along the property's frontage onto Main Street.

At the Planning Commission meeting on June 13, 2016 condition #1 was amended to reduce the width of the sidewalk from 8' to 5' for the off-site portion.

Engineering/Public Works Comments:

Spring Hill Planning Commission Work Session

TO:	Spring Hill Planning Commission
FROM:	Jon Baughman, Associate Planner
MEETING:	December 27, 2016
SUBJECT:	ANX 279-2016 (4636 Tom Lunn Road)

ANX 279-2016: Submitted by Huntly Gordon for 1.86 acres of property located at 4636 Tom Lunn Road. The applicant is requesting annexation of the property.

Property Description: This property is located along the east side of Port Royal Road, between Tom Lunn Road and Jim Warren Road.

Request: The applicant requests to annex the property into the city limits.

Emergency Response: Spring Hill Fire and Police currently respond to calls for service for all surrounding properties and would respond to an emergency on the subject property due to its location. Annexation will not significantly impact levels of service. Future rezoning and change in use could impact the levels of service.

Water and Sewer: Public utilities are not available at the site. Further development of the site will require the extension of utilities.

Land Use and Zoning: Upon annexation, the zoning classification will be designated as AG, Agricultural, until Planning Commission consideration and Board of Mayor and Aldermen approval of a rezoning request.

Surrounding properties are zoned M-1 to the west and B-4 to the east. The future land use map in the Spring Hill Rising 2040 plan indicates the area as a Community Commerce Area.

The subject property is an "island" of unincorporated area, which creates the potential for confusion and complication in jurisdiction of emergency response, utility service, and land use. Staff finds that annexation of the subject properties will contribute to the orderly development of the City and will not have a negative impact on the City's ability to provide emergency services and utilities to current and surrounding property owners.

Engineers/Public Works Comments:

Spring Hill Planning Commission Work Session

TO:	Spring Hill Planning Commission
FROM:	Jon Baughman, Associate Planner
MEETING:	December 27, 2016
SUBJECT:	STP 285-2016 (Storage Shops 1035 Parkway Drive)

STP 285-2016: Submitted by David Craker for property located at 1035 Parkway Drive. The property is zoned M-1, Light Industrial, and contains approximately 2.4 acres. The applicant requests sketch plan approval for workshop and office tenant spaces.

Property Description: This property is known as lot 10 in the Parkway Business Center on Parkway Drive. The property is located north of Saturn Parkway, just west of I-65. There are residential uses to the north of the property, zoned R-2, Medium Density Residential, an office building to the east, a daycare and church to the south and vacant land to the west, all zoned M-1, Light Industrial. The subject property is vacant and covered in grass and is not located in any flood zones.

Request: The applicant originally intended to submit a site plan for review, however, it was determined that the submittal did not contain the minimum requirements. The application is sufficient for sketch plan review and the applicant seeks approval for workshop and office tenant spaces. The sketch plan indicates 12 separate buildings.

Streets and Sidewalks: ROW dedication is not required. The applicant proposes sidewalk along the project frontage along Parkway Drive.

Access: The applicant proposes a single curb cut on Parkway Drive, on the southern side of the property. The proposed drive aisle is 25' wide and loops through the property, maintaining its 25' width the entire distance.

Parking and Loading: Based on the information provided in the sketch plan, the development is compliant with the parking requirements of the zoning ordinance. The applicant proposes approximately 50 uncovered parking spaces. An additional 12 covered spaces will be included (inside the 12 buildings), bringing the total to approximately 62 spaces. This exceeds the 24 spaces required by the zoning ordinance. Parking stalls are 9'x18'. Three accessible spaces are provided. Bicycle parking is shown. Bike rack details are required.

Landscaping and Buffering: A rear landscaped buffer of 25' is required. Initially, the proposed utility lines that will service the individual buildings and its associated 20' buffer was expected to conflict with this requirement. The applicant inquired about the possibility of using a fence to address this. Following a meeting with Planning, Engineering and Public Works it was determined that the utilities are going to be located under the pavement and will not interfere with the required rear buffer. No minimum side yard is required because the subject property is not adjacent to residential property. A front yard setback of 30' is shown.

A landscaping plan has not been submitted.

Building Design: The building elevations indicate the proposed structures will be compatible with the surrounding environment. Primary materials will be hardie board with brick trim and an asphalt shingle roof.

Bicycle and Greenway Plan: The proposed development is not affected by the requirements of the Bicycle and Greenway Plan.

The Fire Marshall has requested turning radii for emergency equipment.

Engineering/Public Works:

Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 27, 2016
SUBJECT: PUD 81-2015 (Enclave at Oaklawn)

PUD 81-2015: Submitted by Huntly Gordon for property located on Denning Lane west of Kedron Road. The proposal contains 57 lots on approximately 20 acres. The applicant requests approval to rezone the property from AG, Agricultural, to R-2, Medium Density Residential, Planned Unit Development.

Property Description and History: This undeveloped property is located west of the intersection of Denning Lane and Kedron Road. The Oaklawn Plantation is located to the north, and the subject property is within an historic buffer, requiring Historic Commission review and recommendation of this request. The remainder of the surrounding properties are zoned and developed for low-density single family or agricultural uses.

The Historic Commission did not recommend this request in as indicated in the correspondence from June 3, 2016. The Historic Commission offered numerous comments that have not been addressed in this submittal. Lots 1 and 39 have been removed, however.

The Planning Commission and Board of Mayor and Aldermen have considered rezoning requests for this property in the past, which have failed due to the significant impact on the City's transportation network and incompatibility with the surrounding properties and densities.

The property to the northwest, part of the Southern Springs development, was denied use of an existing access drive onto Denning Lane due to negative traffic impact concerns on the street and incompatibility with the surrounding properties.

Request: The applicant requests rezoning approval for a Planned Unit Development containing 57 single-family residential lots and associated open space.

Streets and Sidewalk: Denning Lane (a collector street designation) is a two-lane unimproved street with approximately 17 feet of pavement, no striping and open ditch. The applicant proposes street improvements for the extent of the property's frontage along Denning Lane to include a left turn lane into the development; however, off-site improvements for Denning Lane to mitigate for the impact of this development from the project boundary to Kedron Road are not proposed.

In response to staff's recommendation, the applicant has indicated an attempt to reach an agreement with the property owner to the south to allow for the connection of proposed "Battlefield Place" with existing Sparrow Street to the south.

The applicant proposes sidewalk on both sides of the internal streets. No sidewalk is proposed along the projects frontage along Denning Lane.

The plan must be updated to identify the existing right-of-way on Denning Lane and dimension the existing and proposed right-of-way from centerline on Denning Lane and the internal street network.

Bulk and Area Requirements: The applicant proposes 57 single-family detached lots subject to the bulk and area criteria of the R-2, Medium Density, PUD zoning district.

Bicycle and Greenway Plan: Denning Lane is designated as a bike lane route. The applicant does not propose a bike lane on Denning Lane in accordance with the City's plan.

Landscaping and Buffering: The applicant does not propose a buffer to the east or west, which are differing zoning districts and densities to that proposed.

Spring Hill Rising 2040: The future land use designation of the property is "Residential Neighborhood Area", which represents a transitional area between natural or rural settings and more intense environments, such as mixed use areas. The intent of this area 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. The development pattern of this area varies from a low to moderate density, and new development should integrate different housing types of appropriate scale and context and increase connections between neighborhoods and other areas.

Engineering/Public Works:

Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 27, 2016
SUBJECT: ADM 280-2016 (4546 Tom Lunn Road)

ADM 280-2016: Submitted by Jim Lukens, P.E. for property located at 4546 Tom Lunn Road. The property is zoned M-1, Light Industrial, and contains approximately 5 acres. The applicant requests a major modification to a warehouse.

Property Description and History: This undeveloped property is located southwest of Saturn Parkway and Port Royal Road. The surrounding land uses are a combination of warehousing, agricultural, and single-family residential. A site plan for a 22,100 square foot warehouse was approved by the Planning Commission in March, 2016.

Request: The applicant requests a major modification to the previously approved site plan by proposing a 5,200 square foot addition on the eastern side of the building. Some drawings show 3,750 square feet for the addition. Which is correct?

Streets and Sidewalk: Tom Lunn Road is classified as a local street in the Major Thoroughfare Plan and requires a minimum of 50 feet of right-of-way (25 feet from centerline). Existing conditions of Tom Lunn Road include 19 feet of pavement and open ditch. Sufficient right-of-way exists. The applicant doesn't propose street improvements or sidewalk at this time.

Access: The applicant proposes two new curb cuts onto Tom Lunn Road with approximately 200 feet of separation. Based on staff's review of existing field conditions, these curb cuts do not conflict or offset any existing curb cuts on the west side of Tom Lunn Road.

Parking and Loading: The applicant proposes to provide 26 parking spaces adjacent to Tom Lunn Road, one required bike rack, and a loading bay area on the north side of the building. The zoning ordinance requires 1 parking space per employee and 1 parking space per business vehicle.

Bicycle and Greenway Plan: Tom Lunn Road is identified as bike lane route. Due to existing surrounding street conditions, staff has not recommended bike lane improvements; however, should the Planning Commission require street improvements to Tom Lunn Road for this proposed warehousing facility, staff recommends consideration of bike lane improvements.

Landscaping and open space: Staff finds that the application meets the City's site and parking lot landscaping requirements.

Design standards: Staff finds the application to be in compliance with the Commercial and Industrial Design Standards –

19.1(1) The proposal meets the minimum impervious surface area requirement of 15% and parking lot landscaping area of 10%.

19.1(2) The surrounding properties are primarily undeveloped; therefore, staff finds that similar building setbacks are not applicable at this location.

19.1(3) Staff finds that large, unbroken expanses of paving between the street and building are not proposed.

19.1(4) The applicant proposes two new driveways onto Tom Lunn Road with a separation of approximately 200 feet, exceeding the minimum of 150 feet identified in this section.

19.1(5). The applicant proposes to install a detention pond on the property at the rear of the building, away from visibility.

19.1(6). The applicant proposes a one-story building constructed of brick, glass, and corrugated metal siding, which is considered a secondary material. Due to the large percentage of a secondary material on the total wall area, Planning Commission consideration of a variance from the Design Review Guidelines is required.

19.1(7). The main entrance of the building is facing and visible from Tom Lunn Road.

19.1(8). The proposed parking lot landscaping plan meets the City's requirements.

19.1(9). The proposed roof is not visible by the public.

Design Review Guidelines: "These Design Guidelines present general design priorities that can be adapted to individual circumstances of site and building design. Not every case and circumstance can be anticipated, nor is the goal to prescribe the design of every development in Spring Hill. It is anticipated that property owners and developers will be able to build on these principles and create unique, livable, and viable projects that meet the community's vision. Through the successful implementation of the Design Review process and guidelines, the City of Spring Hill intends to secure its unique character and authentic sense of place."

Section 2, Building Design and Architectural Character. The general building design guidelines are intended to protect the integrity and enhance the value of the City's existing neighborhoods by articulating to the development community those design values and preferences that the City has determined will result in a high quality built environment, while maintaining the community's uniqueness and an authentic sense of place. In order to achieve that intent, the guidelines encourage high quality and durable materials and address primary and secondary building materials for exterior wall surfaces.

The Design Review Guidelines identify appropriate primary building materials, such as brick, stone, tile, marble, limestone, glass and glazing, wood, and Hardi-Plank or similar synthetic material (such as the proposed cement board siding) to resemble natural materials. Secondary materials are considered those not listed in the primary materials and specifically identify EIFS, and the maximum percentage of secondary materials applied to the front and sides of a building is 20%. The Guidelines also address compatibility with the surrounding development, specifically that a consistent architectural style or theme should be used throughout a commercial center.

The applicant proposes a one-story building constructed of brick, glass, and corrugated metal siding, which is considered a secondary material. Due to the large percentage (approximately 50% of the front façade and 100% of the rear façade) of a secondary material on the total wall area, Planning Commission consideration of a variance from the Design Review Guidelines is required. Pursuant to Section 2.2(5)(c), the Planning Commission has the discretion to permit metal facades on properties located within an industrial zoning district.

The surrounding area is comprised of primarily rural and agricultural to the west and south and primarily industrial to the north and east. The proposed building is similar to the design of the surrounding industrial properties, and staff finds that the proposed building is similar to the design and material composition of other recently approved industrial uses. While staff finds that these points do not indicate that the City's design review guidelines have imposed undue hardship on the development of the property, staff does find that the proposal meets the requirement to be compatible with the nearby industrial properties.

Section 3, Landscaping and Screening. There are no trees on the site to preserve. Based on staff's review, the application complies with the City's landscaping requirements. However, staff finds that the screening and buffering requirement along the south property line has not been met with only four holly trees and nine laurels. Staff recommends 15 holly trees, 25 feet O.C., from the front property line to the limits of the existing trees (at the rear) proposed to be preserved, as well as 33 laurels.

Section 4, Site Design and Site Elements. The applicant has not provided for pedestrian circulation to and within the site, as a pedestrian sidewalk network to the property or within the surrounding area does not exist. The applicant has not provided provisions for cross access. The properties to the north and east are currently developed and have not incorporated opportunities for cross access. Staff recommends consideration of one or more access easements to the north, south, and east to protect future possibilities for interconnectivity. A condition of approval has been recommended in this report.

Engineering/Public Works Comments:

Spring Hill Planning Commission Work Session

TO:	Spring Hill Planning Commission
FROM:	Jon Baughman, Associate Planner
MEETING:	December 27, 2016
SUBJECT:	FPL 287-2016 (Hampton Springs Townhomes Phase 5)

FPL 287-2016: Submitted by Mark Cantrell for Hampton Springs Townhomes Phase 5. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 13.78 acres. The applicant requests final plat approval for 5 townhome lots.

Property Description and History: This property is located at northwest of the intersection of Kedron Road and Port Royal Road and is part of the Hampton Springs Planned Unit Development (PUD).

In 2013, the Planning Commission approved preliminary plat and site plan applications for the development of a 78-unit townhome development. The completion of this development is intended to occur in phases. Phases 1, 2 and 3 have been completed and obtained final plat approval. The final plat for phase 4 was on the Planning Commission Work Session agenda in September, 2016, however did not proceed to the regular meeting.

Request: The property owner requests approval of 5 townhome lots.

Streets and Sidewalks: The property is developed with private internal streets connecting to Hampton Drive, the primary entrance to Hampton Springs from Kedron Road. Sidewalks are constructed on both sides of the streets within the development.

Access: All townhomes have been planned and constructed to have separate curb cuts and driveways onto the private streets.

Other: The applicant corrected several issues with the final plat after staff review; note 1, title, street classification and note 9.

Engineering/Public Works:

Spring Hill Planning Commission Work Session

TO:	Spring Hill Planning Commission
FROM:	Jon Baughman, Associate Planner
MEETING:	December 27, 2016
SUBJECT:	STP 288-2016 (Honest One Auto Care)

STP 288-2016: Submitted by Development Management Group, LLC. for property located at 4875 Port Royal Rd. The property is zoned B-4, Central Business District and contains approximately 1.08 acres. The applicant requests site plan approval for a 5,218 square foot auto care facility.

Property Description: This property is located northwest of the intersection of Reserve Boulevard and Port Royal Road in the Parks Commercial Subdivision. The sketch plan for this project was approved by the Planning Commission in December, 2016. The proposed use is compatible with the underlying zoning district.

Request: The applicant requests site plan approval for a one-story automobile service business and associated parking.

Streets and Sidewalk: The subject property does not have frontage onto a public street. At work session staff recommended consideration of sidewalk construction along the west side of the internal private drive as this has been required of the surrounding properties. The applicant has addressed this request.

At work session, the Planning Commission requested that the parking lot be striped from the sidewalk to the building; the applicant has addressed this request.

Access: The applicant proposes two curb cuts onto the existing private drive approved and constructed with the subdivision of land. Both curb cuts align with other driveways across the private drive as required by the City.

Bicycle and Greenway Plan: This project boundary is not impacted by the Bicycle and Greenway Plan. On site bicycle parking is required and shown. Bicycle rack details are required.

Building Design: The applicant proposes a one-story building constructed primarily of masonry. Building material percentages are required.

Landscaping and Buffering: The proposal is compliant with the City's landscaping and buffering requirements.

Parking and Loading: Based on the information provided by the applicant, 11 parking spaces are required, and 23 are proposed to be installed.

Engineering/Public Works:

Spring Hill Planning Commission Work Session

TO:	Spring Hill Planning Commission
FROM:	Jon Baughman, Associate Planner
MEETING:	December 27, 2016
SUBJECT:	RZN 289-2016 (2660 Buckner Road)

RZN 289-2016: Submitted by Southeast Venture for property located at 2660 Buckner Road. The property is zoned AG, Agricultural, and R-2, Medium Density Residential, and contains approximately 775.48 acres. The applicant requests rezoning approval to Planned Zoning District PZD.

Property Description: This property is located east of Buckner Road, west of I-65 and south of Thompson's Station Road. It is primarily undeveloped. Aenon Creek traverses the property. The property is commonly known as the "Alexander property".

Request: The applicant requests approval to rezone the property to Planned Zoning District (PZD) to allow for five (5) customized zoning districts to allow for the redevelopment of the property as a mixed-use district that incorporates residential, commercial, office, institutional, and recreational uses in a pedestrian friendly environment.

The PZD provisions were recommended by the Planning Commission and adopted by the Board of Mayor and Aldermen in 2016 to provide a new zoning tool to address specific and unique needs throughout the City of Spring Hill that are not adequately addressed with the based zoning districts and supplementary regulations of our ordinances.

Discussion: The current submittal is the product of numerous meetings between the consultant and Planning Department staff.

Engineering/Public Works Comments:

- Traffic impact study under review; to be compared with town's studies/plans.

Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 27, 2016
SUBJECT: RZN 290-2016 (Villas at Port Royal)

RZN 290-2016: Submitted by Martin Consulting & Engineering, LLC. for Villas at Port Royal on Port Royal, Rice, Lincoln and Kedron Roads. The property is zoned B-2, Neighborhood Shopping District and B-4, Central Business District. The applicant requests rezoning approval from B-2 and B-4 to R-4, Residential High Density, for 152 single family lots.

Property Description: This property is located east of the intersection of Port Royal and Kedron Roads and contains approximately 16.67 acres. It is currently vacant, unimproved land, except for a TVA easement across the northern portion of the lot.

Request: The applicant requests rezoning approval from B-2 and B-4 to R-4, Residential High Density, for 152 single family lots.

Streets and Sidewalks: Port Royal is classified as an arterial and requires 95' of total ROW. 70' is shown. Kedron Road is also an arterial and requires 95' of ROW. 60' is shown. ROW dedication will be required. Rice Road and Lincoln Road have adequate ROW and are improved with sidewalks. No sidewalk installation or other improvements are shown on the plans for Kedron or Port Royal Roads. Staff recommends sidewalks at these locations. Sidewalks are required on both sides of the proposed internal streets. Internal street dimensions, classification and ROW is not specified.

At staff review, it was indicated that there are access restrictions for Port Royal at this site.

Buffers and Landscaping: The applicant proposes 25' buffers along the eastern, southern and western perimeters of the site. A landscaping plan has not been submitted.

Parking: The applicant proposes 321 parking spaces for the project, which is in excess of the required 304 required by the City's Zoning Ordinance.

Bicycle & Greenway Plan: Port Royal Road is specified as a location for a bike lane in the Bicycle and Greenway Plan. Also, Kedron Road is specified as a location for a multi-use trail. No provisions for these amenities are provided on the site plan.

Spring Hill Rising: 2040: The future land use classification for this site is City Neighborhood Area. City Neighborhood areas are more densely developed than Residential Neighborhood areas and include a balanced and varying combination of uses. These areas are to be characterized by compact, urban, walkable development. The proposed development for this area is acceptable for the future land use classification but fails to be compatible with the intent of the classification as a whole. It is a higher density development (9.11 units/acre) but does not constitute a compact, urban, walkable development.

Engineering/Public Works Comments:

Spring Hill Planning Commission Work Session

TO:	Spring Hill Planning Commission
FROM:	Jon Baughman, Associate Planner
MEETING:	December 27, 2016
SUBJECT:	SKP 291-2016 (4920 Port Royal Road)

SKP 291-2016: Submitted by T-Square Engineering for property located at 4920 Port Royal Road. The property is zoned B-4, Central Business District, and contains approximately 2.56 acres. The applicant requests sketch plan approval for an 11,700 square foot retail building and a 1,300 square foot office building.

Property description: This property is located on the eastern side of Port Royal Road, between Duplex and Saturn Parkway. It is currently undeveloped land with a storm water retention facility near the road.

Request: The applicant requests sketch plan approval for an 11,700 square foot retail building and a 1,300 square foot office building. The proposed uses are compatible with the underlying zoning district.

Streets and Sidewalk: Port Royal Road is classified as an arterial and requires 95' of ROW. The applicant shows 47.5' of ROW from centerline with a 5' dedication. The applicant proposes sidewalk along the projects frontage along Port Royal, however the required 15' landscaped buffer and sidewalk need to be rearranged so that the sidewalk is on the street side of the buffer.

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, a 25' screened buffer is required along the eastern property boundary. The applicant indicates a fence in order to reduce the required buffer by 20% to 20'. This fence needs to stretch the entire length of the buffer or the buffer needs to be a full 25' where there is not a fence. A landscape plan will be required at site plan submittal.

Bicycle and Greenway Plan: Port Royal Road is indicated as a bike lane route in the plan. The applicant has not addressed this in the sketch plan.

Spring Hill Rising: 2040: The future land use classification of this area is Community Commerce Area.

Engineering and Public Works:

- Layout shows existing detention along Port Royal as being filled in. Must provide compensatory volume in calculations at site plan submittal.

Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Jon Baughman
MEETING: December 27, 2016
SUBJECT: STP 292-2016 (Burger King)

STP 292-2016: Submitted by Turnberry Land Company, LLC. for property located at 4883 Port Royal Road. The property is zoned B-4, Central Business District, and contains approximately .853 acres. The applicant requests site plan approval for a 2,574 square foot restaurant.

Property Description and History: This property is located west of Port Royal Road and north of Saturn Parkway. Surrounding property is zoned B-4, Central Business District. The applicant chose to skip the sketch plan process for this site.

Request: The applicant requests site plan approval for a drive through restaurant with 29 associated parking spaces on the property.

Streets and Sidewalk: The subject property has frontage on Port Royal where a sidewalk is proposed. ROW from centerline on Port Royal is insufficient, as Port Royal is classified as an arterial and thus requires 47.5' front centerline, not 34'. No sidewalk is proposed along the property's frontage along the private drive.

Access: The is a single curb cut off of the private drive. One way circulation is proposed on the site with a minimum drive aisle width of 12'. No cross access to the commercial property to the south is proposed.

Bicycle and Greenway Plan: Port Royal Road is indicated to include a bike lane in the Bicycle and Greenway Plan. The applicant has not provided any accommodation for this. Bike parking is proposed. Details and anchoring information needs to be included.

Building Design: The applicant proposes a one-story building constructed primarily of brick and stone. The proposed dumpster enclosure and building appears to be compliant with the City's design guidelines.

Landscaping and Buffering: The landscape plan indicates a 15' landscaped buffer between the parking and Port Royal Road.

Parking and Loading: Based on the information provided by the applicant, 24 parking spaces are required and 29 are provided. Parking spaces are at an angle and 9'x18'. What is the customer service area square footage?

The Fire Marshall requests fire hydrant location.

Engineering/Public Works:

- For clarity, label the entrance drive as concrete in plan view.

Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Jon Baughman
MEETING: December 27, 2016
SUBJECT: STP 293-2016 (Spring Hill Eye Care)

STP 293-2016: Submitted by WES Engineers & Surveyors for property located at 5238 Main Street. The property is zoned B-4, Central Business District, and contains approximately 2.11 acres. The applicant requests site plan approval for a 9,300 square foot eye care office.

Property Description and History: This property is located on the east side of Main Street between Duplex Road and Miles Johnson Parkway. Surrounding property is zoned B-4, Central Business District. The applicant chose to skip sketch plan approval for this project. The proposed use is compatible with the underlying zoning classification.

Request: The applicant requests site plan approval for an eye care office with 46 regular and 2 accessible associated parking spaces on the property.

Streets and Sidewalk: The subject property has frontage on Main Street where a sidewalk is proposed. Main Street is classified as an arterial and thus requires 47.5' front centerline which is shown.

Access: The is a single curb cut off of Main Street. Drive aisle width is 25' throughout the site. No cross access to the commercial property to the south or north is proposed.

Bicycle and Greenway Plan: Main Street is indicated to include a bike lane in the Bicycle and Greenway Plan. The applicant has not provided any accommodation for this. Bike parking is proposed. Details and anchoring information is included.

Building Design: Color elevations with details need to be submitted. No indication of primary and secondary material percentages is provided.

Landscaping and Buffering: The landscape plan indicates compliance with the City's zoning ordinance excepting the required rear buffer yard. Only existing trees are shown here.

Parking and Loading: Staff counts 46 regular and 2 accessible parking spaces at the site. Parking spaces are 9'x18'. The City's zoning ordinance specifies 4 spaces for each doctor and one space for each employee.

The Fire Marshall requests turning radii for emergency equipment.

Engineering/Public Works:

- Sheet C2 Outlet pipe from detention is labeled as RCP. (other sheets show ADS)
- Provide hydrographs in the detention report, to show acreage and C-values used for each drainage basin. was not able to verify the offsite flow from the summaries reports only.

Spring Hill Planning Commission Work Session

TO:	Spring Hill Planning Commission
FROM:	Jon Baughman, Associate Planner
MEETING:	December 27, 2016
SUBJECT:	PUD 294-2016 (Beechcroft Road)

PUD 294-2016: Submitted by Gamble Design Collaborative for property located on Beechcroft Road. The property is zoned R-2, Medium Density Residential, and contains approximately 258.97 acres. The applicant requests approval for a PUD, Planned Unit Development, with 584 residential lots.

Property Description and History: This undeveloped property is located on the north side of Beechcroft Road east of Cleburne Road with frontage onto both streets. The northern boundary of the property is the extent of the city limits. Surrounding zoning includes M-1 to the west and AG to the east. The property also abuts the CSX railroad to the east. An unnamed stream flows on the eastern side of the property.

Request: The applicant requests rezoning approval for a Planned Unit Development to include 228 "cottages", 136 "villas", 220 single family homes and associated open space and amenities. The proposed density is approximately 2.26 dwelling units per acre.

December 16, 2017 Staff Review Comments: Comments at staff review requested the following:

- Applicant must provide evidence that the sanitary sewers in the area can handle the proposed density. Not addressed.
- Change plans to indicate a master development plan, not a sketch plan. Addressed.
- Will the site accommodate on site parking? Not addressed.
- Sidewalks required on both sides of all internal streets. Addressed.
- No buffer along eastern property line where the property abuts land outside of the city limits. Not addressed.
- Fire Marshall requires 100' diameter turnarounds. Not addressed.

Streets and Sidewalk: Beechcroft Road (an arterial street designation) is a two-lane unimproved street with approximately 20 feet of pavement and open ditch. Right-of-way dedication in accordance with the City's Major Thoroughfare Plan is required. There are several streets proposed within the project boundary and two new connections to Beechcroft Road. Two of the internal streets are proposed to connect with the existing Meadows o Spring Hill subdivision. Internal connections to adjacent properties are indicated. The applicant has not submitted a traffic impact study at this time.

Sidewalks on both sides of the internal streets are shown, however there is no indication of any sidewalk installation along Beechcroft Road.

The proposed extension of Saturn Parkway may affect this project.

Bulk and Area requirements: Based on the information submitted, it appears that the majority of the proposal is compliant with the minimum bulk and area requirements of the residential regulations for Planned Unit Developments. Section 3.9 requires that structures or portions of any lots located along the periphery of the site, the setback provisions for the district located adjacent to the development shall apply.

Bicycle and Greenway Plan: Beechcroft Road is designated as a multiuse trail path in the Bicycle and Greenway Plan. The applicant has not included provisions for a multi-use path on Beechcroft at this time. The proposal includes internal trails to provide for internal multi-modal circulation and connection however they do not have any connection to areas outside of the project footprint.

Landscaping and Buffering: The applicant proposes multiple areas of landscaping and buffering, however, a landscape plan has not been submitted. The lack of a buffer at the eastern edge of the property was voiced by staff at the staff review meeting. Resubmittals do not address this.

Design Review Guidelines: The applicant has submitted renderings of the proposed dwellings but exact details have not been provided at this point.

Spring Hill Rising 2040: The future land use designation of the property is "Residential Neighborhood Area", which constitutes a transitional area between natural and rural settings to more intense environments such as mixed use, city neighborhoods, and community commerce areas. The intent of this designation is to preserve natural features in the built environment, enhance 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.

Other: Based on staff's review, the proposed property could be developed for a similar number of dwelling units under the current zoning designations of R-2. The use of a Planned Unit Development (PUD) for this property benefits the property owner in mitigating the impact of these encumbrances and promotes a mixture of housing types. The use of a PUD at this location also benefits the Planning Commission and Board of Mayor and Aldermen in that greater flexibility to negotiate features that will increase compatibility with the surrounding area and amenities above those required by the base zoning, such as trails, preservation of natural and sensitive features of the lane, and other community amenities.

The applicant intends to submit separate plans for the amenities and playground area in the future.

Public Works/Engineering Comments

Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Jon Baughman
MEETING: December 27, 2016
SUBJECT: STP 295-2016 (Marvin Wright Elementary)

STP 295-2016: Submitted by Bell & Associates Construction for Marvin Wright Elementary. The property is zoned R-2, Medium Density Residential PUD, and contains approximately 20.9 acres. The applicant requests site plan approval for a 18,000 square foot addition.

Property Description and History: The subject property is located at the southeastern corner of the intersection of Red Jacket Trace and Derryberry Lane. Surrounding property is zoned R2 PUD

Request: The applicant requests site plan approval for a 18,000 square foot addition. The addition is composed of two sections on the western side of the building.

Streets and Sidewalk: The subject property has frontage on Red Jacket Trace and Derryberry Lane, a local and collector, respectively. ROW is not dimensioned. The site plan indicates sidewalk construction from the southwestern-most entrance south to the property line. Pavement striping is indicated from this sidewalk to the existing sidewalk against the building.

Access: No additional curb cuts are proposed.

Bicycle and Greenway Plan: Derryberry Lane is identified as a bike lane route in the plan.

Building Design: No elevations were submitted.

Landscaping and Buffering: No landscape plan was submitted.

Parking and Loading: No parking spaces are indicated on the site plan.

Engineering/Public Works: