

ORDINANCE 15-28

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 044, PARCEL 009.30 FROM R-2 PLANNED UNIT DEVELOPMENT TO R-5, APARTMENTS

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as Maury County Tax Map 044, Parcel 009.30 from R-2 Planned Unit Development (PUD) to R-5, Apartments, subject to the following conditions of approval:

1. The development of the property shall be limited to a maximum of ten (10) dwelling units per acre and shall preserve a minimum of ten (10) acres of open space along the eastern portion of the property.
2. The development of the property shall comply with the City's long-range transportation plans, including the City's Major Thoroughfare Plan and the Bicycle and Greenway Plan.

WHEREAS, said property to be rezoned from R-2 PUD to R-5 is located within the corporate limits of the City of Spring Hill.

WHEREAS, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on the 12th of October, 2015, with notice of said hearing being given fifteen (15) days or more before said approval.

WHEREAS, this Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN that the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as Maury County Tax Map 044, Parcel 009.30 from R-2 Planned Unit Development (PUD) to R-5, Apartments.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 16th day of November, 2015.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: October 19, 2015

Passed on Second Reading: November 16, 2015

| SITE DATA | |
|---------------------------|---|
| SITE AREA: | 40.77 AC. +/- |
| EXISTING ZONING: | R-2 PUD |
| PROPOSED ZONING: | R-5 |
| EXISTING USE: | VACANT |
| PROPOSED USE: | APARTMENTS |
| PROPOSED UNITS: | 408 |
| PROPOSED FLOOR AREA: | 188,115 SF |
| PROPOSED F.A.R.: | .11 |
| PROPOSED DENSITY: | 10 D.U.A.'s |
| PROPOSED GROUND COVERAGE: | 13.2 AC. +/- (INCLUDES BUILDINGS & PARKING) |
| PROPOSED BUILDING HEIGHT: | 37'-8" +/- |
| PROPOSED OPEN SPACE: | 27 AC. +/- |
| PROPOSED BUFFER YARD: | 25' REAR (EX. MATERIAL TO REMAIN) |



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SUBJECT: ORD 15-28 (Revere at Spring Hill)

DATE: October 19, 2015

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAFF MEMORANDUM

Property description: This undeveloped property is part of the Cobblestone Village Planned Unit Development and is located east of the intersections of Derryberry Lane/Rice Road and Tom Lunn Road/Rice Road. The southeastern portion of the property is encumbered by floodplain, and the northeastern portion of the property contains significant tree canopy.

The property to the west is developed for multi-family dwellings, and the property to the east is developed for single-family dwellings. The properties to the north and south are undeveloped. The surrounding land uses are a range of residential types and densities with the exception of an elementary school.

Request: The applicant requests to rezone the property from R-2 PUD to R-5 with the intent to develop the property for multi-family dwellings. Though it is not required by the zoning ordinance, the applicant has submitted a conceptual plan to illustrate their intent for the property should it be rezoned to the R-5 zoning district. This plan indicates approximately 400 dwellings with a density of approximately 10 dwelling units per acre, a 10-acre park area located in the existing tree massing, and a trail traversing the eastern portion of the property.

On October 12th, the Planning Commission forwarded this request to the Board of Mayor and Aldermen with a recommendation for approval, subject to conditions.

Discussion: The future land use designation of the property is **Residential Area**, which enhances access to housing options and urban amenities and creates new opportunities to enhance quality of life. New development should integrate different housing types of appropriate scale and context and should increase the connections between neighborhoods and other areas. This area encourages a traditional neighborhood development that incorporates low-intensity nonresidential uses intended to serve the surrounding neighborhood on corners and along connecting corridors.

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

The area surrounding the subject property is an emerging neighborhood that includes several large tracts of undeveloped property and has not yet achieved a complete and connected street network. The development trend is moving toward a mixture of housing types. Currently, the predominant land use is single-family detached dwellings with clusters of multi-family development.

The property immediately to the west, at the intersection of Rice Road and Derryberry Lane, is developed for the Worthington Glenn Apartments. This development was approved by the Board of Mayor and Aldermen as part of the R-2

City of Spring Hill, Tenn.

PUD for Cobblestone Village. While a maximum of 732 dwelling units was approved, the development was constructed to include 534 dwelling units, a density of approximately 12.5 units per acre.

In addition to the Worthington Glenn Apartments, an additional multi-family development (Abbington Downs) containing 108 dwelling units, a density of 8.25 units per acre was approved as part of Cobblestone Village just north of the Worthington Glenn Apartments. In March of 2013, the current developer of that property obtained approval to revise the plan for Abbington Downs to accommodate the development of 63 single-family homes instead of the 108 multi-family dwelling units.

Based on the original number of dwelling units approved with the current R-2 PUD and the actual number developed, staff has determined that the request to rezone the subject property to R-5 would result in 78 additional dwellings in the Cobblestone Village Planned Unit Development.

Staff finds that the proposed development, if limited to the number of dwelling units and amenities proposed, could be compatible with the surrounding neighborhood and would further contribute to achieving a variety of quality housing options in this emerging neighborhood. As proposed, this would not be the highest density development, the existing stream would be protected, a large tree canopy cluster would be preserved, and the applicant would construct a trail in accordance with the City's Bicycle and Greenway Plan.

Further, staff finds that similar clustering of multi-family developments at the intersection of two Collector streets has occurred near the intersection of Port Royal Road and Buckner Lane. With the appropriate street improvements, staff finds that the proposed development would not have a negative impact on the City's transportation network.