

ORDINANCE 19-38

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY AMENDING THE MASTER DEVELOPMENT PLAN OF THE COBBLESTONE PLANNED UNIT DEVELOPMENT TO CHANGE PHASE 2 FROM SINGLE-FAMILY DWELLINGS TO TOWNHOMES

ADM 741-2019 (COBBLESTONE PUD, PHASE 2)

WHEREAS, the City of Spring Hill Zoning Ordinance, adopted via ordinance 86-47, authorizes the Planning Commission to make recommendations on Planned Unit Development applications to the Board of Mayor and Alderman; and

WHEREAS, said property is located within the corporate limits of the City of Spring Hill; and

WHEREAS, the Planning Commission reviewed this Amendment to the Master Development Plan, application ADM 741-2019, Cobblestone Phase 2, at its November 12, 2019 regularly scheduled meeting; and

WHEREAS, the Planning Commission recommended, by a vote of 6-0, approval of the Amendment to the Master Development Plan, application ADM 741-2019, Cobblestone Phase 2 with conditions; and

WHEREAS, the Board of Mayor and Aldermen find that the Amendment to the Master Development Plan, application ADM 741-2019, Cobblestone Phase 2, meets the requirements and approval standards contained in Article X, Section 2.10(2) of the previous Spring Hill Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, to amend ordinance No. 86-47, the same being the zoning ordinance of the City of Spring Hill, by amending the Cobblestone planned unit development, master development plan, by revising Phase 2 from single family to townhome residential use, the public welfare requiring it.

SECTION 1 - The development of Phase 2 shall be substantially consistent with attached exhibits as listed below.

Exhibit A – Revised Final Master Development Plan for Cobblestone Subdivision.

Exhibit B - Cobblestone – Phase 2, Revised Final Master Development Plan.

Exhibit B – Preliminary Townhome Building Elevations.

SECTION 2 - The development of Phase 2 shall be subject to all City ordinances and regulations and the following conditions of approval.

1. Developer shall acquire the necessary right-of-way for Rice Road and shall dedicate same, at no cost to the City of Spring Hill prior to residential construction. Developer shall also construct Rice Road from its current northern terminus to Jim Warren Road. Design plans subject to City/Planning Commission approval.

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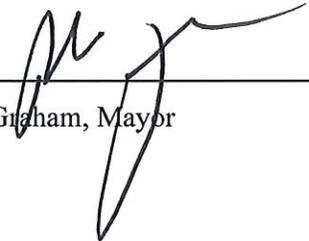
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2. Developer shall dedicate, at no cost to the City of Spring Hill, right-of-way for Jim Warren Road to achieve a minimum of 47.5' from centerline, prior to residential construction.
3. Preliminary building design and elevations provided in Exhibits shall apply unless modified by action of the Planning Commission.
4. Playground amenities and equipment to be installed according to a timeline prescribed by the Planning Commission.
5. Development shall comply with Article 8.3K of the UDC as applicable, including a formal recreation area as required by the Planning Commission.
6. Developer shall construct a 5' wide sidewalk along Rice Road.
7. All buffers identified on Exhibit A shall be protected and existing trees preserved.
8. Developer shall construct a sidewalk on Jim Warren Road, or subject to Planning Commission approval pay a fee in lieu for such improvement.
9. Building elevations and materials shall comply with the requirements of townhomes in the UDC.
10. Building facades shall provide greater variety in color, architecture, and materials and are subject to Planning Commission, Design Review Commission, approval.

WHEREAS, that all resolutions or parts of resolutions in conflict herewith, be and the same hereby, repealed or modified as the case may be; and

WHEREAS, that this ordinance shall become effective immediately upon its adoption.

Passed and adopted by the City of Spring Hill Board of Mayor and Alderman, this 16th day of December, 2019.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: 11-18-2019

Passed on Second Reading: 12-16-2019

MEMORANDUM



DATE: December 2, 2019

TO: Board of Mayor and Aldermen (BOMA)

FROM: Steve Foote, AICP, Planning Director

SUBJECT: ADM 741-2019 (Cobblestone Phase 2) 1st Reading
Amended Final Development Plan Ordinance No. 19-38

ADM 741-2019: Submitted by WES Engineers & surveyors for Cobblestone Phase 2. The property is located off of Tom Lunn Road, zoned R-2 PUD and contains 32.34 acres. The applicant requests a major revision to the master development plan changing the classification of Phase 2 from 112 single family to 123 townhome units. The Requested by Allen O’Leary.

Planning Commission Recommendation: The Planning Commission initially considered this request at their meeting of September 9, 2019 and recommended approval of the PUD amendment to the BOMA by a vote of 6-0. Following that action it was discovered that the public notice requirements prescribed for a major amendment were not completed. The request was forwarded back to the Planning Commission and all required notices were complied with. The request was presented to the Planning Commission during their work session of October 28, 2019. During this review, several residents of the adjacent Rutherford Creek Estates subdivision spoke in opposition to the amendment. Their concerns were related to the use/density, interconnectivity, and traffic/safety. The Planning Commission reviewed the request for a second time on November 12, 2019 and adopted Resolution 19-104 by a vote of 6-0 to recommend approval to the Board of Mayor and Alderman.

Property Description and History: The subject site is south of Jim Warren Road and east of a proposed Rice Road extension. The property is north of the intersection of Rice Road and Tom Lunn Road. The property was a part of a Master Development Plan approved in November of 2013 and therefore this is being processed under the old zoning code.

Spring Hill Rising: 2040: The future land use classification for this site is Residential Neighborhood Area. The development pattern of Residential Neighborhood Areas varies from a low to moderate density with clusters of similar one- and two-story residential dwellings in both conventional subdivision development and traditional neighborhood form. New development should integrate different housing types of appropriate scale and context and increase the connections between neighborhoods and other areas. A townhome project on Buckner Road was recently supported by the Planning Commission and Board of Mayor and Alderman within the Residential Neighborhood Area designation.

Analysis: The revision to the master development plan will change the single-family homes approved on Phase 2 with townhomes. Phase 2 was originally approved for 112 single-family units with a maximum number of 147 units. The applicant proposes 123 townhome units.

Neighborhood Concept Plan: The applicant submitted a Neighborhood Concept Plan request earlier in 2019 for a 112-lot single family development. The review of the neighborhood concept plan focused on the appropriateness of the subdivision from the viewpoint of timing, off-site improvements, buffering, and right-of-way for Jim Warren Road, an arterial street. Desired right-of-way for Jim Warren Road could not be accomplished without eliminating units from the approved plan. The request was eventually withdrawn.

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Buildings and Design: The project proposes townhome buildings containing from four to five units. The units will have both one and two car garages. End units are proposed to have double car driveways. Preliminary front elevations and floor plans were submitted. If approved, staff recommends that materials be consistent with the restrictions on townhomes in the UDC. Although, patios are not required in the UDC recent townhome projects have consistently provided a minimum 8'x10' patio per unit and screening panels for privacy. The project provides an patio with undefined dimensions on the rear of each unit. Dimensions should be labeled.

Streets and Sidewalk: The subject property fronts on Jim Warren Road, an Arterial street. The PUD was approved prior to the designation of Jim Warren Road as an arterial and the applicant is not required to dedicate the additional right-of-way. Board of Mayor and Alderman Resolution 16-19 provides that the Cobblestone PUD is grandfathered under the right-of-way requirements in place at the time of approval. This was discussed at length during the recent Neighborhood Concept Plan application. Under the proposed townhome development, the applicant intends to dedicate an additional 17.5' right-of-way for Jim Warren Road. Rice Road, a Collector Street, is privately owned north of Tom Lunn Road. The developer intends to acquire this area from Amber Lane Development, LLC, and construct Rice Road from its current terminus north to Jim Warren Road. Rice Road will be dedicated to the City of Spring Hill and any additional required right-of-way will be provided to achieve the Collector Road standard width from centerline. The applicant is providing for a 5' sidewalk along Rice Road. The Master Development plan called for an 8' walking trail along Rice Road. With the extension of the 10' multi-use trail this walking trail is not essential. Interior streets are both public and private and the applicant is showing 5' sidewalks on both sides of all interior streets.

Access: The applicant is providing access to this phase via the proposed Rice Road extension and via a proposed connection to the Rutherford Creek Acres subdivision to the east (in unincorporated Maury County).

Open Space & Amenities: Although this request is being proposed under the former zoning ordinance, if supported by the Planning Commission, staff recommends that plan follow the requirements of 8.3K regarding regulations for townhome sites; including, perimeter yards, the amount of open space, and amenities. The plan does indicate the 750 sq. ft. of private open space required under the old code.

Under the UDC, a formal recreational feature would be required of this development. There are a number of open space areas and amenities with this phase. Being shown is a playground area on 3.8 acres of open space and three detention areas. According to the plan and applicant letter the open space will contain a playground, pavilion, restrooms, benches and a grill. The 10' multi-use trail runs past this area. Ultimately, the applicant wishes to dedicate this area to Spring Hill and the proposed location, in the southwest corner of the site, makes the area more accessible to other Phases of Cobblestone. If the city does not support the dedication of this area for a public park, staff suggests that a more central location be considered. During the last BOMA meeting staff recommended that if the BOMA was not inclined to accept the open space area that it be relocated to a more internal location at the time of site plan approval to better serve the residents of Phase 2.

Landscaping & Buffering: The applicant shows 25' landscape buffer yards, which match the required perimeter yard in the UDC, along Jim Warren Road and the common boundary with the Maury County subdivision to the east. This also maintains the landscaping shown on the original plan. The plan also calls out existing vegetation to remain along the eastern property boundary which abuts a lower density residential neighborhood. Townhome lots and the required secluded open space do not encroach into the buffer. If approved, the applicant will be required to show existing mature trees which are intended to remain throughout the property and new site and foundation landscaping. Buffers are shown as non-disturbance areas.

Bicycle & Greenway Plan: The Master Development Plan was vested prior to the Bicycle and Greenway Plan being adopted. Jim Warren Road is a designated bike route and staff would ask that the applicant participate

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in the plan and either construct the bike lane improvements or pay a fee-in-lieu, if acceptable to the Planning Commission at the time of site plan approval.

PUD “Major” Amendment to a Final Development Plan: Section 2.10(2) of the prior zoning ordinance authorizes the amendments proposed by this request. A ‘major’ amendment is required to be considered by the Planning Commission, who shall forward a recommendation to the BOMA for action. The BOMA, following a public hearing and hearing from interested parties may vote to concur with the recommendation of the Planning Commission. Upon approval by the BOMA of the Amended Final Development Plan the applicant would be able to move forward with a site plan or plat application.

Summary: The proposed plan equates to a change in use for the site. Staff has shared with the applicant the challenges with changing from single family to another townhome project and encouraged them to remain close to the 112 units previously allowed on the plan (although the maximum is 147). While staff believes a single-family development plan is more consistent with the development of the city, the proposed application provides for the dedication of needed right-of-way for Jim Warren Road and the construction of Rice Road. Building placement adjacent to the east property line has been intended to fall behind the single-family homes to avoid visual impacts. Open space amenities and trails are positive. The plan increases the overall density by 11 dwelling units.

Recommendation: The Planning Commission reviewed the request on November 12, 2019 and adopted Resolution 19-104 by a vote of 6-0 to recommend approval to the Board of Mayor and Alderman. Approval is recommended with the following conditions.

1. Developer shall acquire the necessary right-of-way for Rice Road and shall dedicate same, at no cost to the City of Spring Hill prior to residential construction. Developer shall also construct Rice Road from its current northern terminus to Jim Warren Road. Design plans subject to City/Planning Commission approval.
2. Developer shall dedicate, at no cost to the City of Spring Hill, right-of-way for Jim Warren Road to achieve a minimum of 47.5’ from centerline, prior to residential construction.
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5. Development shall comply with Article 8.3K of the UDC as applicable, including a formal recreation area as required by the Planning Commission.
6. Developer shall construct a 5’ wide sidewalk along Rice Road.
7. All buffers identified on Exhibit A shall be protected and existing trees preserved.
8. Developer shall construct a sidewalk on Jim Warren Road, or subject to Planning Commission approval pay a fee in lieu for such improvement.
9. Building elevations and materials shall comply with the requirements of townhomes in the UDC.
10. Building facades shall provide greater variety in color, architecture, and materials and are subject to Planning Commission, Design Review Commission, approval.

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Exhibit C 1/4

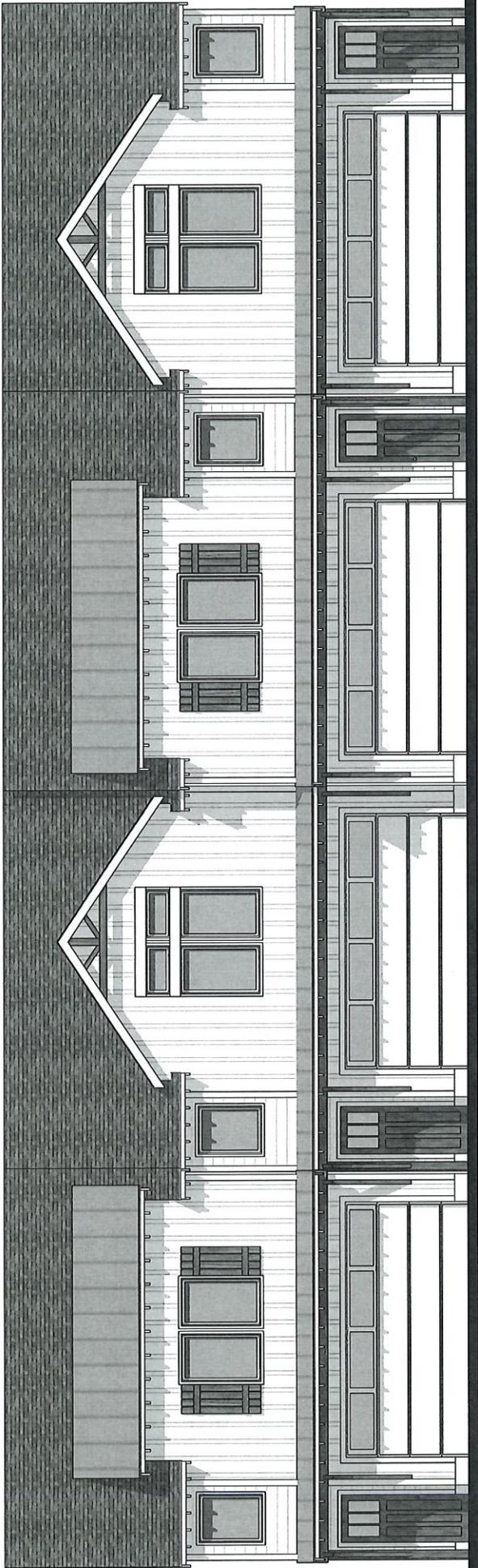


Exhibit C 2/4

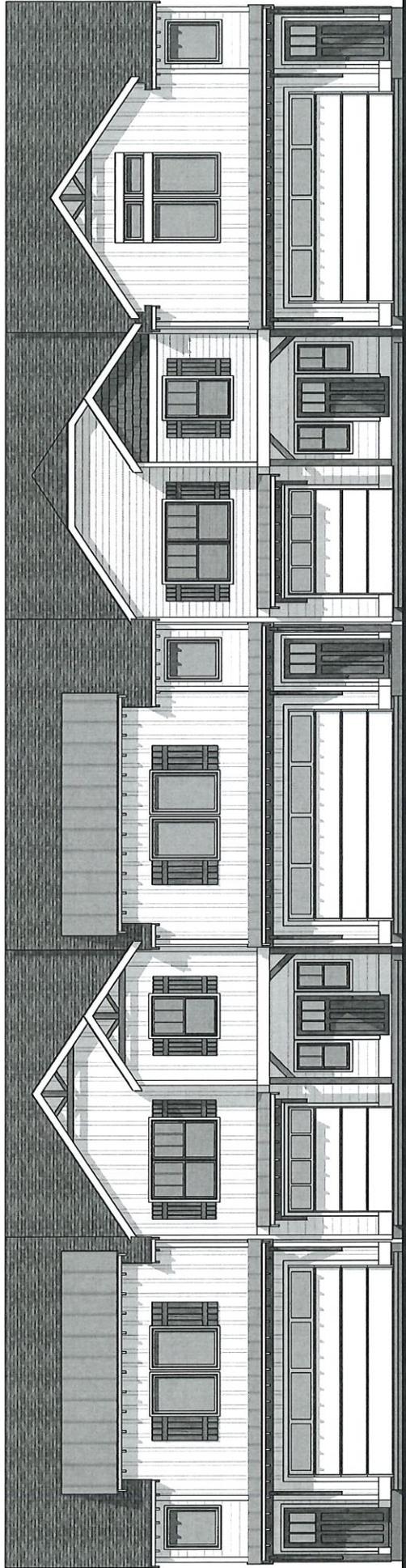


Exhibit C 3/4



Exhibit C 4/4

**RESOLUTION 19-104
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND APPLICATION ADM 741-2019
(COBBLESTONE PHASE 2) TO THE BOARD OF MAYOR AND
ALDERMAN**

WHEREAS, pursuant to TCA 13-4-103, authority is granted to the Municipal Planning Commission to make recommendations relating to the plan and development of the municipality to public officials; and

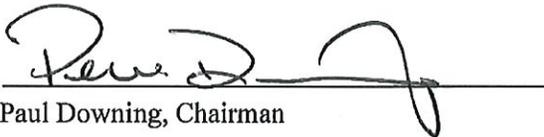
WHEREAS, the Planning Commission had a regular meeting on the 12th day of November, 2019 and heard public testimony and input regarding application ADM 741-2019; and

WHEREAS, the Planning Commission considered the materials submitted by the applicant and the reports written by City Staff;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards the recommendation for application ADM 741-2019 to the Board of Mayor and Alderman as follows.

APPROVAL OF ADM 741-2019

Passed and adopted this 12th day of November, 2019.



Paul Downing, Chairman



Steve Foote, Secretary

RESOLUTION 16-19

**A RESOLUTION AMEND THE 2040 MAJOR THOROUGHFARE
PLAN FOR THE CITY OF SPRING HILL, TENNESSEE**

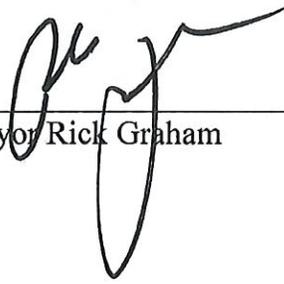
WHEREAS, in order to be proactive in the development of future infrastructure, the City of Spring Hill, Board of Mayor and Aldermen adopted the 2040 Major Thoroughfare Plan on June 15, 2015; and

WHEREAS, an amendment has been recommended by the Transportation Advisory Committee on February 16, 2016.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen hereby amends the 2040 Major Thoroughfare Plan by adding to the end of Section 3.1 Right of Way Requirements:

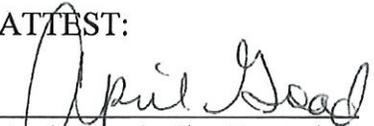
“Existing developments that have already begun construction and have sections and/or phases that are part of a larger overall development plan (as documented through preliminary plat, Planned Unit Development and/or site plan submittals) shall be grandfathered and continue to adhere to the Right of Way requirements under the previous Major Thoroughfare Plan. All new development which does not satisfy the grandfathering criteria shall adhere to the new requirements established in this section. Other than the foregoing amendment, the 2040 Major Thoroughfare plan is affirmed in all respects.”

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of February, 2016.



Mayor Rick Graham

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney