

MEMORANDUM

DATE: February 5, 2018

TO: Board of Mayor and Aldermen (BOMA)

FROM: Steve Foote, Planning Director
Jon Baughman, Associate Planner

SUBJECT: ORD 18-05 (Wilkerson Place Rezoning Request)



RZN 423-2017: Submitted by Gamble Design for Wilkerson Place. The property is zoned AG, Agricultural District, and contains approximately 90.26 acres. The applicant requests preliminary plan approval and rezoning to R-6, Traditional Neighborhood Development, for development of 264 detached single-family homes and 36 townhomes.

Property Description and History: This property is located between Buckner Lane and Spring Station Drive (Spring Station Middle School). The applicant has provided mailings to surrounding property owners and staff has placed notification signs on the property. Property to the north is zoned R-2 and property to the south is zoned R-2, PUD (Wade's Grove). The property contains a single-family residence at the northwest corner of the site and is crossed by a stream, West Fork Aeon Creek. The preliminary plan indicates 264 detached single-family homes and 36 townhomes (300 total units, 3.32 dwelling units per acre).

The applicant, initially, requested a PUD overlay rezoning request; however, the TND district was determined by the Planning Commission and staff as the preferable district for the intended development. For the revision deadline on November 6, 2017 the applicant requested a rezoning to R-6, Traditional Neighborhood Development, rather than PUD.

At the November 13, 2017 voting meeting, the Planning Commission voted to forward this rezoning request to the Board of Aldermen with a recommendation for approval without conditions. The minutes from this meeting are excerpted below:

RZN 423-2017: Submitted by Gamble Design for Wilkerson Place. The property is zoned AG, Agricultural District and contains approximately 85.19 acres. The applicant requests rezoning to a TND, Traditional Neighborhood Development.

Alderman Fitterer made a motion to forward **RZN 423-2017** to the Board of Mayor and Alderman with recommendation of approval subject to Exhibit A. Motion seconded by Commissioner Koss. Motion passed 6/0.

The request was presented to the Board of Mayor and Aldermen during their work session on December 4, 2017 and subsequently pulled from the December 18, 2017 agenda.

TND Specific Regulations: The TND regulations address numerous requirements unique to this district. The rezoning is accompanied by a Master Plan that requires Planning Commission and Board of Mayor and Aldermen approval. Following rezoning a site plan is required for approval by both the Planning Commission and Board of Mayor and Aldermen. The District calls out general criteria for lot widths, setbacks, height, and block dimensions. The plan complies with the requirements of the TND. Single family detached and attached units are within the density limitations for these product types and based on the dwelling unit bonus provisions of the district, an additional nine dwelling units are permitted. These allowances are within the maximums permitted.

Streets and Sidewalks: Internal streets include sidewalks on both sides of the street. The plan proposes one access point off of Buckner Lane, two off of Spring Station Drive and a connection to the Wades Grove subdivision from Lequire Lane. A sidewalk is proposed for Spring Station Drive. Sidewalk improvements, R/W dedication and bicycle lane

improvements shall be required along Buckner Lane. Internal pedestrian circulation is accommodated via a number of trails that link all areas of the development and Spring Station Middle School.

Parking and Loading: The proposal indicates four parking spaces for each detached structure and two for each attached structure. Per staff requests, guest parking is provided in the townhome area.

Transportation and Access: The primary access on Buckner Lane needs to incorporate right-of-way improvements such as a sidewalk, left turn lane and right turn decel lane. Consideration for widening Buckner along the property frontage needs to be considered. Right-of-way dedication on Buckner needs to provide 47.5 feet from center line and will be required at future submittals.

Landscaping and Buffering: The proposal includes landscape buffers at the western and eastern sides of the property. The northern and southern edges are devoid of any buffer yard. Site grading shall not encroach into the required tree protection zone for border trees along the south property line. Existing vegetation shall be preserved wherever possible. More details will be required at subsequent submittals.

Amenities: The applicant proposes a playground, pool, cabana and 8' wide, asphalt trails along the creek and to the school. Amenities are proposed within the phase 2, as requested by staff. Phasing has been revised to promote connectivity early as the site develops.

Bicycle and Greenway Plan: Buckner Lane is identified as a multi-use trail location in the plan and staff recommends installation of a multi-use trail along this road. Also, West Fork, Aenon Creek is identified as a greenway location, also. The applicant has accommodated the greenway request along the creek. A trail is shown to the east for residents to access the school.

Spring Hill Rising 2040: The future land use designation of this area is Mixed Use Neighborhood Area. Areas classified as such are primarily residential but include a low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small-town form, offering Spring Hill the ability to live, shop, work and play in their own neighborhood.

Recommendation: The Planning Commission and staff recommend the Board of Mayor and Aldermen approve the Traditional Neighborhood Zoning District rezoning request subject to substantial consistency with Exhibit A.