

August 16, 2016 P&Z Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 29.001± acre portion of Planned Development PD No. 76 located in the T.G. Kennedy Survey, Abstract No. 500; generally located on the southeast corner of the intersection of Bethany Drive and Montgomery Boulevard. (4/12/16-28) [Angel Field East]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a public hearing and a PD Amendment for Angel Field East.

The property is generally located on the southeast corner of the intersection of Bethany Drive and Montgomery Boulevard. The property to the east is zoned Planned Development PD No. 99 Mixed Use MIX. The property to the south is zoned Planned Development PD No. 121 for Single-Family Residential R-7, Multi-Family Residential MF-18, and Corridor Commercial CC. The property to the west (across Montgomery Boulevard) is zoned Planned Development PD No. 105 Single-Family Residential R-5. The properties to the north (across Bethany Drive), are zoned Planned Development PD No. 26 Single Family SF and Planned Development PD No. 55 Community Facilities CF.

Ms. Kulkarni stated that the property is currently zoned both Planned Development PD No. 76 Local Retail LR and Planned Development PD No. 76 Townhome TH. The original concept plan was adopted in 2004. The applicant is requesting to amend the base zoning to Single-Family Residential R-7. The PD amendment request includes a Concept Plan, Building Elevations, and Development Regulations to establish design standards for a new residential community.

Ms. Kulkarni described the Concept Plan. She said the proposed residential development is approximately 29 acres. The Concept Plan shows a total of 131± front and rear entry lots with two product types. Approximately 54 units (41% of the total lots) will be Product Type A, which are 55'X130' (or 55'X110' for cul-de-sac or knuckle lots) front-entry lots. Approximately 77 units (59% of the total lots) will be Product Type B, which are 31'X105' rear-entry lots. The minimum dwelling unit size for both lot types will be 1,800 square feet. The maximum gross density is 4.6 units/acre. There are two access points into the development; both on Montgomery Boulevard.

The plan also shows approximately six acres of open space labeled as Community Reserve Areas which is provided throughout the development; this exceeds *ALDC* requirements. A 10' Hike and Bike trail is proposed along Bethany Drive on the northern side of the property. This trail continues from Angel Field West (on the west) and connects to the existing Hike and Bike trail along Watters Branch (on the east).

Ms. Kulkarni said that screening for the property will consist of eight-foot masonry screening wall along Bethany Drive, Montgomery Boulevard (except for the Community Reserve Area), and along the southern property boundary. An eight-foot Tube Steel or Wrought-Iron fence will be provided along the Community Reserve Area on Montgomery Boulevard. A six-foot Tube Steel or Wrought-Iron fence will be provided along the lots that directly abut the Community Reserve Area on the eastern side of the property.

Ms. Kulkarni presented building elevations for the 55' and 31' lots, and said various building elevations will be incorporated in the development. The primary building materials for both product types are brick, stone, and stucco, with the roof materials consisting of asphalt shingles, tile, and standing seam metal roof. For Product Type B, no more than 40% of the lots can be constructed with up to 100% siding.

However, Type B lots adjacent to Bethany Drive, Montgomery Boulevard, and on end caps, shall be 100% masonry.

Ms. Kulkarni summarized the development regulations:

- Base Zoning District: R-7
- Concept Plan: The property shall be developed in general conformance with the Concept Plan
- Building Elevations: The exterior façades of buildings shall generally conform with the Building Elevations. Additionally:
 - Maximum Height: 2 ½ stories or 35'
 - All Type A: Front-entry
 - All Type B: Rear-entry
 - Type A Building Materials: Masonry and siding requirements per the ALDC
 - Type B Building Materials: No more than 40% of Type B lots may be constructed with residential units having up to 100% siding (limited to Hardie board or fiber cement equivalent). Residential units constructed on Type B lots adjacent to Bethany Drive, Montgomery Boulevard, and on end caps shall be 100% masonry on all four elevations of the unit.
- Lot Design Criteria:
 1. Minimum Dwelling Unit Size: 1,800 square feet
 2. Maximum Gross Density: 4.6
 3. Maximum Lot Coverage: 65%
- Garages:
 - 20' from rear lot line to face of garage wall
 - 20' from front lot line or 20' from the closest edge of the sidewalk to face of garage wall (whichever is greater)
- Front Porches of 31' lots: May not encroach more than 5' beyond front setback line with a 10' utility/access easement. May not encroach more than 10' with beyond front setback line with no utility/access easement
- Screening: To be constructed and/or installed in general conformance with the Concept Plan.
- Floodplain Reclamation: The lot layout and developable area is contingent upon the developer proving that the floodplain reconfiguration complies with City regulations
- Thoroughfares and Streets: Internal ROW to be minimum of 45'
- Street Lighting: LED luminaries may be used as street lighting through a Developer agreement with the City to maintain, repair, and replace non-standard street lighting
- Flexible Design Standards: Include elevations, location of streets, etc.

The request has been reviewed by the Technical Review Committee.

Ms. Kulkarni said two letters were received, both in support of the development.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of a request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 29.001± acre portion of Planned Development PD No. 76 located in the T.G. Kennedy Survey, Abstract No. 500; generally located on the southeast

corner of the intersection of Bethany Drive and Montgomery Boulevard, for Angel Field East.

The motion carried.

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