

STAFF REPORT CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER
22-0101

APPLICANT/PROPERTY OWNER
Joseph Ahler P.E. / Heritage Bank & Trust.

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
1451 Lasea Road/ Tax Map 073 Parcel 51.00

SUMMARY OF REQUEST: PUD Master Plan (Lasea Townhomes)

This request is for an RM-1 PUD (*High-Density Residential*) Planned Unit Development Master Plan of 22.7 +/- acre tract located on the west side of Lasea Road just north of the Lasea Road & Bear Creek Pike intersections. A PUD master plan indicates the proposal of 198 townhome units on a single site that will be divided into two phases.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 (High-Density Residential)	Vacant Land	RS-40/ GCS & Rural Residential	198 Townhome Units	22.7 +/- acres

<p>COMPATIBILITY with the COMPREHENSIVE PLAN:</p> <p>Suburban Corridor. This future land use characterized for the subject property includes high density residential development. The proposed use and zoning designation is supported by <i>Connect Columbia</i> within a suburban corridor future land use.</p>	<p>PROPERTY HISTORY:</p> <p><u>21-2005</u> Request for an RM-1 PUD to allow for 198 townhome units at 1451 Lasea Road/ Tax Map 073 Parcel 51.00, request denied by Planning Commission.</p> <p><u>Annexation 2016-06 & CZ 2016-08, (September 8th, 2016)</u> a request for annexation with an RM-1 Zoning designation for Tax Map 73 Parcel 51, approved.</p>
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COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A master plan has been submitted for 198 townhomes on this site. Access to the development will be from Lesea Road. No additional stub-outs are provided. Variations of townhomes are provided with each townhome unit consisting of a minimum of 22' with no more than six units in a single-row as consistent with the base zoning standards for townhomes defined in 8.2.2 (*Limited Use Standards for Townhomes*).

Townhome Units:

- 22 x 46 two story units (*lots 1-59, 67-79, 111-137, 144-175, 179-198*) indicate a façade material consisting of brick & stone with lap siding with board and batten. Elevations show a brick base on the side elevations however do not indicate a brick base at the rear elevations.
- 25 X 46 two story units on (*lots 59-66, 138-143, 176-179*) indicate a combination of materials including brick and stone elements accented by fiber cement board with board and batten.
- 22 X 46 two story units with front-loaded garage (*lots 79-96*) indicate a façade material consisting of brick & stone with lap siding with board and batten. Elevations show a brick base on the side elevations however do not indicate a brick base at the rear elevations.
- 40 X 28 two story units with half basement (*lots 97-108*) indicate a façade material consisting of brick & stone with lap siding and board and batten. Elevations do not indicate a brick base on the side and rear of the townhome units.
- 40 x 28 two story units with crawl space (*lots 109-110*) is a single unit duplex consisting of siding with a brick base.

Landscaping/Buffering:

The RM-1 (*High-Density Residential*) zoning of this site requires a .8 (30') landscape buffer around the property boundaries. This landscaping buffer has been indicated in the site plan. In addition, an increased landscape buffer has been provided for the units that have rear facing views onto Bear Creek Pike with 1.0 (40') landscape buffer shown. Foundation plantings have been shown at the front of each townhome units.

Parking:

The parking ratio for the development requires 396 parking stalls. This master plan has indicated 525 parking stalls.

Amenities:

This master plan includes two playground sites that will be located within the center common areas connected by a sidewalk. In addition, this site includes a centralized dog park divided into a small and large dog area. This dog park is proposed to be surrounded by a 5' chain link fence with green powder coating.

See additional technical comments attached from fire/utilities/planning & engineering.

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC

AGENCY

RESPONSE TO STANDARDS

Townhouse or Rowhouse

Townhouses or rowhouses shall be permitted in accordance with the use table in Sec. 8.1, subject to the following:

A townhouse or rowhouse shall have a front, side, or rear privacy yard having a minimum area of 100 square feet on each lot.

The maximum lot coverage ratio set forth for the district may be exceeded for a given lot within a townhouse or rowhouse development. However, such ratio shall apply to the project when considered in aggregate (i.e., total building coverage divided by total gross development site area). In any instance where a development may lie within two or more zoning districts the coverage ratio for each district shall apply to all development within it. No transfer of bulk or site coverage shall be permitted among zoning districts.

Minimum width for the portion of the lot on which a townhouse or rowhouse is to be constructed shall be 22 feet.

Not more than six townhouses or rowhouses shall be built in a row with the same or approximately the same front line and not more than 12 dwellings shall be contiguous.

Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.

Street sidewalks and on – site walks shall be provided for convenient and safe access to all living units from streets, driveways, parking courts, or garages and for convenient circulation and access to all facilities.

Additional pedestrian access shall be provided at the rear of each attached dwelling.

When locating the parking facilities required under Article 10, Parking, Loading, and Access, at least one parking space per dwelling unit shall be located within 200 feet from the nearest entrance of the dwelling unit and space is to serve. Where appropriate, common driveways, parking areas, walks and steps shall be maintained and lighted for night use.

The usage of garage parking is allowed but shall be placed 3' feet from back of sidewalk or else they shall be 22' feet or more from back of sidewalk.

Garage parking spaces shall be counted as required parking if the space is at least 15'feet wide and 22' feet deep or more with no obstructions with a minimum door opening of 10' feet.

Spaces that meet 8.3.2.H.9-10 shall not count for more than 30% of the required parking.

As noted, a townhome shall be at minimum 22' wide when the unit is front loaded.

Sec 7.2 PUDs Located Along Certain Major Highways

7.2.2 APPLICABILITY

These special provisions shall apply to all proposals located along Highway 31 from the northern most corporate limits to Baker Road; along Highway 99 from I – 65 to Highway 31; or along Highway 43 from Mount Pleasant City Limits to the Columbia City Limits; and which meet any of the following criteria:

The property fronts on the highway; or,

The property's primary route of access includes the highway; or,

The property will benefit from the City of Columbia's investment in utilities, road improvements, fire and police protection or other investment; or,

Development of the property will significantly affect the view shed of the highway.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT