

ORDINANCE 15-17

AN ORDINANCE TO CONFIRM THE COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT DESIGNATION FOR THE WILLIAMS PARK II PLANNED UNIT DEVELOPMENT AS SHOWN IN EXHIBIT A

BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE BOARD OF MAYOR AND ALDERMEN:

That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 10-20, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby confirmed for the Commercial Planned Unit Development classification of Williams Park II located off of Port Royal Road as shown in the attached "Exhibit A".

BE IT FURTHER ENACTED, that the Commercial Planned Unit Development classification of Williams Park II is confirmed for the properties identified in Exhibit A, subject to the following condition of approval:

1. The use, bulk, and area criteria shall be subject to those listed in "Exhibit A". No further BOMA action shall be required for development of the property. Development approval shall be obtained from the Planning Commission through a site plan application and shall be subject to the zoning, subdivision, and design criteria adopted at the time of that application. The approval of the use of the property shall not expire unless a rezoning application is submitted for consideration and approval.

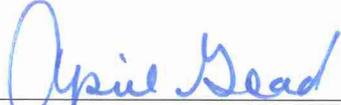
BE IT FURTHER ENACTED, that this Ordinance shall take effect from and after its adoption the public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 20th day of July, 2015.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



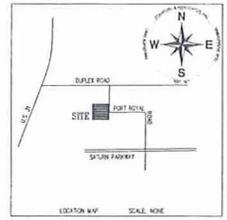
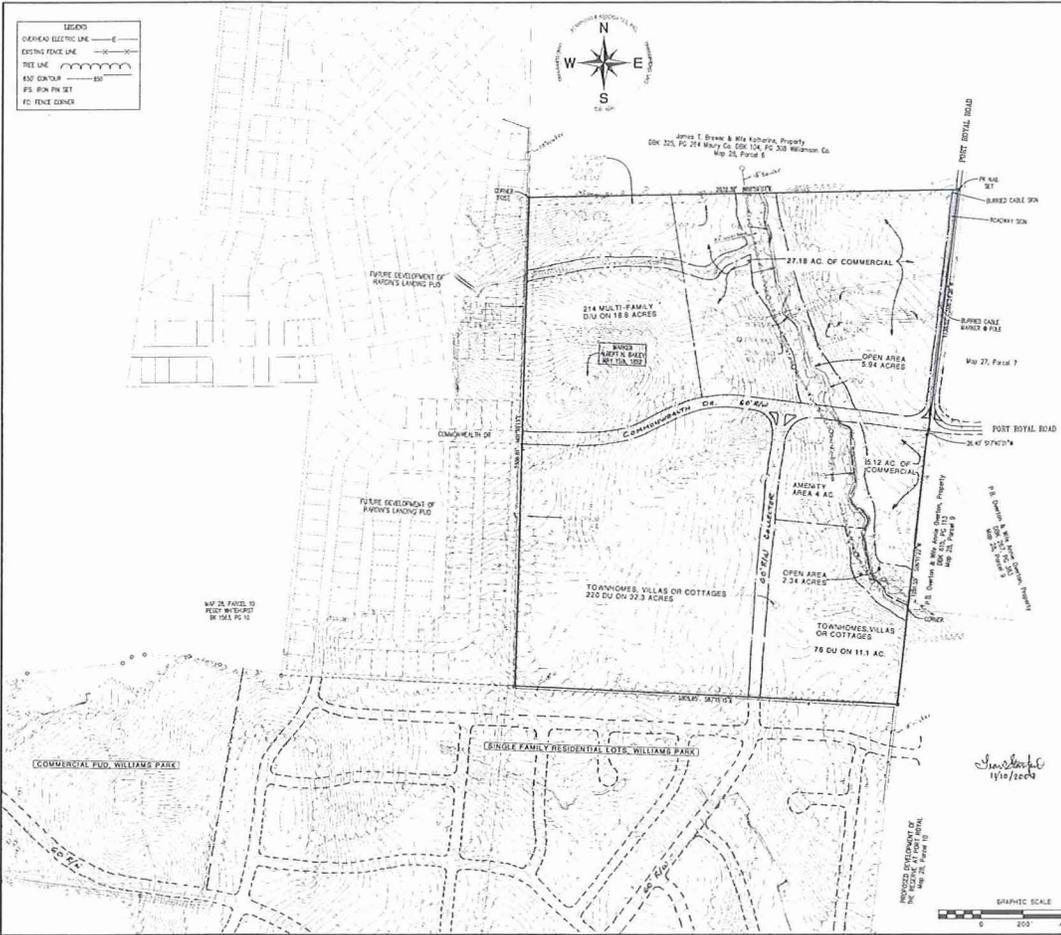
Patrick Carter, City Attorney

LEGEND

- OVERHEAD ELECTRIC LINE ————
- EXISTING FENCE LINE ————
- TREE LINE ————
- EXISTING CONDUIT ————
- FEI BOX ON THE SET ————
- FEI FENCE GARDER ————



James T. Brown & Wife, Echelon Property
 20K 225, PG 204 Maury Co. GEN. 154, PG 305 Williamson Co.
 Map 026 Parcel 8



- SITE NOTES**
1. EXISTING ZONING AND PLANNED ZONING: THESE ARE PLANNED UNIT DEVELOPMENT.
 2. THIS DRAWING IS THE ACTION OF THE 100 YEAR FLOOD PLAIN FOR THE LATEST FLOOD MAPS AVAILABLE TO ME. FOR COMMENTS PLEASE CALL: 601.333.1010.
 3. DEVELOPMENT DENSITIES:
 - A. COMMERCIAL: 100 DU ON 18.8 AC = 5.32 DU/AC
 - B. MULTI-FAMILY UNITS: 214 DU ON 188 AC = 1.14 DU/AC
 - C. OPEN SPACE: 100 DU ON 18.8 AC = 5.32 DU/AC
 4. OPEN SPACE: 100 DU ON 18.8 AC = 5.32 DU/AC
 5. MINIMUM SIDE YARD SETBACK FROM STREET: 10' (SEE PLAN)
 6. MINIMUM REAR YARD SETBACK FROM SIDEWALK: 10' (SEE PLAN)
 7. THE FOLLOWING ARE CONDITIONS OF FLOOD APPROVAL:
 - A. ALL UTILITIES SHALL BE CONSTRUCTED ALONG THE SIDE OF THE 60' CONDUIT ROW IN RESIDENTIAL AREAS.
 - B. STREET LIGHTING SHALL BE INSTALLED BY THE DEVELOPER.
 - C. DRAINAGE STREET LIGHTS AND POLES WILL BE INSTALLED.
 - D. STANDARDS WILL BE USED THROUGHOUT THE DEVELOPMENT.
 8. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 9. THERE WILL BE PRIVATE OPEN SPACE ALONG DRIVEWAYS.
 10. OPENING WILL BE PROVIDED, SEPARATE FROM SIDE SETBACK FROM A 21 YEAR STORM WILL NOT EXCEED THE 20 YEAR STORM SEPARATE FROM DEVELOPMENT.
 11. THE COMMERCIAL AND TOWNHOMES, VILLAS AND/OR COTTAGES WILL BE DEVELOPED AND APPROVED BY THE BOARD OF ZONING AND PLANNING. A SITE PLAN HAS BEEN PREPARED AND APPROVED BY THE BOARD OF ZONING AND PLANNING. THE BOARD OF ZONING AND PLANNING WILL BE CONSIDERED TO BE THE AUTHORITY FOR THE FOLLOWING COMMISSION.
 12. ALL RIGHTS OF WAY ARE TO BE EXCEPT FOR THE 60' CONDUIT STREET. THE PAYMENT WITHIN OF THE CONDUIT STREET SHALL BE A MINIMUM OF 20 FEET FROM CURB TO CURB.
 13. A 25 FOOT LANDSCAPING BUFFER WILL BE PROVIDED ALONG PROPERTY BOUNDARIES. LANDSCAPING BUFFER SHALL BE CONSTRUCTED ALONG THE PROPERTY BOUNDARIES WITHIN THE 60' CONDUIT ROW. LANDSCAPING BUFFER SHALL BE EXCEPT FOR STREET FRONT OF ANY TOWNHOMES, VILLAS OR COTTAGES. EXISTING UTILITIES, INCLUDING UTILITIES, SHALL BE MAINTAINED BY THE DEVELOPER.
 14. APPROVAL WILL BE REQUIRED FOR ALL WORK PROVIDED WITHIN THEIR RIGHT OF WAY.
 15. SITE SERVICES AND ACCESS:
 - A. DRIVE & WATER: 25' FROM DRIVE (EXISTING)
 - B. PUBLIC STREET: 25' FROM DRIVE (EXISTING)
 - C. ELECTRICAL: 10' FROM TRANSFORMER ELECTRIC EQUIPMENT
 - D. TELEPHONE: 10' FROM DRIVE
 - E. GAS: 10' FROM DRIVE
 16. A FLOOD BUFFER OF THE UNIMPAIRED THROUGHWAY WILL BE MADE PRIOR TO DEVELOPMENT OF THE AREA ADJACENT TO THE DRIVE.
 17. OPEN SPACE FOR SITE = 18.84 AC. 114.341
 - A. AMENITY AREA = 4.00 AC
 - B. EXISTING RECREATION OPEN AREA ADJACENT TO STRIPWAY = 1.88 AC
 - C. OPEN AREA TO BE DEVELOPED BY TOWNHOMES & MULTI-FAMILY = 8.00 AC
 - D. 20' DU ON 11.1 AC = 1.80 AC
 - E. 20' DU ON 18.8 AC = 2.10 AC
 - F. 20' DU ON 18.8 AC = 2.10 AC
 18. UNUTILIZED AREA WILL ACCURATELY HAVE LIVE OPEN SPACE AND/OR OTHER COMMON OPEN SPACE FOR RECREATION OR RECREATION TRAILS.
 19. COMMERCIAL SITE MAY INCLUDE: OFFICE, RETAIL, RESTAURANT AND/OR SERVICE.

James T. Brown
 10/16/2004

GRAPHIC SCALE 1" = 200'

OWNER
 James T. Brown & Wife
 P.O. Box 22512
 Memphis, TN 38117
 PH: 901-352-5522

(MASTER DEVELOPMENT SKETCH PLAN)

AREA = 104.26 ACRES

WILLIAMS PARK 2

4TH CIVIL DISTRICT OF MAURY CO. TENN.

PROJECT MAP 26, PARCELS 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SUBJECT: Ordinance 15-17 (Williams Park II)

DATE: June 1, 2015

ATTENTION: Board of Mayor & Aldermen

DEPARTMENT HEAD: Dara Sanders, City Planner



STAFF MEMORANDUM

Background

As indicated in the “master development plan” that was approved incorrectly by Planning Commission and Board of Mayor and Aldermen (BOMA), the subject property was proposed for multi-family and commercial uses. Additionally, the required information for a preliminary development plan was not included. It is staff’s determination that this was an incomplete application, in addition to being processed and approved improperly.

Based on City records of meeting agendas and minutes for this Planned Unit Development (PUD), staff has determined that the review and approval process for a PUD stipulated in the City’s Zoning Ordinance was not administered correctly. While minutes indicate that a request for approval of a PUD was considered and approved by the BOMA on December 20, 2004, an ordinance to rezone the property from R-2 to “Commercial PUD”, granting commercial and multi-family uses was not approved. Because a PUD is a rezoning action on a property, only BOMA approval of an ordinance can officially grant the uses proposed within the Commercial PUD.

In 2007, the Planning Commission approved a sketch plat for two of the four properties in the PUD, though this approval has expired. In 2013, the Planning Commission approved a site plan for a portion of the property located within the Williams Park II Planned Unit Development for a multi-family development containing 288 dwelling units.

Request

Staff requests confirmation of a PUD designation for the Williams Park II Planned Unit Development, subject to the use, bulk, and area criteria listed on the plat.

Recommendation

Staff recommends that the PUD be confirmed and renewed. However, staff finds that preliminary development approval is not being granted at this time, therefore the regulations adopted at this time would not be vested for the property. Development of these properties will be required to adhere to the regulations adopted at the time of the development request.