

ORDINANCE 14-02

AN ORDINANCE TO AMEND ORDINANCE 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, TENNESSEE BY AMENDING ARTICLE VII (7) SECTION 4.5.

BE IT ORDAINED BY THE CITY OF SPRING HILL:

WHEREAS, the Board of Mayor and Aldermen for the City of Spring Hill may, pursuant to its charter and the general laws of the State of Tennessee, have right to enact an amend the Spring Hill Zoning Ordinance 86-47.Said amendments being within the adopted Comprehensive Plan purpose of promoting convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the Spring Hill Municipal Planning Commission has recommended to the Board of Mayor and Aldermen on the 13th of January 2014 to amend Zoning Ordinance 86-47 of the City of Spring Hill, as hereafter described;

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

Section 1. That Articles VII (7) Section 4.5 of Zoning Ordinance 86-47 of the City of Spring Hill is hereby amended as follows:

That Article VII (7) Section 4.5, B-4 Central Business District be amended to read:

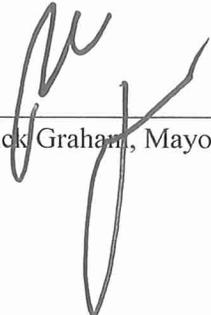
3.5 Height.

Buildings hereafter constructed shall not exceed seventy (70) feet in height. Buildings that exceed fifty (50) feet in height must do so with the approval of the Planning Commission and follow public notification as prescribed in Article 19 of this Ordinance.

BE IT FURTHER ENACTED, that all ordinances or parts of ordinances in conflict herewith, be and same hereby, are repealed or modified as the case may be.

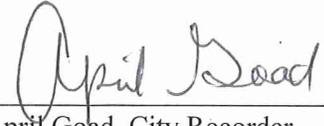
BE IT FURTHER ENACTED, that this Ordinance shall take effect from and after its adoption the public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 18th day of February, 2014



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

PASSED ON 1ST READING: January 21, 2014

PASSED ON 2ND READING: February 18, 2014



REQUEST: *Approval of Ordinance 14-02*
SUBMITTED BY: Victor Lay, City Administrator
Paul Keltner, Planning Department, City Planner
DATE: 2/3/14
RE: Amendment to Zoning Ordinance, B-4 Height Standards
ATTACHMENTS: Ordinance 14-02

PURPOSE:

Amend the Spring Hill Zoning Ordinance to allow an increase in height standards aimed at B-4 Districts from 50'feet to 70'feet.

BACKGROUND:

Planning Commission gave favorable recommendation during the January 2014 voting meeting. The amendment requested is modifying Articles 7 Section 4.5 by restricting building heights to 70' feet. The current height standard in the B-4 District is a maximum of 50' feet.

Any building that exceeds 50' feet in height will be required to send a statement of intent to all property owners within 500' feet of this property. A building with a height of 70' feet is generally 4 to 5 stories tall depending on roof pitch.

FINANCIAL IMPACT:

Vertical density allowance saves valuable commercial land while increasing tax base.

STAFF RECOMMENDATION:

Approval

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

No Deadline, this is the final scheduled reading for said amendment.