MORRISTOWN REGIONAL PLANNING COMMISSION AGENDA March 14th 2017



Call to Order

I.	Approval of January 10th 2017 minutes.		
II.	Old Business:		
III.	New Business:		
	A. Annexations:		
	B. Subdivisions/Site	Plans:	Resubdivision of Barton Springs, Lot 2 (amendment) First United Methodist Church Abdulla Alghamdi Combination Plat (2 lots into 1) Oak Hill Sherwood Commons
	C. Zoning Issues:		Amendment Change: n 14-209; Two Buildings on One Lot
	D. Bond Reviews:		
	E. Right-of –Ways:		
	F. Ordinance Reviews:		
IV.	Departmental Reports: Minor Subdivisions Approved:		

Adjournment

Morristown Regional Planning Commission

Minutes

January 10, 2017

Members Present

Members Absent

Chairman Jim Beelaert

Commissioner Doug Beier

Vice Chairman Bill Thompson

Commissioner Sylvia Hinsley

Commissioner Wanda Neal

Commissioner Jack Kennerly

Commissioner Bob Garrett

Secretary Rose Parella

Mayor Gary Chesney

Others Present

Lori Matthews, Senior Planner

Logan Engle, Planner

Ralph "Buddy" Fielder, Asst. City Administrator

Steve Neilson, Planning Director

Kat Morilak, Development Services

Eual Noah, Fire Marshall

Tim Oakes

Agnes Sexton

Clint Harrison

Phillip Carlyle

Chairman Jim Beelaert called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge of Allegiance to do so.

I. Chairman Beelaert called for the approval of the October 11, 2016 minutes.

Commissioner Neal made a motion for approval of the December 13th, 2016 minutes; seconded by Commissioner Thompson. Upon voice votes, all Ayes.

II. Old Business: None

III. New Business:

A. Annexations: None

B. Subdivisions/Site Plans: None

1a.) RES-2007-2016: 685 Central Church Rd- Site Plan Approval (PUD) for Parke Villas

2a.) RES-2007-2016: 685 Central Church Rd- Residential Sign Approval for Parke Villas

Senior Planner Lori Matthews discussed the site plan approval request which has been received from Mr. Phillip Carlyle for his proposed residential development to be located on the west side of Central Church Road. Per Section 14-222 of the Morristown Zoning Ordinance (Planned Unit Development), multiple buildings on one lot for multi-family and/or commercial uses must receive site plan approval from the Regional Planning Commission.

The applicant is currently going through the administrative site plan review process for multifamily residential planned unit development to consist of sixty-three (63), two-story townhouse style units on one six (6) acre parcel. Zoned R-2 (Medium Density Residential), the proposed site will have an approximate density of 10.5 units per acre, which meets that threshold specified in Section 14-609 of the R-2 (Medium Density Residential) physical building requirements. Of the sixty-three (63) total units, twenty-seven (27) units will be three bedrooms with the remaining thirty-six (36) being two bedrooms. A private driveway incorporates both one and two way traffic through the site to a single ingress/egress point along Central Church Road. A five foot wide sidewalk will front all units, although connectivity of the total sidewalk system is staggered. Adequate parking will be provided for the total number of units proposed, although handicapped parking will not be provided.

Walden Place Subdivision, a mixed residential development containing four (4) condominium units and eleven (11) single family residential lots, adjoins the subject site to the south with Westside Mobile Home Park bordering to the north. There is a large vacant tract across Central Church Road, which is just north of Westview Subdivision. Echo Hills Subdivision, also single family residential lots, abuts this parcel to the west.

Staff would recommend that the Planning Commission approve the concept plan as summarized and as shown on the accompanying attachments.

Along with the required site plan (PUD) approval, the Planning Commission is being asked to approve the proposed signage for this development, as stated in Section 14-2906. As discussed earlier today at the lunch session, permits have yet to be approved for the signs. All that is asked of the Planning Commission is to approve the location of the signs. Staff is in agreement that location is outside of any utility easements and at least ten feet off of the right-of-way. If you have any further questions about the development, Mr. Carlyle and his engineer are both here.

Chairman Beelaert stated that the site plan approval and the sign location approval will be voted on as one item and he called for a motion.

Vice Chairman Thompson made a motion to approve the request as presented and it was seconded by Secretary Parella.

Mayor Chesney asked Phillip Carlyle if he knew the proposed price range for the units. Phillip Carlyle replied that the two bedroom units will start out \$845.00 per month and the three bedroom units will start out at \$945.00 per month. He also stated that the units will not be subsidized.

Resident Agnes Sexton who resides adjacent to the proposed property at 683 Central Church Road addressed the proposed site plan. She voiced concerns over how this will affect the entryway of their property and what extra traffic will come from it. Chairman Beelaert stated that he would be lying if he said this wouldn't create more traffic. The reality is that more units will definitely create more traffic. Mrs. Sexton also commented that the traffic is already bad on Central Church Road. Chairman Beelaert thanked her for her comments and assured her that the developer did have a traffic plan and will have to continue through the other steps of approval throughout the development.

Voting Results: 8 yes; 0 no. Motion carries.

C. Zoning Issues: None

The meeting was adjourned.

Respectfully submitted,

Rose Parella

Secretary

RP/jc

Morristown Regional Planning Commission January 10, 2017

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO:

Morristown Regional Planning Commission

FROM:

Steve Neilson, Planning Director

DATE:

February 14, 2017

SUBJECT:

Text Amendment -14-209. ONE PRINCIPAL BUILDING ON LOT

BACKGROUND:

This is a staff initiated request to amend Chapter 2, General Zoning Provisions to delete Section 14-209. ONE PRINCIPAL BUILDING ON LOT. Section 14-209 states:

Only one principal building and its accessory buildings may be erected hereafter on any lot. In the Residence Districts, any dwelling shall be deemed to be the principal building on the lot on which the same is situated, except rear dwellings as provided in Section 14-214.

This section which prohibits more than one building on a lot is in conflict with Sections 14-222, PLANNED UNIT DEVELOPMENT and 14-223, PLANNED NORESIDENTIAL DEVELOPMENT. These provisions allow two or more principal buildings on a single lot provided the site plan for the development is approved by the Planning Commission.

Under the current provisions, an applicant for a multi-building development would not only be required to have their site plan reviewed and approved by the Planning Commission, but would also be required to receive a variance from the Board of Zoning Appeals. This results in addition fees for the applicant and since the applicant must demonstrate a hardship for a variance, this also leads to the possibility the Planning Commission approves the site plan, but the BZA deny the variance request.

Staff feels that since the Planning Commission already has an opportunity to review multi-building developments, Section 14-209 is not necessary and would recommend this section be deleted.

RECOMMENDATION:

Staff recommends the Planning Commission approve the proposed text amendment.