



City of Bartlett
A. Keith McDonald, Mayor

BOARD OF MAYOR AND ALDERMEN MEETING AGENDA

TUESDAY, MAY 14, 2019 - CITY HALL ANNEX - 5:00 PM

DISCUSSION

- I First Reading of Ordinance 19-04, An ordinance to amend the City of Bartlett Zoning Ordinance by replacing Article VI, Supplementary District Regulations Section 29, RC Residential Condominium Overlay District with RMU Residential Mixed Use Overlay District. (Kim Taylor, Director of Planning and Economic Development)**

This is a joint Work Session between the Board of Mayor and Aldermen and the Planning Commission.



Board of Mayor and Aldermen

6400 Stage Road
Bartlett, TN 38134

SCHEDULED

ORDINANCE (ID # 2548)

Meeting: 05/14/19 05:00 PM

Department: Planning and Economic Development

Category: Amendment

Prepared By: Stefanie McGee

Initiator: Kim Taylor

Sponsors:

DOC ID: 2548

Ordinance 19-04, An ordinance to amend the City of Bartlett Zoning Ordinance by replacing Article VI, Supplementary District Regulations Section 29, RC Residential Condominium Overlay District with RMU Residential Mixed Use Overlay District.

WHEREAS, the Board of Mayor and Aldermen finds that the intent and purpose of all residential zoning districts in the City of Bartlett is to establish areas that are primarily residential in character; and

WHEREAS, with the rise of the sharing economy, the City of Bartlett and cities across the country have seen growth in the popularity of residential mixed use developments, which are a mixture of residential housing types with commercial uses; and

WHEREAS, with the growing need for housing choices and sustainable communities, said Ordinance will assist with providing new housing options with commercial and office uses to support the local economy; and

WHEREAS, the City of Bartlett Planning Commission reviewed the proposed amendment during its regular meeting held on June 3, 2019, and made a recommendation to the Board of Mayor and Aldermen that the proposed amendment be approved; and

WHEREAS, a public hearing before the Board of Mayor and Aldermen was held on July 23, 2019, pursuant to notice thereof published in a newspaper of general circulation on June 27, 2019.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Bartlett, Tennessee, that: Article VI, Supplementary District Regulations Section 29, of the Bartlett Zoning Ordinance, shall be amended to replace with the following:

A. General Description

The "Residential Mixed Use" (RMU) is a site specific special use intended to allow residential uses with mixed uses including commercial and office developments in buildings of one or more stories. Also, single family residential may be integrated into the overall development but it is the intent of this ordinance that the mixed use character be maintained. The RMU shall be applied for as a Special Use Permit that will be reviewed and recommended for approval by the Planning Commission, requiring the final action of the Board of Mayor and Aldermen. The Special Use Permit for the RMU may be allowed in suitable areas of the City of Bartlett having one of the following "office" or "commercial" zoning classifications: OR-1, OR-2, O-C, C-L, C-G, C-H, or SC-1. The RMU may also be allowed in residential zoning districts (RE, RS, R-TH,

RM) where existing commercial and office zoning directly abuts residential zoning or on lots with combination zoning that includes residential zoning along with commercial, and/or office zoning, and having major road frontage.

Density, yards, and lot coverage within the proposed development will be regulated to ensure adequate sunlight, air, and open space. Density is subject to available sewer and water capacity. The location and intensity of the land use should not cause traffic congestion or preclude the amenities of good housing. The application for the Special Use Permit must include a Master Plan of Development with a sketch design and an outline plan describing the rules, regulations, and requirements for the development. The Master Plan of Development shall show the locations of all uses as they relate to the layout of the buildings, parking areas, driveways, open space, landscaping, garbage collection areas, etc. The provisions of Article VI, Section 23 of the Zoning Ordinance's Tree and Landscaping regulations shall be utilized, however, modifications to planting screens may be accepted by the Planning Commission. A 5-acre minimum is required, except for properties within the Bartlett Station area (CG-MS General Business Main Street Overlay District).

In the review and approval process of the RMU Special Use Permit, the City may impose conditions necessary to achieve its objectives. Following the approval of the Special Use Permit by action of the Board of Mayor and Aldermen, where the subdivision of land is required, the applicant shall apply to the Planning Commission for Master Plan, Construction Plan and Final Plan approval. The Master Plan application may include a phasing plan for the development.

When the proposed development does not require the subdivision of land, the applicant may show a phasing plan on the Master Plan of Development with the Special Use Permit application. Upon the approval of the Special Use Permit the applicant shall return to the Planning Commission with a site plan including construction details for necessary infrastructure and/or public improvements.

A final plat shall be recorded within five years from the date of the approval of the Special Use Permit for the RMU; or, if no subdivision of land is needed, a site plan must be approved and a building permit must be current within five years of the approval date by the Board of Mayor and Aldermen. The Board of Mayor and Aldermen may grant an extension of time based upon the written request by the applicant/developer prior to the five year expiration date of the Special Use Permit. The Board of Mayor and Aldermen will conduct a public hearing to determine the applicability of granting the time extension. If the final plat is not recorded, or the building permit has expired within the allotted time period, the underlying zoning will apply to any development of the property.

Uses Allowed:

I. Residential single family homes, townhomes, apartments and condominiums in multi-story, multi-unit buildings.

2. Banks/Credit Unions, Beauty/Barber Shops, Child Care Center (13+), Convenience Store, Pharmacy/Drug store, Hotel, Indoor Flower or Plant Store, Food Market, Offices, Sit Down Restaurants, Retail Shops (new merchandise), Business Services, and Personal Services.

A combination of retail, personal service, business service, and office uses may be permitted on the first floor in buildings of two or more stories with residential uses located on the second, third or fourth stories. However, certain building designs may incorporate commercial/office uses in limited areas on the upper floors of the building. Free-standing restaurants over 3,000 square feet (kitchen and seating area combined) or with drive thru windows service, and free-standing office and retail uses over 3,000 square feet will only be permitted on outparcels of the development that have major road frontage, or located in a pre-designated area within the development plan that is identified in the Master Plan of Development.

Yard Requirements

Minimum yards shall be as listed in Article V, Chart 2. However, the Planning Commission may recommend to the Board of Mayor and Aldermen that yard requirements and/or setbacks be reduced based on the design of the development. Lot coverage requirements in the residential sections of the development will be based on the setbacks.

D. Building Height

Building height shall be as listed in Article V, Chart 2. Provisions shall be made to ensure adequate water pressure throughout buildings for both fire protection and domestic use, as determined by the appropriate City departments.

F. Off-Street Parking

The numbers of off-street parking spaces shall be as provided in Article VI, Section 12, Part B. However, should the applicant provide evidence that less than the minimum required parking is needed (based on the use), the Planning Commission may approve a reduction in the required number of parking spaces.

An off-street parking lot may be placed between a street and a building with a streetscape landscape screen, but parking behind or on the side of buildings is preferred with a front yard setback allowance permitting the building to encroach up to the landscape screen or right-of-way. Parking structures may be permitted to avoid excessive use of land for surface parking fields.

Parking area designs that would result in a cluttered appearance along street frontages are discouraged.

Assigned parking spaces for tenants and guest of apartments and condominiums is highly encouraged. Separate designated parking is required for commercial/office uses.

G. Open Space:

Plans for open space on the site or development plan shall be prepared by a registered landscape architect.

Commercial and Office:

Open space for commercial and office shall be calculated at 35% of the overall acreage for the development site. However, green open space shall be dispersed throughout the development. Storm-water detention areas may be included in the 35% requirement, but cannot be solely used to meet the requirement.

Single Family Residential:

The yard requirements for single family residential attached or detached shall be based on the setback requirements of the zoning district. Although, the Planning Commission may approve a reduction in the yard requirements as long as the applicant can show adequate storm water management. However, access to usable communal open space such as pockets parks with walking trails and play yards are encouraged and may off-set storm-water management issues.

Condominium and Multi-Family:

A combination of usable open space and/or communal space (trees and seating) shall be available to condominium and multi-family unit residents at a minimum of 3 acres per 1,000 residents or less. Points of access to usable open space shall be within a walking distance of one-quarter ($\frac{1}{4}$) mile.

Each resident shall have access to the minimum acreage determined above, although not necessarily to the same acreage. (That is, some buildings may provide open space for which access is limited to the residents of that building only.)

Open space shall be provided in the forms described herein.

1. Where areas of sufficient size are available, open space shall be provided in the form of natural corridors or neighborhood parks.
2. Where smaller spaces are available close to buildings, open space also shall be provided in the form of usable open space or communal space with trees and seating.

3. Where open space is needed for persons with limited mobility immediately adjacent to building entrances, or it is desired for convenience of all residents, it may be provided in the form of terraces, courts, or quadrangles; with shade trees provided to mitigate the effects of any substantial areas of pavement in warm weather.

Communal space and amenities may be provided herein:

Communal space may include amenities within the development such as shared live-work space, community gathering rooms for social events, pocket parks, splash parks, play yards, walking trails, outdoor activity areas, dog parks, and carwash bays. Also, the integration of some of the natural features with activity areas within the landscape like a rope swing across a creek that is part of the water detention, etc. Creativity in the design of communal space is highly encouraged.

Connectivity:

Walkable connective pedestrian sidewalks shall be designed throughout the development so that all uses are easily accessible and comply with ADA requirements.

Effective Date. BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage on the third and final reading, the public welfare requiring it.

FIRST READING: June 25, 2019

SECOND READING: July 9, 2019

THIRD READING: July 23, 2019

W.C. Pleasant, Register to the
Board of Mayor and Aldermen

A. Keith McDonald
Mayor

ATTEST: _____

Stefanie McGee

City Clerk