



DATE: January 14, 2020

TO: Board of Mayor and Aldermen

FROM: Wendy Deats, Town Planner/Micah Wood Interim Town Planner

SUBJECT: Roderick Place Amendment to Approved Plan (CP 2019-002) Revised

On October 22, 2019, the Planning Commission reviewed the proposal and had concerns regarding mitigation for the impacts of the project. In addition, corrections to the density were required.

On October 29, 2019, the applicant, their traffic engineer, town staff including the town traffic engineer met to discuss the issues brought up at the Planning Commission.

On November 5, 2019, the applicant provided the following information via email:

1. *“Residential Density is 3 Units Per Acre based on the actual areas delineated residential on the future to be approved Preliminary plat.*
2. *Right of way will be dedicated along our entire frontage of Columbia Pike approximately 2600 lineal feet. The width to be determined by the state of Tennessee's construction drawings (when they become available).*
3. *A 60 foot right of way will be dedicated from Columbia Pike to the southeastern property line approximately as shown on the revised concept plan and the Major Thoroughfare plan.*
4. *See the attached Traffic Study recommendations and sketches.*
5. *Once the right of way is determined we will have the historic rock wall relocated.*
6. *See the attached projection of Permit and Road Impact fees that we will pay.”*

The Town's traffic engineer has reviewed the information submitted from the developer and recommends that the planning documents be modified to show only one full movement access point on Columbia Pike (US 31) and that any other site driveways be shown as right in/right out movement driveways.

On November 13, 2019, the applicant also provided the following additional information for further clarification on their project via email:

“We can build the 2007 existing plan because it is vested, in addition the Planning Commission reapproved the Site plan for lots 1 - 4 of our approved partial preliminary plat.

It does not provide for:

1. *Access dedication to all adjacent property owners.*
2. *A collector road 60' ROW dedication consistent with the new major thoroughfare plan.*
3. *Dedication of right away for the widening of Columbia Pike / US 31.*
4. *Repairing, keeping or moving the existing historic rock wall along Columbia Pike / US 31.*
5. *Keeping approximately 2 acres of old growth Trees, Including beautiful magnolias, maples and oaks.*

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Our proposed amendment does, it additional allows us to provide:

- 1. A multi-purpose, meeting hall, theater and event venue by keeping the existing appx 6,000 square foot event building.*
- 2. A longer and wider Vista along Columbia Pike by relocating approximately 2 acres of open space. It will provide for a larger active park with trails and hardscape.*
- 3. Less mass grading.*
- 4. Future space for a Williamson County Enrichment Center.”*

Staff did request the developer consider and plan for additional connections, including a future “collector” in order to provide better connectivity and improve the transportation system in accordance with the major thoroughfare plan. Staff does agree that preserving additional trees and keeping the scenic vista, including the repair of the historic rock wall is advantageous and will improve the aesthetics and protect history.

On November 19, 2019, the Planning Commission reviewed the additional information and is recommending the project with the following contingencies:

1. The project density shall be three (3) units per acre based on the total land area for the residential uses with 40% open space.
2. The project shall maintain 50% open space within the commercial designated area.
3. The project shall include the ST 50-26 for the local roadway and ST 60 -36 for the collector roadway and street lighting accordance with the Land Development Ordinance.
4. The mitigation/recommendations for traffic improvements shall be incorporated into the traffic study and shall be incorporated into the project.
5. A tree inventory and replacement plan shall be developed and considered during plat review before the Planning Commission.
6. All future plats and site plans shall conform to the general regulations set forth within the approved pattern book and all applicable standards with the Land Development Ordinance.

Attachments

Roderick Concept Plan dated 11-26-19

Roderick Traffic Study dated December 2019

Roderick Redlined Pattern Book & Revised Pattern Book dated November 2019