

Town of Signal Mountain Workshop

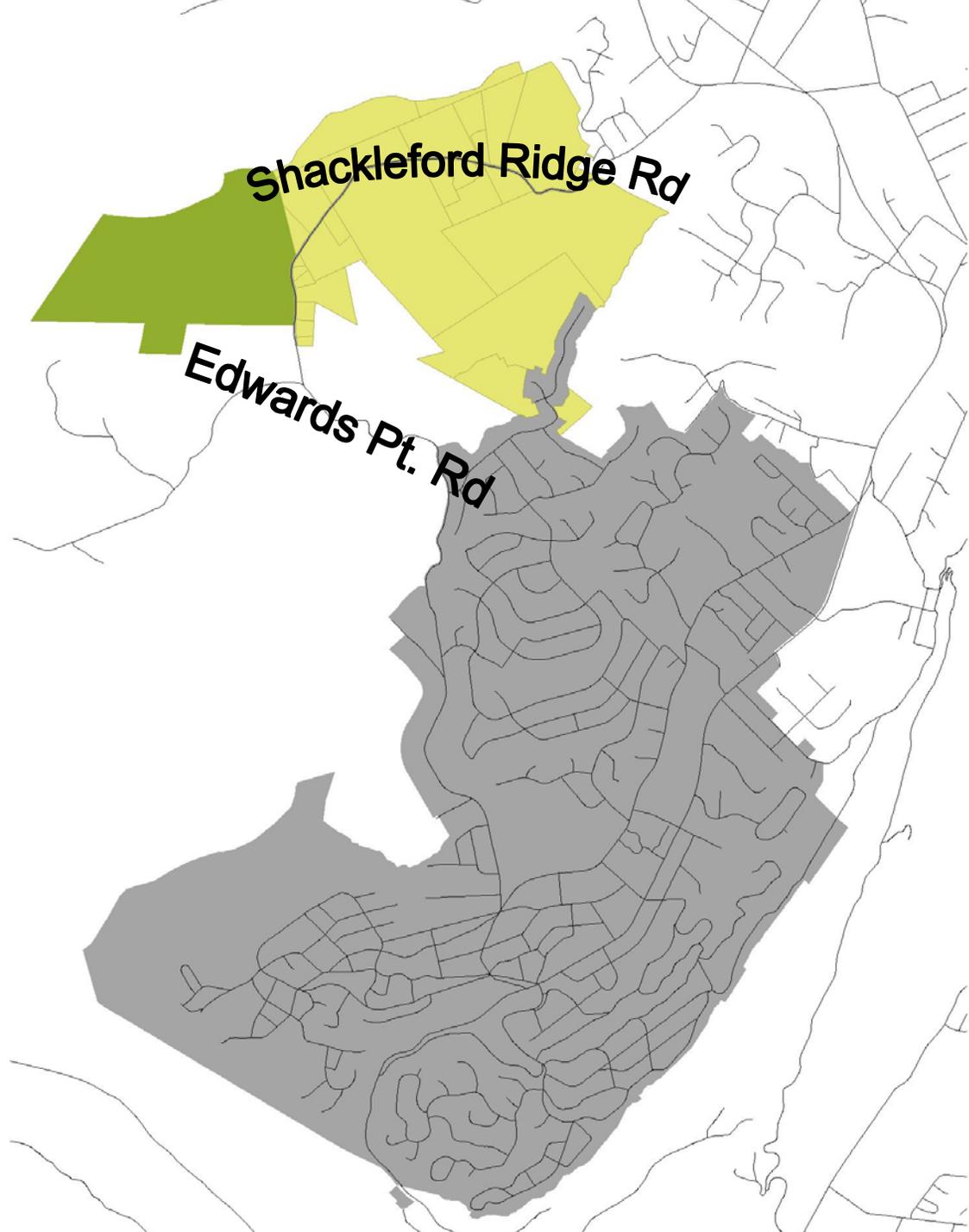
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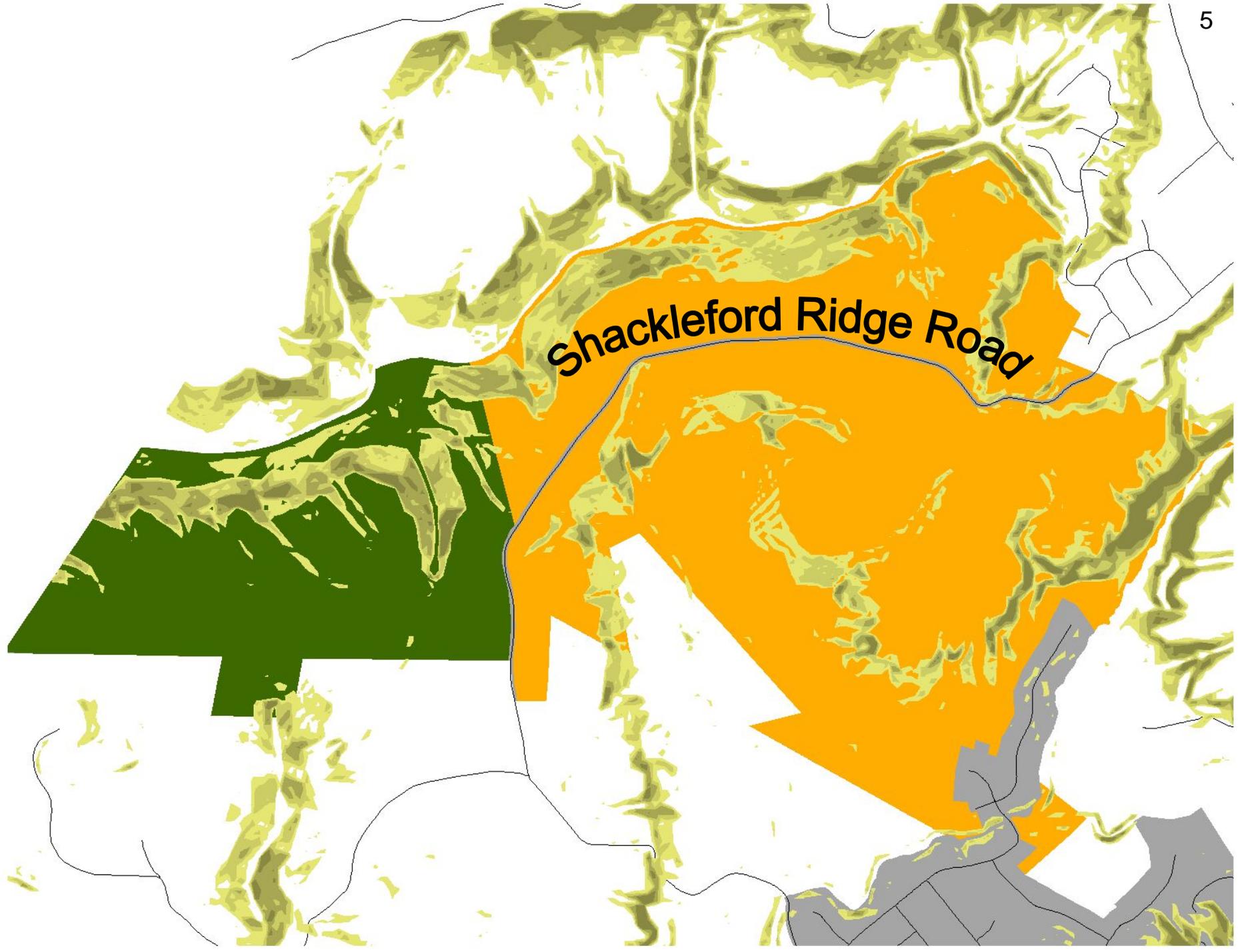
Agenda

- Review sewer proposal
- Review Shackelford Ridge Overlay boundary (§ 617)
- Review changes to §614
- Review §618
- Review §619
- Review §620
- Review §621

WWTA Proposals

- The Town of Signal Mountain agrees to change its density requirement as soon as possible for all proposed residential development to be built and connected to the sewer system within the Town of Signal Mountain. The WWTA shall charge a tap on fee of \$1,100.
- The Town of Signal Mountain agrees to reimburse the WWTA for the unfunded portion of the Signal Mountain Sewer Extension if new development in the adjacent property does not reach 751 new customers over the next 10 years at the rate of \$500.00 per house. The WWTA shall charge a tap on fee of \$1,100.





Shackleford Ridge Road

Residential Estate District (RE) amendments §614

The minimum lot size of a lot that will have a septic tank for sewage disposal shall be determined by the number of bedrooms in the house to be built, on such lot as follows:

1, 2 or 3 BDR	21,780 square feet
4 BDR	25,000 square feet
5 BDR	32,670 square feet
6 BDR	37,670 square feet
Over 6 BDR	5,000 square feet per addl. bedroom

The minimum lot size of a lot connected to sewers within the Overlay Zone shall have a minimum lot size of 14,520 sq. ft.

		SROZ-LDR Proposed		Existing LDR	
Permitted Uses		Same	618.01.01	Single family	603.01.01
		Same	618.01.02	Schools	603.01.02
		Same	618.01.03	Parks, playgrounds	603.01.03
		Same	618.01.04	Golf courses	603.01.04
		Same	618.01.05	Fire halls & public bld	603.01.05
		Same	618.01.06	Churches	603.01.06
		Same	618.01.07	Accessory bldg	603.01.07
		Same	618.01.08	Day cares	603.01.09
		Same	618.01.09	Home occupation	603.01.11
		Same	618.01.10	Garage sales etc	603.01.12
		Same	618.01.11	Group residential hom	603.01.13
Height & Area	Minimum lot size	14,520 sq. ft (sewer) (75 ft X 193.6 ft)	618.02.02	21,780 sq. ft. (1,2,3 bdrm) (100 ft X 217 ft)	603.02.02
		14,520 sq. ft (sewer only)	618.02.02	Four bdrm: 25,000 sq ft Five bdrm: 32,670 sq ft Six bdrm: 37,670 sq ft Six+ bdrm: add 5000 sq ft ea bdrm	603.02.02
	Min road frontage	75 ft / 60ft cul de sac	618.02.02	100 ft / 75ft cul de sac	603.02.02
	front yard setback	30 ft	618.02.03	40 ft	603.02.03
	side yard setback	15 ft	618.02.04	15 ft	603.02.04
	back yard setback	25 ft	618.02.05	25 ft	603.02.05
	Special exceptions for PUD	Min acres	2 acres	618.04	5 acres

Purpose				
	Provide alternative development of single family residential...	619.01	Permitted uses defined by the underlying zoning dist plus 5 %	616.C.1 616.C.2
	...to encourage open space design with a traditional or connected street network	619.01	Provide alternative development designs that conserves open space - no connected street issue	616.A.1
	limited to fully sewered	619.01	Conventional septic tank and field lines shall not qualify	616.B.2

	Develop where adequate services available	619.02 (1)		
	Strive to preserve woodlands, floodplains, steep slopes etc	619.02 (2)	Protect & preserve floodplains, wetlands & steep slopes (greater than 25%)	616.F.(a)
	see above	619.02 (2)	Preserve woodlands	616.F.(b)
	No buffer requirement stated		Maintain buffer of 30 ft adjacent to wetlands & other water Slopes of 15% + min 50 ft buffer	616.F.(c)
	No requirement		Leave scenic views unblocked - 100 ft no build buffer from public street right of way	616.F.(d)
	No requirement		Preserve historical, archaeological etc	616.F.(e)
	No requirement		Landscape common areas &	616.F(f)
	see section 619.05		Plant trees both sides of street with shade trees ever 25 ft	616.F.(g)
	No requirement		Provide active recreational areas	616F(h)
	see section 619.05		Sidewalks on both sides of st	616.F(i)
	Does not fragment area (no specific size requirement here) - Discussed in 619.05((14)	619.02(3)	Open space not less than 1/4 acre	616.F(j)(1)
	Should provide quality public spaces such as streets, sidewalks etc where citizens come to know each other	619.02(4)	Not included	
	Houses lots should be grouped closely together	619.02(5)	Not included	
	Roads designed as networks with interconnecting links	619.02(6)	Not included	
	Access provided to open spaces	619.02(7)	Provide access to open spaces	616.F(j)(1)

Site Design Principles - Evaluation Criteria

§619		Shackleford Ridge Low Density Open Space Proposal		Signal Mtn. Existing Open Space Subdivision	
Site Design Process		First - examine site for special features and map site	619.03	Not listed	
		Second locate open spaces	619.03	Not listed	
		Third - select house sites	619.03	Not listed	
		Fourth - configure roads & pedestrian connections	619.03	Not listed	
		Finally add lot lines	619.03	Not listed	
Permitted Uses		Based on SR-LDR	619.04	Permitted uses defined by the underlying zoning dist plus 5 %	616.C.1 616.C.2
Height/Area					
	Min devel area	5 acres	619.05(1)	Tracts must be 10 acres	616.B.1
	Sewers required	Must be sew ered	619.05(2)	Conventional septic tank and field lines shall not quality	616.B.2
	Height limitation	Limit 35 ft - 40 ft with adj	619.05(3)	same limitation in underlying zoning district	
	Minimum lot size	7,500 sq. ft (sew er)	619.05(4)	10,900 sq. ft.	616.D.1
		(75 ft X 100 ft)		(75 ft X 145.33 ft)	
		Not sew ered - apply Sect 616		Conventional septic tank and field lines shall not quality	616.B.2
	Maximum density	4 units per acre	619.05(5)	Underlying zone Plus 5%	616.C.2
	Min road frontage	60 ft front load/50 ft rear load	619.05(6)	75 ft	616.D.6
	front yard setback	15 ft	619.05(7)	30 ft	616.D.3.
Enclosed porch, portico or entry landing extend into front yard setback area 5 ft					
side yard setback	15 ft	619.05(8)	15 ft	616.D.4	
	Enclosed porch, portico or entry landing extend into side yard setback area 5 ft				
back yard setback	25 ft for front load lots	619.05(9)	25 ft	616.D.5	
	18 ft for rear load lots Enclosed porch, portico or entry landing extend into side yard setback area 5 ft				
Garage door setback	Front loading - garage doors must be setback 8 ft from face of structure	619.05(10)	No requirement		

§619

Shackleford Ridge Low Density Open Space Proposal

Signal Mtn. Existing Open Space Subdivision

	Sidewalks or equivalent pedestrian sys				
		3 ft if on both sides 5 ft if on one side	619.05(11)	Sidewalks on both sides of street per subdivision regs - (Sub Reg 310.1.C.3-must be 5 ft)	616.F(i)
	Street trees	May be planted -Every 25 ft - mature height of 35 ft - min height installed 12 ft Shrubs not acceptable - Plant outside sidewalk if planting strip between sidewalk & curb is less than 6 ft - preferred	619.05(12)	Same except no requirement to plant behind sidewalk if planting strip is less than 6 ft	616.F.(g)
	Detached accessory bldg	Not permitted	619.05(13)	Based on underlying zone LDR - permitted Sect 603.01.07 MDR - permitted Sect 604.01.08 HDR - permitted Sect 605.01.12	616.C.1
Height/Area		Minimum 35% including easements, road right of ways and other areas designated by the developer	619.05(14)	Minimum 25% exclusive of street right of way	616 E (2)
		Cannot be Floodway Zone	619.05(14)		
	Minimum open space	No space less than 1/4 acre except village greens, ball fields, buffers, pocket parks & trail links	619.05(14)	Open space not less than 1/4 acre with exceptions same for village greens, ball fields buffers Does not include pocket parks & trail links Add'l exceptions are off street pedestrian circulation sys, wetlands, bodies of water and playgrounds	616.F(j)(1)
		not included		No more than 50% of open space can be wetlands, floodways, easements or slopes steeper than 25% grade	616.E.3
	Alley width	20 ft width	619.05(15)	Not included	
	Street Connections	Maximize street connection and minimize cul-de-sacs	619.05(16)	not included	

§619	Shackleford Ridge Low Density Open Space Proposal		Signal Mtn. Existing Open Space Subdivision	
Site Plan Requirements and Review Process	not required		Preapplication discussion at Planning Commission meeting	616.G.2
			On site inspection by Planning Commission members	616G.1.(a) & 616.G.4
	1. Developer reviews Conceptual Layout Plan & Existing Site Conditions Map with Town Manager & RPA staff	619.06 first	Preliminary plan submitted to Town staff and RPA	616.G.1.(b)
	2. Based on approval Developer submits a preliminary plat to Planning Commission	619.06 second	same	616.G.1.(c.)
	3. Following approval Developer submits a final subdivision plat & a final site plan for review by Town Mgr & RPA staff and approval by Planning Commission	619.06 third	same	616.G.1 (d) & 616.G.1.(e)
	4. Subdivision plat & final site plan recorded	619.06 fourth	same	616.G.1.(f)
Existing Site Conditions Map - Existing Features (Site Analysis) Plan (from current regulations)	Minimum scale 1" = 50 ft	619.06 A.1.	Scale not specified	
	Topo features maximum 5 ft contour	619.06.A.2	Topo maps published by U. S. Geological Survey	616.G.3.(a)
	Include Historic features listed or eligible for inclusion on National Register of Historic Places	619.06.A.3	Sites listed on National or State list of historically significant places	616.G.3.(d)
	Areas of flood hazard including Flood Hazard District and Floodways	619.06.A.4	100 year flood plains	616.G.3.(b)
	Generalized type & location of vegetation	619.06.A.5		
	Existing utility easements	619.06.A.6	All rights of way and easements	616.G.3.(b)
	Property lines	619.06.A.7	Not listed	
Not listed except as Topographical features	619.06.A.2	Severely constraining elements, such as steep slopes (over 25%), wetlands, watercourses, intermittent streams	616.G.3.(b)	
Existing Site Conditions Map - Existing Features (Site Analysis) Plan (from current regulations)	Not listed except as Topographical features	619.06.A.2	Significant features such as woodlands, tree lines, open fields and drainage ways, cemeteries, burial grounds, fences or stone walls, rock outcrops and existing structures, roads tracts and trails	616.G.3.(d)
	Not listed		Identify both Primary Conservation Areas and Secondary Conservation Areas	616.G.3.(e)

§619

	Shackleford Ridge Low Density Open Space Proposal		Signal Mtn. Existing Open Space Subdivision	
Conceptual Layout Plan	List of 8 items included	619.06.B	Not listed	
Subdivision Plat/Development Plan Review Process	After review & approval by Town Mgr & RPA staff developer must submit preliminary plat	619.06.(2)	Preliminary plan submitted to Town staff and RPA	616.G.1.(b)
	Preliminary Plat approved by Planning Commission		Same	616.G.1.(c.)
	Final Plat reviewed & approved by Town Mgr & RPA staff		Final Plat reviewed by staff and approved by Planning Commission	616.G.1.(d)(e)
	Scaled final site plan attached to Final Plat if design elements can not be depicted on Final Subdivision Plat			
Final Site Plan & Final Engineering Plat	Minimum scale 1" = 50 ft	619.06.2.A.1		
	Proposed building & accessory structures	619.06.2.A.2	Designation of house lots	616.G.6(a)(1)
	Required landscaping, including streetscape details	619.06.2.A.3	Location of all landscaping & street trees	616.G.6(a)(4)
	Location of open space, public parks & recreation facilities	619.06.2.A.4	Designation of open spaces Description of intended uses of open spaces Designation of areas to remain undisturbed	616.G.6(a)(1) 616.G.6(a)(2) 616.G.6(a)(5)
	Streets & alley layout	619.06.2.A.5		
	Pedestrian circulation sys	619.06.2.A.6	location of sidewalks etc	616.G.6(a)(3)
	Additional details & design features required by ordinance or recommended by RPA & required by Town Mgr	619.06.2.A.7		
Record Final Plat & Site Plan	Final Plat & Site Plan approved by Planning Commission	619.06.3	Final Plan approved by Planning Commission	616.G.1.(e)
	Final Plat & Site Plan recorded	619.06.3	same	616.G.1.(f)

§620

Shackleford Ridge Residential Planned Unit Development

Signal Mtn. Existing PUD - Section 613 13

Purpose	Applies to sewer only	#620 .01	Applies to sewer or septic tank lots	#613 .01
Permitted Uses	Single-family, townhomes, two-family dwellings	#620 .02	Single family, townhomes, apartment etc	#613 .02
Height	35 ft - with setback adj can't exceed 40ft	#620 .03.01	35 ft - with setback adj can't exceed 60ft	#613.03.01
Area required	2 acres	#620 .03.02	5 acres	#613.03.02
Setbacks	front setback of 30 ft	#620 .03.03	front setback of 40ft	#613.03.03
PUD frontage	No frontage requirement	#620 .03.03	150 ft	#613.03.03
Right of Way	Same - 50 ft	#620 .06.01	50 ft	#613.06.01
Sidewalks	3' on both sides or 5' on one side (or equivalent)	#620 .06.02	4' sidewalks or equivalent	#613.06.02
Curbs and gutters	Curb and drainage system required	#620 .06.03	Curb and gutters required	#613.06.03
Density - LDR	Same- Maximum number of dwelling units computed by multiplying gross acreage by 4	#620 .07.01	Maximum number of dwelling units computed by multiplying gross acreage by 4	#613.07.01
Density - MDR	Same- Maximum number of dwelling units computed by multiplying gross acreage by 5.5 (Requires rezoning)	#620 .07.02	Maximum number of dwelling units computed by multiplying gross acreage by 5.5	#613.07.02
Density - HDR	Same- Maximum number of dwelling units computed by multiplying gross acreage by 7 (Requires rezoning)	#620 .07.03	Maximum number of dwelling units computed by multiplying gross acreage by 7	#613.07.03
Open Space	"shall be provided"	#620 .08.01	"shall be provided"	#613.08.01

§620

Shackleford Ridge Residential Planned Unit Development

Signal Mtn. Existing PUD - Section 613

Minor Change	Approved by the Town Manager & RPA staff	#620 .10.02.01	Approved by the Planning Commission	#613.10.02.01
Minor Change Definition	Same	#620.10.02.01.01	Do not increase the densities	#613.10.02.01.01
	Same	#620.10.02.01.02	Do not change the outside (exterior) boundaries	#613.10.02.01.02
	Same	#620.10.02.01.03	Do not change any use	#613.10.02.01.03
	Same	#620.10.02.01.04	Do not materially change the location or amount of land devoted to specific land uses	#613.10.02.01.04
	Same	#620.10.02.01.05	Do not significantly change the exterior appearance from those shown on any plans which may be submitted or presented by the developer;	#613.10.02.01.05
	All changes to the SR-RPUD minor or major shall be recorded	#620.10.02.01.06	Minor changes may include, but are not limited to, minor shifting of the location of buildings, proposed streets, public or private ways, utility easements, parks or other public open spaces or other features of the plan.	#613.10.02.01.06
Procedure	Developer submits a Preliminary Sr-RPUD Plan to RPA & Town Manager	#620.11 (1)	Developer submits a Preliminary PUD Plan to Signal Mountain Planning Commission (Goes to RPA first)	#613.11.01
	Public hearing at Planning Commission on Preliminary SR-RPUD Plan	#620.11 (2)	Public hearing at Planning Commission on Preliminary PUD Plan	#613.11.02
	Preliminary SR-RPUD submitted to Town Council for public hearing and action - submitted with Prelim SR-RPUD Plan	#620.11 (3)	Preliminary PUD submitted to Town Council for public hearing and action - submitted with Prelim PUD Plan	#613.11.03
			Town Council issues Special Exceptions Permit subject to approval of Final PUD Plan	#613.11.04
	No building permits issued until approval of final PUD	#620.11 (10)	No building permits issued until approval of final PUD	#613.11.05
	No Preliminary SR-RPUD shall be approved by the Town Council unless first submitted to the Town Planning Commission	#620.11 (4)	No Preliminary PUD shall be approved by the Town Council unless first submitted to the Town Planning Commission	#613.11.06
	Resolution by Town Council approving Prelim and Final SR-RPUD shall have SR-RPUD Plan attached	#620.11 (5)		
		#620.11 (6)	If Preliminary PUD approved by Town Council, Final PUD Plan goes to Planning Commission	#613.11.07
	*Preliminary and Final PUD may be submitted together	#620.11 (6)		

§621		Signal Mtn. Alternate Low Density Residential Design Option (SR-ALDR)		Signal Mtn. (Shackleford Ridge Overlay Zone Sewered Proposal)		Signal Mtn. Existing LDR		
Purpose	Max per acre	3 units per gross acre	621	not stated (less than 3 units per gross acres)	618	not stated (less than 2 units per gross acre)	603	
Permitted Uses		Single family	621.01.01	same as existing	618.01.01	Single family	603.01.01	
		not listed		same as existing	618.01.02	Schools	603.01.02	
		Parks, playgrounds	621.01.01	same as existing	618.01.03	Parks, playgrounds	603.01.03	
		Golf courses	621.01.04	same as existing	618.01.04	Golf courses	603.01.04	
		Fire halls & public bldg	621.01.05	same as existing	618.01.05	Fire halls & public bldg	603.01.05	
		Churches	621.01.06	same as existing	618.01.06	Churches	603.01.06	
		not listed		same as existing	618.01.07	Accessory bldg	603.01.07	
		not listed		same as existing	618.01.08	Day cares	603.01.09	
		not listed		same as existing	618.01.09	Home occupation	603.01.11	
		not listed		same as existing	618.01.10	Garage sales etc	603.01.12	
		not listed		same as existing	618.01.11	Group residential homes	603.01.13	
		Town homes	621.01.02	not listed			not listed	
	Minimum lot size	9,600 sq. ft. (sewer)	621.02.02	14,520 sq. ft (sewer)	618.02.02	21,780 sq. ft. (1,2,3 bdrm)	603.02.02	
		(75 ft X 128 ft)		(75 ft X 193.6 ft)		(100 ft X 217 ft)		
		9,600 sq. ft (sewer)	621.02.02	14,520 sq. ft (sewer only)	618.02.02	Four bdrm: 25,000 sq ft Five bdrm: 32,670 sq ft Six bdrm: 37,670 sq ft Six+ bdrm: add 5000 sq ft ea bdrm	603.02.02	
		Min road frontage	75 ft / 60 ft cul de sac	621.02.03	75 ft / 60ft cul de sac	618.02.02	100 ft / 75ft cul de sac	603.02.02
		front yard setback	25 ft	621.02.04	30 ft	618.02.03	40 ft	603.02.03
		side yard setback	15 ft	621.02.05	15 ft	618.02.04	15 ft	603.02.04
		rear yard setback	25 ft	621.02.07	25 ft	618.02.05	25 ft	603.02.05
Site Plan		Site plan required	621.05	No site plan required		No site plan required		
Special exceptions	Min acres	2 acres	621.04	2 acres	618.04	5 acres	603.06	