



Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES

July 20, 2023

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:08 PM

II. ROLL CALL – Secretary

☒ Commissioner Browder

☒ Commissioner Millard

☐ Commissioner Kelly

☒ Commissioner Skonberg

☐ Commissioner Luther

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

Commissioner Browder asked for any corrections to the minutes from June 15, 2023.

Commissioner Skonberg asked for the date on the minutes to be corrected

Commissioner Skonberg motioned to approve the minutes from June 15, 2023.

Commissioner Millard seconded the motion. The motion carried with a unanimous vote.

VI. NEW BUSINESS

1. Design of Mixed Use Development – 2101 and 2119 Dayton Boulevard

The applicant (Jeff Smith and Ben Berry from Rise Partners and Berry engineering) presented the design review application:

This was a multi-year process of design ideas from townhomes to commercial outlets to this current idea which is a 205-unit apartment complex with a mixed-use component and a retail building. The design ideas received input from city leadership. The construction schedule is planned to be 18 months from groundbreaking to move-in. We've begun

discussions with the parks and rec manager to have a pre-leasing event on site as an introduction to the project for the community. The environmental checks came back clean. We are under contract to purchase the parcel to the West; assuming that goes through, we will adjust the entrance to the parking garage. We are about three weeks off of land disturbance and grading permits.

Staff (Red Bank Planner Michael Pham) presented the design review checklist:

The applicant is requesting three exceptions: increase the setback of the retail building to 90', allow new parking lots to be built in between the new buildings and Dayton Boulevard, allow for the storefront area to be increased from the maximum depth of 8' to 15'. The applicant has agreed to resolve the other design elements regarding landscaping and details of trash enclosures, a landscape buffer between West Ridgewood and the sidewalk, and a lighting plan showing bulb type, illumination, and maximum height. The applicant will also need a variance regarding a rear setback and landscaping buffer where the property abuts a residential parcel to the west. The applicant will also need City Commission amendment to the conditions for a special exception permit regarding the orientation of the live/work units of the mixed-use building. Staff recommends a recommendation to BZA to grant the rear setback and landscape buffer variance, a recommendation to the City Commission to amend the conditions of the special exceptions permit, and granting the three exceptions to the design review contingent on the applicants provision of the following updates to site plan, landscape plan, and lighting plan:

- A landscape buffer between West Ridgewood Drive and the sidewalk
- Stronger connection between the mixed-use building and the retail building—stamped pavement, pedestrian sidewalk, etc.
- Trash enclosure landscaping
- Trash enclosure dimensions and materials
- Storm water retention
- Runoff mitigation measures using best management practices
- Bulb type
- Minimum illumination
- Height of lighting structures

Browder – We appreciate the effort to bring the site down to the level of Dayton Blvd.

Skonberg – Are there other considerations for architectural style, something that would be timeless or classic; we'd like to see styles that match the retail building with the brick and wood feeling

Applicant – we are happy to continue the conversation of style and show some renderings; the facades are subjective in terms of preference and one way the architect described this current elevation look is “timeless”. It will always be difficult to choose a style that everyone considers “timeless”.

Staff(L. Johnson) – Are the townhomes occupied and do you have a plan to allow them reasonable time to vacate?

Applicant – We plan to treat them with the same respect we gave Mr. Patel at the liquor store on the site.

Browder opened the item for public comment

Skonberg motion to approve the design review with staff recommendations for exceptions and contingent on applicants provision of updates to plans for design review compliance; motion to

Millard seconded

Motion carried unanimously

Millard motioned to recommend approval to the BZA for the variance of the rear setback requirement and landscape buffer.

Skonberg seconded

Motion carried unanimously

Browder motion to recommend the amendment to the conditions of the special exceptions permit regarding the orientation of the live/work units—from facing Dayton Boulevard to face the south retail units

Skonberg seconded

Motion carried unanimously

2. Preliminary Plat for Lima at Lullwater Subdivision

Staff – the applicant has sent a written request to defer until next month

Browder – the original zoning submittal from 2017 has been provided by the staff and at the work session there was discussion regarding the original zoning conditions

Skonberg – motion to defer to next month's meeting

Millard – seconded

Motion carried unanimously

3. TN-DIDD Inclusive Facility Grant Update

Staff(L. Johnson) – This grant application is being applied for to buy more playground equipment that is more inclusive. There is a notification of grant in August, if it is successful it will be brought before you again.

VII. UNFINISHED BUSINESS

1. Request to rezone 4006 and 4010 Oakland Avenue from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line

Applicant (Hyde and business partner) presented the project as the merging of two R-1 parcels in order to build a 3-unit townhome of 3-bedroom 2.5 bath 1500 square feet. We think the townhomes look better, we can fit more people there, we can bring more people to the city; there is no room for a turnaround driveway or rear access. There are existing trees on the south side of

the parcel and possibly an oak that we would like to save if possible. We have a property on Brass Lantern that is slightly smaller and the rent is 2000/month so we would charge slightly more for these units. We expect a 6-8 month construction timeline. If we are denied the rezoning we will have to build two SFD

Staff (A. Gates) – The R-TZ zone was created to allow for more diversity in housing products and to compete with surrounding localities provision of housing that are allowing more density in their neighborhoods. Historically, Red Bank has used R-TZ for this purpose even though it may look like spot zoning in some ways.

Browder opened the item for public comment

Erin Edens 4009 Norwood Avenue - On the site plan, each unit is planned for 3 bedrooms, the garage orientation allows for two cars only, if a household of three drivers existed there would be a car parked on the street; the density isn't appropriate as the rest of the neighborhood is single family, the neighborhood is a small loop; the 2025 goal is to protect single family homes, promoting more density is not in line with that goal; Browder recommended talking to local residents which they did not; I have encountered issues with the applicant following through with promises for maintenance of my property and since 2019 it hasn't been mowed or touched by the applicants; there is no existing access from Oakland to the lots due to the steepness of the lot, it would require significant grading; traffic is re-routed through Norwood and presents significant issues for local residents on that Oakland loop; rezoning for abutting a residential area can garner residential letters of support— but there hasn't been engagement with the neighbors. I am in opposition to the rezoning

Vivianne Fernandez 4018 Oakland Terrance - the traffic on Trenton during the traffic issue at Morrison springs, when the traffic is diverted, drivers ignore the stop sign; a tree fell on Oakland terrace and traffic again was problematic, lately it's been worse, children dogs and cats; single family is better for our neighborhood; the demand for that townhouse product will bring larger families and that's more than 3 cars. I oppose the rezoning

Browder closed the item for public comment

Browder – I am concerned about the disruption to the neighborhood; ideal for single family, but the three driveways is not conducive; though its not considered spot zoning it feels like spot zoning because of the use;

Skonberg – the land disturbance for me is an issue, and the parking on the street is concerning

Browder – any type of development will be disruptive during construction; the traffic issues are significant, and those things happen; I have a problem with the type of development in that neighborhood; we want more diversity, but we also want to protect the SFD development and we need to be conscious of that.

Millard – we have a lot of rental properties already; buying a home makes you more a part of the community, a rental you don't have any idea how long you'll be there; a driveway turnaround would be better as well or a circular driveway; I'd like to see more home ownership; tenants are transient; it's hard to enforce "good" rental units;

Millard – motion to deny the rezoning

Browder – seconded

Staff – this will go to the City Commission with the recommendation for denial

Motion passed with 2 in favor and 1 against

2. Request to rezone 210 Lullwater Rd. from L-1 Light Manufacturing to R-T/Z residential Townhome/Zero Lot Line for Single Family Detached Residential

Browder – the applicant has requested for a deferral to next month

Skonberg - motion to defer to next month's meeting

Browder – seconded the motion

Motion carried unanimously

3. Update on Urban Mobility Plan

****Public meeting scheduled, Tuesday July 25th, 5-7 PM at the Red Bank Community Center****

Staff (L. Johnson) - Urban Transportation Advisory Committee is working on the Urban Mobility Plan; meeting next week at the community center; after the public forum, it will be added to the agenda as recommendations and findings; all these documents will become part of the larger guiding documents for Red Bank;

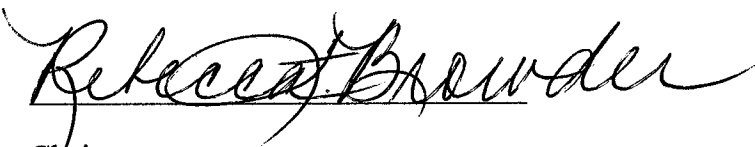
4. Any properly presented unfinished business

Staff (L. Johnson) – A review of by laws for PC is forthcoming; a new board member is being appointed at the August commission meeting, Bill Cannon, a good opportunity to get the full board, possibly changing date for meeting—its taxing on staff to have City Commission and Planning Commission meetings on the same week.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Millard motioned to adjourn. Commissioner Browder seconded the motion. All voted in favor. The meeting adjourned at 7:30 PM.


Chairman