South Haven PUD

An Amendment to A Rezoning Request

Submitted November 13, 2015

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Introduction

The Request

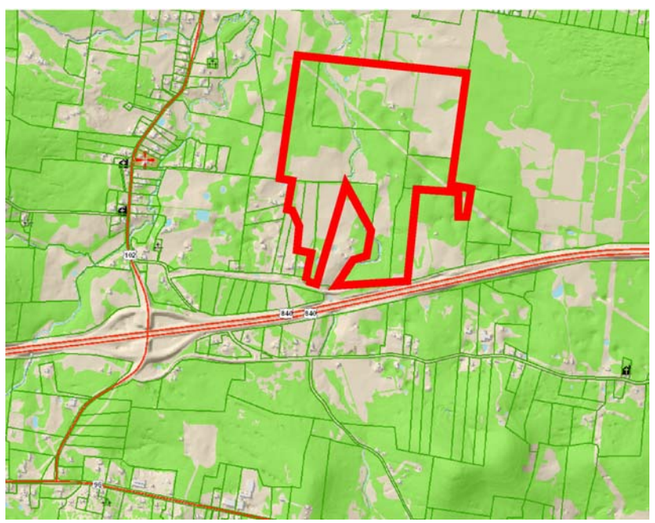
South Haven Development LLC respectfully requests to amend the existing South Haven PUD. The amendment includes:

1.) Deferring the timing of the off-site roadway improvements to be completed prior to the final plat of Section 2 being recorded.

Currently, Section 1 (44 lots) is under construction and Section 2 (40 lots) construction plans are under design. It is anticipated that Section 1 construction will be completed and the final plat recorded in Spring of 2016 and Section 2 will follow later in the Summer of 2016.

South Haven is located north of Ocala Road and SR-840 and east of Almaville Road. The request is a compilation of several parcels which are identified as Parcels 1.01 & 34.00 of Tax Map 94, Parcels 62.00 & 64.00 of Tax Map 77, Parcel 39.03 of Tax Map 76. In addition, a portion of Parcel 64.01 of Tax Map 77 and a portion of Parcel 39.02 and 39.04 of Tax Map 76 are include in the request.

Current zoning of the property is PUD. The existing PUD has 571 single family detached homes on 268.5 acres for an overall density of 2.13 lots per acre. The proposed PUD will conserve approximately 40 acres (14.9%) of open space (not including STEP soils). The proposed home sizes will still range from 1,600-3,000 s.f.



N.T.S.
North

Synopsis

Introduction

Concept Plan

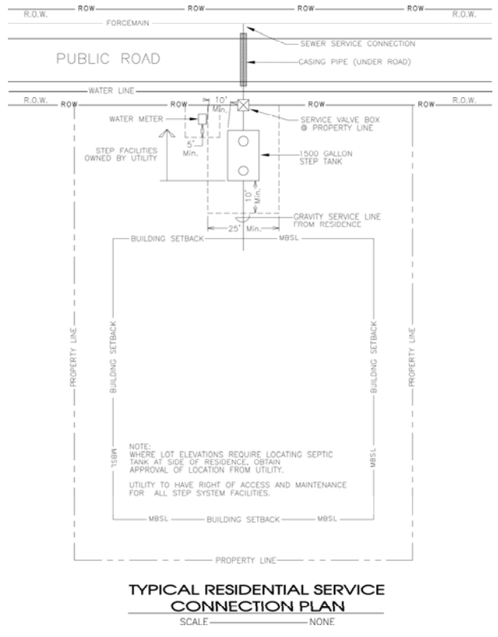
North Up
1”~600’

Existing Conditions

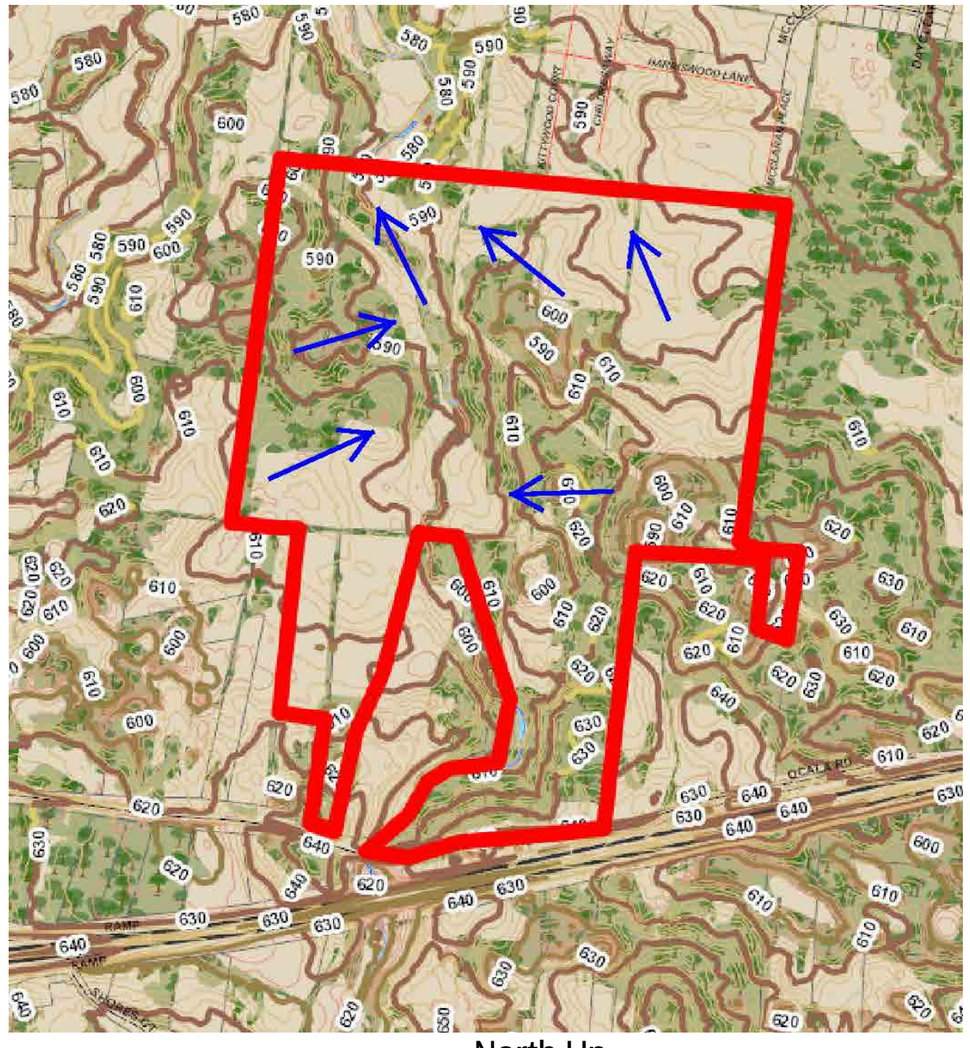
Utilities and Topography

The property has access to public right-of-way along Ocala Road and has planned for several future connections to surrounding property by way of street stubs.

An existing 12” water main is located along Almaville Rd/Old Ocala Rd. The developer will be responsible for extending the waterline to the site for domestic and fire water service. Water service will be provided by Consolidated Utility District. The STEP System will be maintained by CUDRC.
Corner lots will require STEP tanks to be installed in what is considered the “front yard.” STEP tanks will not be allowed in any “side yard” of a corner lot.



TYPICAL RESIDENTIAL SERVICE CONNECTION PLAN
SCALE — NONE



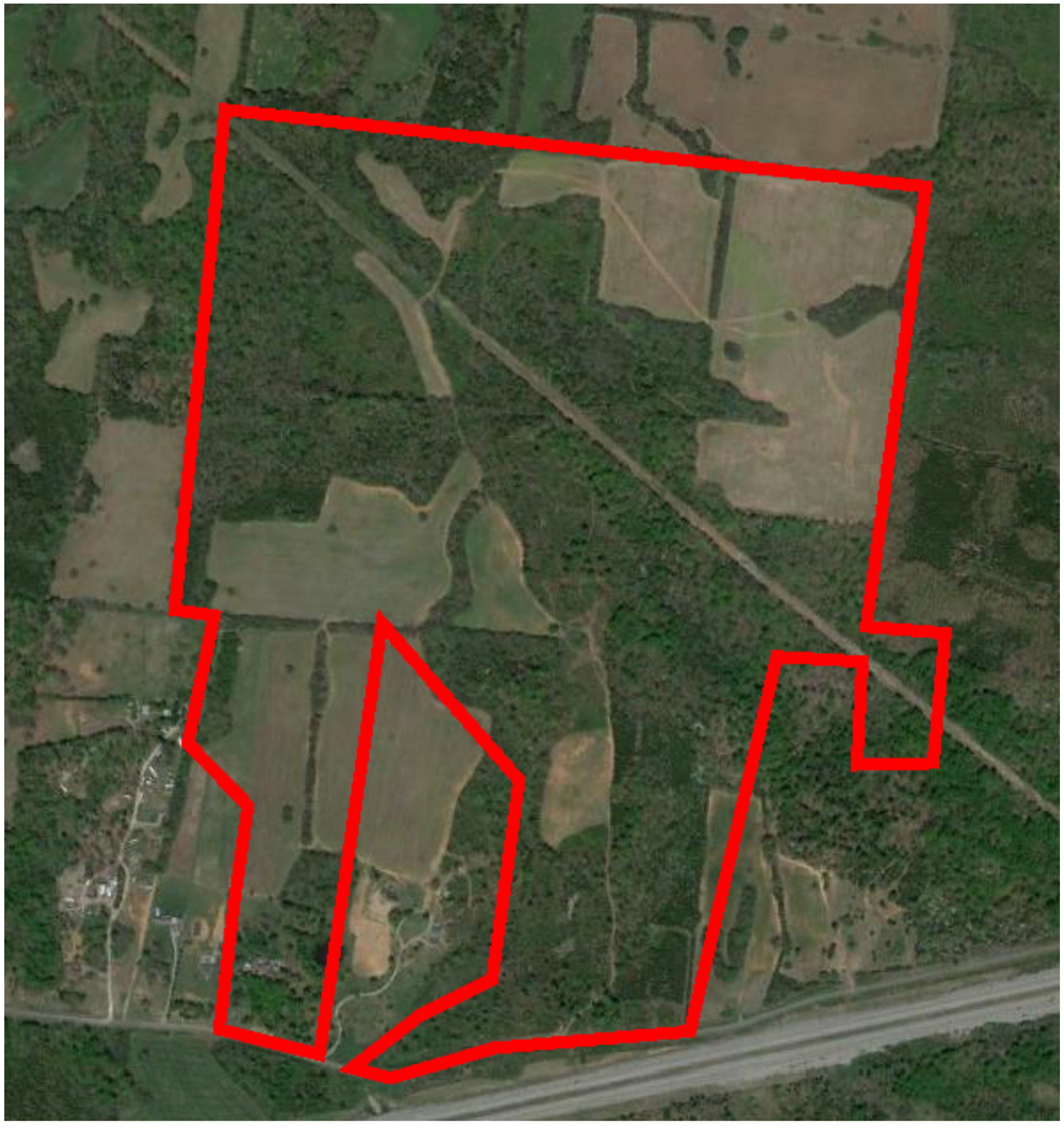
North Up
N.T.S.

Middle Tennessee Electric will be providing service to the development.

The existing topography of the site shows the site drains toward the center of the site into an unnamed tributary to Stewarts Creek, which ultimately drains to the north. The site currently has several old barns and farm structures along with a mixture of ground cover ranging from trees to row crops to open fields.

Existing Conditions

Aerial



Not To Scale
North up

Existing Conditions

Surrounding Zonings & Developments

Zoning

- AR - Agricultural Residential
- RL - Low Density Residential
- RM - Meduim Density Residential
- RMF - Residential Multi-Family
- OP - Office Professional
- IN - Institutional
- CN - Commercial Neighborhood
- CS - Commercial Services
- CG - Commercial General
- LI - Light Industrial
- HI - Heavy Industrial
- EAC - Employment & Activity Center
- RC - Rural Center
- PUD - Planned Unit Development

Not To Scale

Proposed PUD

Development Standards

Synopsis

South Haven consists of 571 lots on 268.5 acres for a density of 2.13 lots / acre. The site also provides for a stormwater management area to capture and treat the water prior to ultimately discharging into the stream that traverses the site. The common area will provide swimming pool, playground, multi-purpose court and walking trails for the residence to enjoy at different locations throughout the neighborhood.

- 571 Buildable Lots with 2 BR or more.
- The lots are a minimum of 5,500 s.f.
- 441 Lots with Minimum Lot Dimensions of 55’ wide x 100’ deep.
- 130 Lots with Minimum Lot Dimensions of 65’ wide x 100’ deep
- All homes will have 2 car garages with concrete driveways
- Each home will install landscaping on its lot at the time of construction in lieu of street trees.
- Setbacks: 35-foot front
  5-foot side
  Min 15’ bldg separation
  20-foot rear
  Side setback adjoining
  Street on corner lots = 15 feet
- Maximum lot coverage = 50%.
- The subdivision will utilize fire hydrants for fire protection to the maximum extent allowed by CUDRC at the time of construction of each phase. The remaining balance of homes will receive sprinkler fire protection in-lieu of fire hydrants.

Proposed PUD

Development Standards

- All streets have been designed to comply with the Rutherford County's subdivision regulations.
- All streets will be public right-of-ways.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
- All homeowners will be required to be a member of the H.O.A. which will maintain the stormwater areas and the open space areas.
- All stormwater areas will be designed to comply with the zoning ordinance to be counted as open space.
- All front yards will be required to be sodded.
- The plan proposes for approximately 40 acres in open area that will be permanent green space along with 50 acres of CUD STEP system that will also be a permanent green area. Of the 40 acres, 25 acres will be usable. The gas easement and the area at Phase 11 are not counted as usable.
- All utilities will be underground.
- Any entrance signs for South Haven will be constructed of masonry materials similar to the attached example.
- South Haven is anticipated to be built in approximately 15 phases as shown on the master plan.
- Construction of Phase 1 is anticipated to begin within 120 days after the completion of the zoning process.
- Phases 2-15 construction timing will be market driven and dependent upon the absorption of the lots in the previous phase.
- In general, Phases 2-15 construction will begin after the previous phase is 80%-85% sold.
- The # of lots, areas, limits, and timing are intended to be approximations and will vary depending on market conditions.

Example Entrance Sign

N.T.S.

Example Decorative Mailbox

Open Space

Total Open Space:	+/- 40 ac
Usable Open Space:	+/- 25 ac

(trails, passive parks, nature areas, community amenities)

Proposed PUD

Proposed Homes

- All Homes will range from 1600 s.f. to 3000+s.f..
- All homes will have 2 car garages and will be front loaded.
- The homes can be 1, 1 ½, or 2-story buildings. (Minimum 1,000sf on 1st level)
- All front of homes will be constructed with 90% brick, stone, cement board siding with vinyl siding used in trim areas and soffits.
- Vinyl siding allowed on sides and rears.
- Building Heights will be all comply with the standards for RM zoning in the Rutherford County Zoning Ordinance.
- All homes will have at least 2 bedrooms.

Example of the Cement Board *(different colors will be allowed)*

Example of Possible Brick *(different colors will be allowed)*

Example of the Stone Veneer *(different colors, cuts, patterns will be allowed)*

REPRESENTATIVE FRONT ELEVATIONS

The elevations and floorplans of the homes will vary across the development due to the different lot sizes. The elevations and floorplans are meant to convey the general appearance and functionality of the buildings.

Proposed PUD

Amenities

With this rezoning, the plan will be dedicating approximately 85 acres of open space (including the STEP system area). Outside of the STEP system areas, the plan calls for 40 acres of open space with 25 acres of that being usable which is significantly more than required. South Haven will offer an amenity area that has been designed to save the mature woodlands along with providing a focal feature of the community which will further enforce the sense of neighborhood and give the residents another feature to identify with and establish a sense of belonging. The open space areas will have nature trails dedicated within their boundaries. The remainder of the open space will be to provide open recreation areas for physical activity and stormwater areas. Sitting areas will be planned along the trail as well as within other open spaces within the community.

The nature trails will be constructed to provide adequate walking room but minimizing the disturbance to the natural qualities of the land. Signage will be placed along the trails to aid in directing the residents along the trails while maintaining a quaint and non-structured feel. Walking trails will be constructed with the phase of construction they fall within.

In addition to the natural amenities, South Haven will be constructed with an amenity center consisting of a pool, playground/tot lot, and a multi-purpose court. These structured amenities will be completed with Phase 7 of the development.

The residents of this rezoning will be members of an H.O.A. and have access to the open space and walking trails within the neighborhood. As a member of the H.O.A., the residents will be subject to restrictive covenants and be required to pay membership dues as determined by the 3rd party management company.

Open Space
Total Open Space: +/- 40 ac
Usable Open Space: +/- 25 ac
(trails, passive parks, nature areas, community amenities)

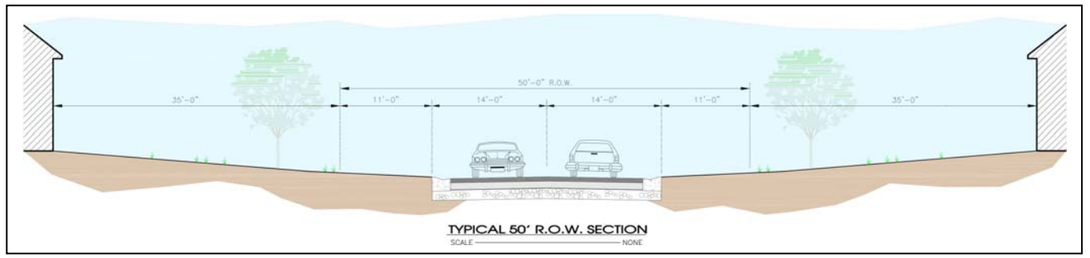
BENCHES ALONG THE NATURE TRAIL WILL BE OF A RUSTIC NATURE TO FIT THE CHARACTER OF THE TRAIL

BENCHES IN MORE FORMALIZED OPEN SPACE AREASWILL BE OF AN APPROPRIATE DESIGN FOR THE SPACE

THE POOLHOUSE WILL BE CONSIST OF BATHROOMS AND POOL EQUIPMENT. THE ARCHITECTURE WILL BE CONSISTENT WITH THE HOMES WITHIN THE COMMUNITY.

THE PLAYGROUNDS WILL BE CONSTRUCTED IN CENTRAL LOCATIONS WITHIN THE NEIGHBORHOOD TO PROVIDE CONVENIENT ACCESS FOR THE RESIDENTS AND ENCOURAGE THE INTERACTION OF PARENTS AND CHILDREN ALIKE TO CREATE A TRUE SENSE OF COMMUNITY.

Ingress/Egress



- South Haven will have access to public right-of-way in two locations along Ocala Road. Both are 50 foot right of ways. All proposed streets will be public right-of-way and proposed as 50-foot wide right-of-ways in conformance with the Rutherford County Street Specifications. Additional stub streets are provided to the property to the north, west, and east.
- The project proposes to extend Ocala Road straight out to Almaville Road in lieu of improvements to Old Shores Road. The extension will provide the same storage in left and right turn lanes as the previously recommended improvements to Old Shores Road.
- Left and Right Turn Lanes will be required at the intersection of Almaville Road and the extension of Ocala Road to allow proper entering and exiting of the site. Construction will be completed prior to the final plat for Section 2 being recorded.
- In addition, the project will coordinate with TDOT for a left and a right turn lane on Almaville Hwy for traffic entering the extension of Ocala Road. This work will be completed prior to the final plat for Section 2 being recorded.
- Since the project is proposing to extend Ocala Road straight out to Almaville Road, no improvements are proposed on Old Shores Road except for traffic control (i.e. stop signs and stop bars) at the new intersection.