

Glasgow Planned Development

April 6, 2021

Coordination with City of Germantown Zoning Ordinances

Sec. 23-566. - Purpose of division.

(b) The city may, upon proper application, approve a planned development for a site of at least one acre to facilitate the use of flexible techniques of land development and site design, by providing relief from zone requirements designed for conventional developments in order to obtain one or more of the following objectives:

(1) Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.

Glasgow Planned Development utilizes the concept of clustered development to retain almost half of the site in open space to either be managed and maintained by the Homeowners Association or dedicated to the City of Germantown. This open space will be utilized for buffering for existing adjacent developments, and both passive and active recreational uses. Adhering to the bulk requirements of the conventional zone district would have resulted in much less open space for the project.

Our site design also results in minimal impacts to the Wolf River Lateral that runs through the site and adds compensatory storage for storm water.

As a result of the extensive buffering and preservation efforts, 1080 trees on site, greater than 10" in diameter will be retained. Construction will impact 1065 trees over 10" in diameter. In addition to the retained trees, over 800 new trees greater than 2" in diameter will be added resulting in a net loss of approximately 250 trees. We propose that the dedication of the maintenance area offset the tree mitigation requirements.

(2) Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.

Glasgow is being developed in a unified cohesive manner. The use of entryways, streetscaping, and interconnecting walking trails will result in a neighborhood that encourages walking and exterior activity. The consistent application of design principles throughout the development time period will result in a project and neighborhood that will feel timeless. Not only will this feeling be generated through design, but also the consistent enforcement of covenants and maintenance of the open space and amenities.

(3) Functional and beneficial uses of open space areas.

Open spaces in Glasgow serve a variety of purposes. Open space has been dedicated for the buffering of adjacent developments and compensatory storage for storm water as well as active recreational features such as swimming pools, pickle ball courts, and a clubhouse. Additional streetscape medians and plantings also are included in the design.

A 5.0 acre maintenance facility with two structures is also being retained and proposed for dedication to the City of Germantown for maintenance facilities.

(4) Preservation of natural features of a development site.

Approximately 57 acres of the residential site, or a third, will be preserved as a result of our development design. Specifically, the 100 foot buffer surrounding the site, the 60 foot buffer along the Lateral, and the

undisturbed areas in the northeast corner of the site. In addition to these areas, an additional 28.31 acres of the site will be retained in open space after improvements.

- (5) Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.

The developers of Glasgow have approached the project with the knowledge that they would also be residents of the development. Preservation of natural features, consistent landscaping, streetscapes, and amenities are all features that we believe will make a Glasgow address very popular with homebuyers. Safe access onto Allenby, Farmington, and Kimbrough results in a neighborhood that can accommodate any public safety vehicles.

- (6) Rational and economic development in relation to public services.

Traffic studies and infrastructure studies have been provided to the City of Germantown staff that quantifies, in a tangible way, the ability of the City's utilities and infrastructure to accommodate Glasgow's new homes. The developers have worked closely with and incorporated comments from the leaders of municipal departments.

A review of the increased tax revenues brought on by the development of Glasgow shows compelling positive economic impacts for Germantown.

Five (5.0) acres of the site along Allenby Road are being preserved in a lot that contains the former maintenance facilities of the country club. These facilities are being proposed for use by both Public Works and/or the Parks Department as maintenance facilities. Value received for this dedication to the City of Germantown is being proposed as an offset to parkland dedication or tree mitigation costs to the developer.

- (7) Efficient and effective traffic circulation, both within and adjacent to the development site.

Traffic studies indicate that adequate capacity is available on surrounding streets. Adjustments to the timing of some traffic signals at two intersections and the addition of a stacking lane for turning movements on Farmington will be provided by the developers.

(Code 1986, § 25-331; Ord. No. 2009-11, 4-13-09)

Sec. 23-567. - Relation between planned development and zoning districts.

- (a) *Planned development districts.* Planned development districts shall be permitted in all districts except the R-E-10 residential estate district, the R-E residential estate district and R-E-1 residential estate district, and the AG agricultural district. No PUD shall be permitted in any district for a use which is not permitted within the existing zoning classification of that particular lot, tract or parcel of land at the time of the filing of an application for planned development approval.
- (b) *Modification of district regulations.* Planned developments may be constructed in any zoning district as outlined in subsection (a) of this section, subject to the standards and procedures set forth as follows:
- (1) Except as modified by the approved outline plan, a planned development shall be governed by the regulations of the district or districts in which the planned development is located.
 - (2) The approval of the outline plan for the planned development may provide for such exceptions from the district regulations governing area, bulk, parking and such subdivision regulations as may be necessary or desirable to achieve the objectives of the proposed planned development, provided that such exceptions are consistent with the standards and criteria contained in this section and have been specifically requested in the application for a planned development; and further provided that no modification of the district requirements or subdivision regulations may be allowed when such proposed modification would result in:
 - a. Inadequate or unsafe access to the planned development.

Access to the development through three separate entrances complies with development standards and negates an overwhelming impact to any particular street. Emergency vehicles' access has been reviewed and found to be acceptable.

- b. Traffic volumes exceeding the anticipated capacity of the proposed major street network in the vicinity.

We have provided a thorough Traffic Impact Analysis that details through counts and modeling that the development produces minimal impacts to the existing road network. Adjustments to signal timing and the addition of an eastbound stacking lane on Farmington Road at the entrance to the development will be provided by the developer.

- c. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the planned development.

Our development plan produces less lots than the 2.9 DUA allowed under the "R" zone district. Conversations and meetings with city staff have been productive and plan revisions have been introduced that mitigate concerns that have been brought to our attention.

An abundance of recreation opportunities contained within the development, all homes having fire suppression systems, and the proposed dedication of public facilities all reduce the burdens to public services.

Extraordinary tax base increases for the city as a result of this development should offset any short term costs.

- d. A development which will be incompatible with the purposes of this division.

Our development plan is consistent with the purposes of this division. It will produce a desirable, high quality place for active living.

- e. Detrimental impact on surrounding area including, but not limited to, visual pollution.

Glasgow will be an infill development that is contained within its own buffered area with very little viewsheds from the public right of way. Nonetheless, its quality of design and development standards will prevent it from having a detrimental impact to surrounding properties. We anticipate home values within Glasgow will exceed those of surrounding properties.

The burden of proof that the criteria of subsection (b) of this section are not being violated shall rest with the developer and not the staff or the planning commission. Such exceptions shall supersede the regulations of the zoning district in which the planned development is located.

(Code 1986, § 25-332; Ord. No. 2004-14, § 2, 11-8-04; Ord. No. 2009-11, 4-13-09)