



City Council Public Hearing December 7, 2020

Application number: TA-2020.05 Setbacks

Request: The planning and zoning board requests the city council receive and consider its recommendation to approve the subject amendment to chapter 4 of the Belmont Land Development Code (LDC). The intent of the proposed text amendment is to increase the minimum side yard setback for single-family residential lots to provide additional space between houses.

Background: The city council voiced concern regarding spacing between housing units for single family residential lots in newer neighborhoods. This concern was focused on both alley-loaded single-family residential lots and street-loaded single-family residential lots. The existing minimum side yard setback for these lots is 20% of the lot width.

The city council and the planning board setback sub-committee toured various neighborhood to examine and share opinions regarding residential setbacks and other neighborhood amenities on Saturday, October 17th. Attachment A of the report provides a summary of comments received from neighborhood tour attendees.

Analysis: Side-yard setbacks are based on variables such as lot width and/or infill development. The proposed setback amendment is focused on single-family residential lots for new developments since negative comments were tied to these lots specifically.

Existing Regulations:

Lot Type	Minimum Lot Width	Side-yard Setback	Minimum Space between houses
Detached House – Type A Alley Lot	30 feet	20% of lot width	6 feet (3 feet per side)
Detached House Type B Street Lot	55 feet	20% of lot width	11 feet (5.5 feet per side)

Staff conducted a comparison of setbacks in neighboring jurisdictions and found the city's regulations are in line with the Town of Davidson but are less than some of the other jurisdictions. Alley-loaded single-family lot side-yard setbacks are closer to five feet on each side, and front-loaded single-family residential lot side-yard setbacks vary from six to eight feet in width.

Staff proposes the following amendment to provide additional space between homes:

Lot Type	Minimum Lot Width	Proposed Minimum Side-yard Setback	Minimum Space between houses
Detached House – Type A Alley Lot	30 feet	5 feet per side or 20% of lot width, whichever is greater	10 feet
Detached House Type B Street Lot	55 feet	6 feet per side or 20% of lot width, whichever is greater	12 feet

Staff proposes to increase the minimum, but keep the percentage based on lot width. Keeping the percentage will maintain the ratio of side-yard setback to lot width and will assist in a proportional building form to lot width.

Planning & Zoning Board Meeting: The amendment was presented to the board for consideration at its November 19th meeting. After hearing the case and deliberations, the board unanimously approved the motion to approve the amendment as presented. The board also found the text amendment to be consistent with goal# 4--community character, of the Comprehensive Land Use Plan, by embracing different types of residential neighborhoods and housing types while maintaining elements of our community character.

Recommendation: Conduct the required public hearing and receive the planning and zoning board transmittal recommending to approve the amendment as presented.

Attachment A – Neighborhood Tour Report
Attachment B - PB Consistency Findings

Neighborhood Comments

<u>Strengths</u>	<u>Weaknesses</u>
Laurel Walk	
Nice on street parking	Street alley in rear to the retention pond hard to get into garages
Good streetscape feel	Close together
Nice architecture	No trails
Good street connectivity	Not a fan of alley loading lots
Amenities	Housing materials
Sidewalks both sides	Contrast to housing across the street
Easy walk	No individual mailboxes
Nice look	Side setbacks not enough
Porches	Too close to homes next door
Increases connectivity of area	Limited parking
Landscaping	
Walkable	
Close to commercial uses	
Close to shopping	
Easy access	
Belle Meade	
Nice front architecture	No street connectivity
Nice landscaping	Lack of sidewalks
Large lots	Houses spread out
On street parking	No sidewalks
Side load garage	No curb and gutter
3 car	One way in/out
Nice lots	Left turn onto South Point Road
High quality houses	Vinyl/brick combos
Spacious lot size by today's standards (small at time of app)	No amenities

Neighborhood Comments

<u>Strengths</u>	<u>Weaknesses</u>
Big driveways and garages	Small sidewalks
Space	Only one way in and out
Good setbacks	Not very walkable
Plenty of space between homes	More walking sidewalks
Convenient location	
Overlake	
Amenities	Very close together
Sidewalks	Location to town
Sidewalks	No individual mailboxes
Amenities	Reduced garage setbacks
Lot size	Feels tight
Quality of materials	Make sure water amenity if what we want
Walkable	Far from shopping
Near water	
Easy access	
Belmont Reserve	
Sidewalks/walkable	Very tight community
Brick	Streets too tight, hard to navigate
Second phase nicer, better designed	No driveways
Back better than front	Limited parking
Convenient location to downtown	Too dense
	Alley fed
	No individual mailboxes
	Narrow streets
	First phase poor design

Neighborhood Comments

<u>Strengths</u>	<u>Weaknesses</u>
	Very narrow streets
	Small living space
Glenmere	
Open, large lots	No sidewalks
Lot size	No sidewalks
Nice tree canopy	None
Close to town and schools	None
Eagle Park	
Sidewalks both sides	Very close together
Nice trees in ROW	Tight streets
Location	Small streets
Trees	Limited parking
Sidewalks	Narrow streets and turns
Amenities-dog park	Limited fire truck access to townhomes in front
Nice street trees	None
Close to town and schools	



Statement of consistency

In considering the text amendment of the Land Development Code request associated with petition TA 2020.05 Setback amendment of Chapter 4, the Planning and Zoning Board finds:

The proposed text amendment is consistent with Goal # 4 Community Character, of the adopted Comprehensive Land Use Plan by embracing different types of residential neighborhoods and housing types while maintaining elements of our community character.

This finding is supported by a 5-0 vote by the Belmont planning and zoning during its November 19, 2020 meeting.

Walter Dixon, Chairman

Date