



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, January 11, 2024, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. **Regular Meeting Minutes** - December 14, 2023
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
 - 1. **Discussion and Possible Action** - recommendation of proposed amendments relating to multi-family/ assisted living uses in the Ashmont Planned Development Outline Plan.
- VII. NEW BUSINESS:
 - 1. **Action** - approval of a Land Disturbance Permit at 3135 Cobb Road.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
MEETING MINUTES
THURSDAY, DECEMBER 14, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.

- I. **CALL TO ORDER:** The meeting was called to order at 5:30PM by Chairman Wyatt Bunker.

For the record: The pledge to the flag was led by Chairman Bunker. City Manager Michael Walker served as Recorder for this meeting.

II. **ROLL CALL BY ACTING RECORDER:**

Commissioner Jim Atkinson	<i>Present</i>
Sal Feraci	<i>Present</i>
Carl Helton	<i>Absent</i>
Adam Henry	<i>Present</i>
Amber Hitchcock	<i>Present</i> (late, arrival 5:35pm)
Shawn Rowland	<i>Present</i> (late, arrival 5:32pm)
(C) Wyatt Bunker	<i>Present</i>

Others present: City Manager Michael Walker, Planning Director Paul Luker, City Planner Alex Barthol, Community Development Specialist Lisa West, City Engineer Emily Harrell

III. **APPROVAL OF PREVIOUS MEETING MINUTES:**

1. **Regular Meeting Minutes** – September 14, 2023

Commissioner Atkinson moved to remove this from the agenda, as it was approved November 9, 2023, seconded by Adam Henry.

This item was removed without objection.

2. **Regular Meeting Minutes** – November 9, 2023

Adam Henry moved to bring this item to the floor, seconded by Commissioner Atkinson.

When the question was called, the minutes were approved, voice vote, 4 in favor 0 against (4-0).

IV. **PUBLIC DISCUSSION:**

None

V. **REPORTS OF OFFICERS AND COMMITTEES:**

None

VI. **OLD BUSINESS:**

None

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
MEETING MINUTES
THURSDAY, DECEMBER 14, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

VII. NEW BUSINESS:

1. **Action – Municipal Planning and Design Review Commission approval of a Fence Height Special Exception for a fence to exceed six feet in height.**

Sal Feraci moved to bring this item to the floor, seconded by Commissioner Atkinson.

The matter was presented by Alex Barthol, Staff Planner.

For the record: The applicants Mr. Jason Collins and Mrs. Becky Collins spoke to the Municipal Planning and Design Review Commission, presenting reasons for asking for the action item.

Comments were also heard by Heather Kurtz of the 3900 block of Green Spruce Bend.

Discussion ensued.

When the question was called, the Fence Height Special Exception was approved (for 10-foot maximum height), voice vote, 6 in favor 0 against (6-0).

2. **Action – Municipal Planning and Design Review Commission recommendation of proposed amendments to the Ashmont Planned Development Outline Plan.**

Sal Feraci moved to bring this item to the floor, seconded by Adam Henry.

The matter was presented by Paul Luker, Planning Director.

Adam Henry moved to separate the question into consideration of multi-family as item 2.B., the other changes presented as item 2.A., seconded by Sal Feraci.

Discussion ensued.

Mr. Cory Brady of Collierville, Tennessee, addressed the Commission on behalf of the developer.

Commissioner Atkinson motioned an amendment to the language of “Technical Changes” (2.A.) seconded by Shawn Rowland.

Chairman Bunker called for approval of amendment to 2.A., no objection was heard, amendment passed unanimously.

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
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When the question was called on 2.A., “Technical Changes” as amended, the Municipal Planning and Design Review Commission voted to recommend approval to the Board of Commissioners, voice vote, 6 in favor 0 against (6-0).

Developer Mr. Vince Smith spoke to the Commissioner regarding item 2.B., as defined above.

Discussion ensued.

For the record: Mr. Richard Gonzales of 5300 block of Conifer View Lane spoke to the Commission.

Commissioner Atkinson moved to amend 2.B. and the wording of Area 1, Subsection B. titled “Allowable Uses” to state “*Age-Restricted Multi-Family, Assisted Living, Nursing Home, Hospice, and on-site incidental services and amenities*” seconded by Sal Feraci without objection.

Chairman Bunker called for approval of amendment to 2.B., no objection was heard, amendment passed unanimously.

Adam Henry moved to defer 2.B., seconded by Sal Feraci without objection.

3. **Action – Municipal Planning and Design Review Commission approval of a Preliminary Development Plan for the Ashmont Planned Development.**

Amber Hitchcock moved to bring this item to the floor, seconded by Commissioner Atkinson.

The matter was presented by Paul Luker, Planning Director.

When the question was called, the Preliminary Development Plan was approved, voice vote, 6 in favor 0 against (6-0).

4. **Action – election of officers to the Municipal Planning and Design Review Commission.**

Nominations for Officers were as follows:

- **Chair** – Adam Henry, nominated by Commissioner Atkinson, seconded by Commissioner Feraci.

Commissioner Atkinson moved to close nominations, seconded by Commissioner Feraci.

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
MEETING MINUTES
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CITY HALL, LAKELAND, TN.**

- **Vice-Chair** – Amber Hitchcock, nominated by Commissioner Atkinson, seconded by Adam Henry.

Adam Henry moved to close nominations, seconded by Commissioner Atkinson.

- **Secretary** – Shawn Rowland, nominated by Chairman Bunker, seconded by Commissioner Atkinson.

Amber Hitchcock moved to close nominations, seconded by Sal Feraci.

When the question was called, the elections of officers were approved as noted above, voice vote, 6 in favor 0 against (6-0).

For the record: Adam Henry took over as Chair for the remainder of the meeting.

VIII. ANNOUNCEMENTS:
None

IX. ADJOURNMENT:
There being no other business on which to act, the meeting was adjourned without objection at 7:29 p.m. on Thursday, December 14, 2023.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder



Municipal Planning and Design Review Commission

Meeting Date: Thursday, December 14, 2023

Project: Ashmont PD Outline Plan Amendment

Staff Contact: Paul Luker, Planning Director

PROJECT INFORMATION

Location: 9640 Davies Plantation Road

Parcel ID: L0159 00395

Zoning District: C2-Regional Commercial

Site Area: 99.3 acres

Applicant: Vince Smith

Representative: Cory Brady (ils-Integrated Land Solutions, PLLC)

STAFF RECOMMENDATION

City Staff recommends approval of re-configured “use areas” and modifications to bulk, landscape and access conditions.

City staff recommends rejection of proposed amendment to “permitted uses and design standards” to allow multi-family uses.

BACKGROUND:

The Ashmont Planned Development located at the northwest corner of Davies Plantation Road and Canada Road was approved by the Board of Commissioners on June 9, 2022, via Resolution R-43-2022. Ashmont is a mixed-used development permitting commercial and residential uses. A Land Disturbance Permit has been approved allowing for the clearing and grading of the site, construction has not started. Construction can begin after the approval of a Preliminary Development Plan.

PROPOSED AMENDMENTS:

The applicant is requesting to re-configure some of the “Use Areas” along with modifications to the approved bulk, landscape and access conditions. In addition to the proposed amendments noted above, the applicant is also requesting to permit multi-family uses in Area 1. (see attachments)

ANALYSIS AND RECOMMENDATION:

Upon review by City Staff, the proposed amendments to re-configure some of the “Use Areas” along with modifications to the approved bulk, landscape and access conditions are minor in nature and do not change the intent or scope of the approved Outline Plan and are recommended for approval.

The current outline plan specifically permits independent senior living, assisted living and nursing home uses. These uses are similar to multi-family but are specifically tailored to an aging occupant. The residents of Lakeland are on record of their desire for Lakeland to be cautious about permitting too much multi-family housing without determining its impact on traffic, schools and crime. City Staff believes the proposed multi-family amendment can not be justified at this time as the Ashmont development was recently approved with a detailed set of approved land uses. Additionally, there is property in the area that is yet to be developed with approved multi-family uses.

City Staff recommends approval of the proposed amendments related to use areas, landscape and access conditions and recommends rejection of the multi-family amendment.

EXAMPLE MOTIONS

1. Motion to approve the Ashmont PD Outline Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions proposed by staff
2. Motion to approve the Ashmont PD Outline Plan without conditions.
3. Motion to deny the Ashmont PD Outline Plan application:
 - a. Reason for denial

ASHMONT PD CONDITIONS

BOC DRAFT_12-26-23

I. GENERAL INTENT

This Amended Outline Plan is intended to facilitate the design evolution of the previously approved Ashmont Planned Development (Resolution # R-43-2022). These conditions shall supersede the previously approved Outline Plan conditions. Where conflicts exist, these conditions apply. Where these conditions are silent on a particular provision, the previously approved outline plan conditions shall apply. Where these conditions and the previously approved outline plan conditions are silent on a particular matter, the City of Lakeland's Land Development Regulations adopted at the time of approval shall apply. Refer to the previously approved outline plan (Resolution # R-43-2022) for architectural guidelines.

The land use and bulk regulations prescribed herein are based upon the "Area" classifications defined and delineated by the previously approved outline plan with the following exceptions. Areas 3 and 5, and their associated regulatory provisions, have been omitted, the Area 2 entitlement has been expanded, and the Area 4 entitlement has been relocated to replace the original Area 3 designation.

The design for Single-Family homes and commercial areas shall follow the previously approved Single-Family Architectural Pattern Book and Commercial Architectural Pattern Book separately on file with the City of Lakeland's planning department.

Per resolution # R-43-2022, the following provisions of the Land Development Regulations shall not apply to any Area within the PD:

1. Maximum Building Coverage;
2. Maximum Impervious + Semi-Pervious Coverage;
3. Minimum Coverage of Front Property Line;
4. Minimum Principal Building Height;
5. Attached Garage Facade Proportion;
6. Facade Requirements, including Transparency, Cap & Base Types, Building Materials, and Building Variety;
7. Conservation Area Requirements (Article II., Section 11) of Lakeland's Land Development Regulations.

II. LAND USE and DEVELOPMENT REGULATIONS

- A. This subdivision is divided into five (5) delineated "Areas" previously classified by the approved outline plan with individual regulatory provisions prescribed for each.

(Areas 3 and 5 omitted)

Area 1: C2 - Regional Commercial District as modified;

Area 2: R2 - Suburban Manor District as modified;

Area 4: R4 - Urban Estate District as modified;

Area 6: C2 - Regional Commercial District as modified;

Area 7: C2 - Regional Commercial District as modified.

B. PERMITTED USES and DESIGN STANDARDS (where applicable)

All uses listed herein are defined by the City of Lakeland Land Development Regulations. Any use not specifically defined by the City's land Development Regulations shall be defined herein.

AREA 1: C2 - Regional Commercial District as modified.

- a. This area is intended to permit lodging and housing and residential uses (including multi-family), together with uses typically associated with senior living facilities as categorized in Article III, Section 2 of the Land Development Regulations.
- b. ALLOWABLE USES: Uses allowed within the C2 – Regional Commercial District to also include Independent Living, Assisted Living, Nursing Home, and on-site incidental services and amenities.

AREA 2: R2 - Suburban Manor District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. Design for Single-family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations, and City Engineer approval.

AREA 4: R4 - Urban Estate District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. The design for Single-Family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. Homes may be accessed from a street or alley. All alleys shall be private, owned and maintained by a homeowner's association.
- e. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations.

AREA 6 and 7A: C2 - Regional Commercial District

- a. This area is intended to permit conventional lodging, retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. ALLOWABLE USES: Hotel/Motel, Neighborhood Retail, General Retail, Large Scale Retail, Liquor Store, Neighborhood Personal Services, General Services, Regional Services, Child Day Care, Outdoor Entertainment, Neighborhood Office, General Office, Taproom/Brewery. Any use not explicitly listed shall be prohibited.
- c. Design for commercial areas shall follow the Commercial Architectural Pattern Book as described in the PD Booklet, in lieu of the non-residential architectural guidelines in the Land Development Regulations.

AREA 7B: C2 - Regional Commercial District

- a. This area is intended to permit conventional retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. ALLOWABLE USES: All uses permitted within The City of Lakeland's Land Development Regulations' C2 - Regional Commercial District excluding hotels/motels and all prohibited uses listed below.

PROHIBITED USES (ALL AREAS):

Pawn Shop, Smoke or Vape Shop, Outdoor Sales, Vehicular Services and Sales, Laundromat, Commercial Greenhouse or Nursery, Payday or Other Loan Establishment, Adult or Sexually Oriented Business, Tattoo Shop.

C. BULK REGULATIONS

1. AREA 1: C2 Regional Commercial District

- a. Minimum Lot Width: N/A
- b. Minimum Lot Size: N/A
- c. Building Setbacks:
 - Davies Plantation Rd: 20-feet
 - Internal Private Dr.: 10-feet
 - Side Yard (Adj. Properties): 20-feet
 - Rear Yard (Adj. Properties): 20-feet
- d. Maximum Building Height: 4-story

2. Area 2: R2 - Suburban Manor District

- a. Front load garages are prohibited. All garages shall be internal side load format.
- b. Minimum Lot Width: 90-feet (Lots 1-37)/ 75-feet (Lots 38-41)
- c. Minimum Lot Size: 13,500sf (Lots 1-37)/ 10,500sf (Lots 38-41)
- d. Building Setbacks:
 - Front Yard/Street Side: 25-feet

- Side Yard: 10-feet
- Rear Yard: 25-feet
- e. Maximum Building Height: 2-story

3. Area 4: R4 - Urban Estate District

- a. Front load garages are prohibited. All garages shall be rear (alley) load or side (perimeter) load format.
- b. Minimum Lot Width: 50-feet (Alley)/ 75-feet (Perimeter)
- c. Minimum Lot Size: 6,250sf (Alley)/ 9,000sf (Perimeter)
- d. Building Setbacks:
 - Front Yard/Street Side: 20-feet
 - Side Yard: 5-feet
 - Rear Yard (Alley): 18-feet
 - Rear Yard (Perimeter): 15-feet
- e. Maximum Building Height: 2-story

4. Areas 6 & 7: C2 - Regional Commercial District

- a. Minimum Lot Width: 50-feet
- b. Minimum Lot Size: N/A
- c. Building Setbacks:
 - Canada Rd*: 70-feet (Measured from back of FUTURE Canada Rd. sidewalk)
 - Davies Plantation Rd: 9-feet (Area 6)/ 20-feet (Area 7a/b)
 - Public Street "A & C": 20-feet
 - Public Street "B": 15-feet
 - Internal Private Dr.: 10-feet
 - Side Yard: 7.5-feet
 - Rear Yard: 7.5-feet
- d. Min. Bldg. Separation: 10-feet (detached only)
- e. Maximum Building Height:
 - Hotel: 5-story
 - All other uses: 2-story

5. Right of Way Encroachment.

- a. In an effort to establish a consistent streetscape and building pattern along Canada Road, the City of Lakeland shall allow encroachment within the Canada Road right-of-way to permit sidewalk, lighting, signage, and landscape related improvements within the current Canada Road right-of-way;
- b. Where applicable, all associated dimensions prescribed by the bulk regulations herein shall be measured from the future Canada Road realignment back of sidewalk.

III. ROADWAYS, ACCESS, and PARKING

A. Roadway Dedication and Improvements:

1. Canada Road: The developer shall not be responsible for dedication of right-of-way or improvements to existing or future Canada Road.
2. Davies Plantation Road: Concurrent with each contiguous phase, the developer shall dedicate 18-feet along the property frontage to provide the balance of an 86-foot public right-of-way. Davies Plantation Road will be improved to provide curb, gutter and sidewalk along the property frontage.
3. All internal public streets shall be dedicated to the City of Lakeland and improved in accordance with the street section provided herein, subject by approval of the City Engineer.
4. All private streets and alley shall be improved in accordance with the street section provided herein, subject by approval of the City Engineer.
5. All private streets and alleys shall be owned and maintained by an owners' association.

B. Access:

1. Refer to Sheet 1 of 6 for the general location of vehicular access with Area 1, Area 6, Area 7A, and Area 7B as described below. The access locations shown are conceptual and may be adjusted to work with final site plans of individual commercial lots.
2. A maximum of 4 curb cuts are allowed on Canada Road as generally illustrated.
3. A maximum of 2 curb cuts along Canada Road may be full-access and must be aligned with proposed Canada Road median openings. Any additional curb cuts may only be right-in/right-out.
4. A maximum of 6 curb cuts are allowed on Davies Plantation Road as generally illustrated. All curb cuts on Davies Plantation Road may be full access.
5. All corner radii at intersections of public streets within the development may be a minimum of 15' at the face of curb.
6. Residential lots within Area 2 shall be accessed from the public street.
7. Residential lots within Area 4 shall be accessed either from the public street or private alley.
8. In Areas 2 & 4, driveways may be a maximum of 18' wide at the curb.

9. In Areas 2 & 4, driveways shall not be closer than 10' from the end of radius of a public street intersection.
10. In Areas 1, 6, and 7, driveways shall not be closer than 50' from the end of radius of a public street intersection.

C. Parking and Loading:

1. Unless otherwise stated, parking and loading shall be provided in accordance with the City of Lakeland Land Development Regulations.
2. The specific type of Senior Living uses in Area 1 shall follow the parking regulations that correspond to the use category:
 - a. Independent Living: 1.25 spaces/studio unit, 1.5 spaces/1 bedroom unit, 1.75 spaces/2 bedroom unit;
 - b. Hospice/Assisted Living/Nursing Home: 0.25 spaces/bed and 1 space/employee.
3. The Planning Commission may approve a alternative parking requirement during Site Plan approval if justification based on industry standards is provided.
4. Head-in parking may be provided within any COS area directly off of the ROW of an interior public street in order to provide convenient resident access to common amenities.

IV. LANDSCAPE, SCREENING, AND COMMON OPEN SPACE

- A. A minimum (25%) of the net land (post dedications) of Ashmont PD area shall be reserved and designated as common area intended for tree preservation and/or passive recreational uses/amenity areas.
- B. In addition to the condition above, a minimum 20% of each commercial/office lot shall be reserved as green space. All pervious areas to include common lawns, landscape areas, streetscapes, bufferyards, etc shall qualify. Urban plazas and/or promenades may qualify when provided as a aesthetic element for the common enjoyment of patrons.
- C. Common Open Spaces areas shall be distributed throughout the residential portions of the planned development.
- D. Common Open Space areas are recommended within the commercial portions of the planned development by not required.
- E. All designated common areas shall be owned and maintained by a Homeowners Association and/or Property Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Business and Homeowners Associations shall be submitted to staff for review.
- F. Common Area, as designated, is intended to preserve the existing tree canopy, wetlands, and associated vegetation to the most reasonable extent possible while also satisfying the City's Streamside Management Ordinance provisions. Permitted disturbance shall be limited to transitional grading and drainage improvements, stormwater detention facilities, and passive recreational uses only.

- G. The details and specifications for all Landscape Plates, including streetscapes and buffers provided herein supersede the Landscape Plates section of the Ashmont PD Outline Plan Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building facade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.
- H. Streetscape Plate 1 shall be installed along the property's Canada Road frontage.
- I. Streetscape Plate 2 shall be installed along the property's Davies Plantation Road frontage.
- J. Streetscape Plate 3 shall be installed along the Public Street "A" frontages.
- K. Streetscape Plate 4 shall be installed along the Public Street "B" frontages.
- L. Streetscape Plate 5 shall be installed along the Public Street "C" frontages.
- M. In Areas 6 & 7, a right-of-way encroachment shall be permitted in facilitation of the Canada Road Streetscape Plate as described.
- N. The minimum street tree size shall be 2 inches in caliper for all streetscapes.
- O. All required landscaping shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.
- P. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
- Q. Ashmont PD may utilize landscape features such as, but not limited to, masonry columns, icon markers, public art, rail, fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into an Area. Such features shall be submitted to the City with Final Plans.
- R. The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- S. All retention ponds are required to have a fountain.
- T. Any walking trails proposed within designated Common Open Space areas shall be a minimum of 5' wide concrete.
- U. Unless otherwise specified, all plant material shall adhere to the minimum size criteria specified in the City of Lakeland's development regulations.

V. SIGNAGE

- A. Signage shall be permitted in accordance with the City of Lakeland Sign Ordinance as modified herein.
- B. One (1) overall development identity ground sign shall be permitted at each public street entrance in to the development to meet the requirements of the Subdivision Entry Sign. These overall development signs shall not count toward the signage allowed for any particular Area or parcel. The overall development identity ground signs shall be submitted to the City with Final Plans.

- C. Within Area 6, all single-occupant buildings and all tenants of a multi-occupant building are allowed a maximum of two wall signs, one facing the primary street frontage and the other facing the parking area entrance. If two wall signs are utilized, the total wall sign area allowed per building (by the Sign Ordinance) shall be calculated based on the linear feet of these two building facades.

VI. SANITARY SEWER & SERVICES

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Plan is submitted for review and approval. The City of Lakeland will provide sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Lakeland and the State of Tennessee.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.
- D. Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
- E. All sanitary sewer located in a private drive or otherwise outside of a public right-of-way shall be within a public easement.

VII. WATER SERVICE / UTILITIES

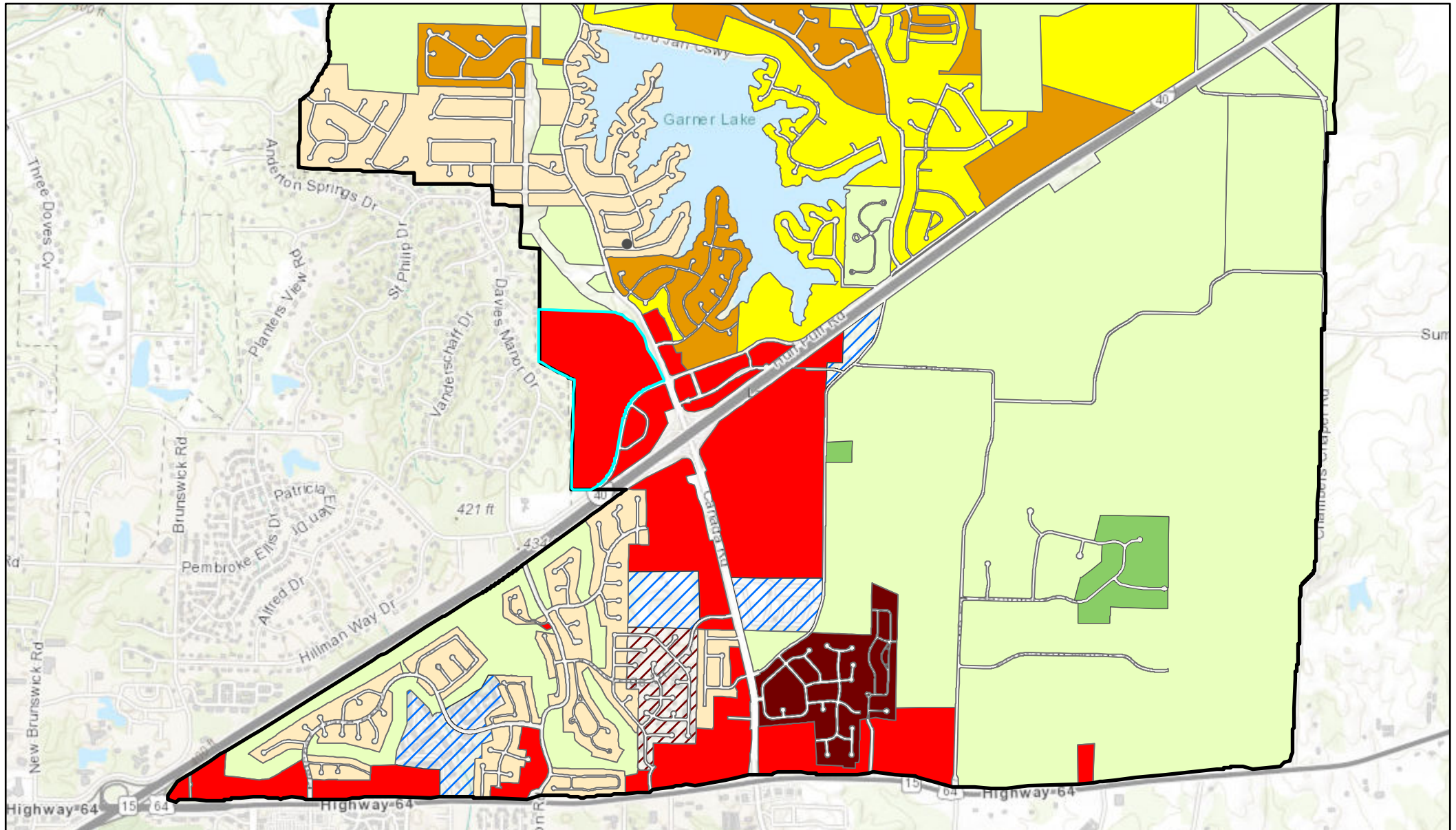
- A. A Master Water Service Concept Plan shall be submitted at the time the Phase 1 Plan is submitted for review and approval. The City of Lakeland will provide public potable water service.
- B. Public water improvements shall be provided by the Developer under contract in accordance with MLGW standards.
- C. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- D. All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.
- E. Street light plans, if applicable, will be submitted for review and approval by City as part of final plans. Street lights are not required on roads internal to the development.

IX. DEVELOPMENT PHASING

- A. A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
- B. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.
- C. The synchronization of Phases may be modified by the Developer at any time to allow for current and future market demands.
- D. A final site plan / plat for each phase shall be made in accordance with the City of Lakeland Land Development Regulations.

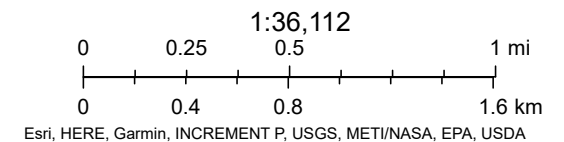
- E. Minor changes may occur with the final plans that do not require Board of Commissioners approval. Minor changes are as defined below:
1. Minor changes may include adjustments of lot lines and road or trail alignments within any phase or Area to work with final design and engineering. Lot lines may be added or deleted as a minor change, pursuant to the requirements below.
 2. Minor changes may not increase density within any Area, allow additional uses within any Area, or cause any Area line to shift by more than 75-feet.

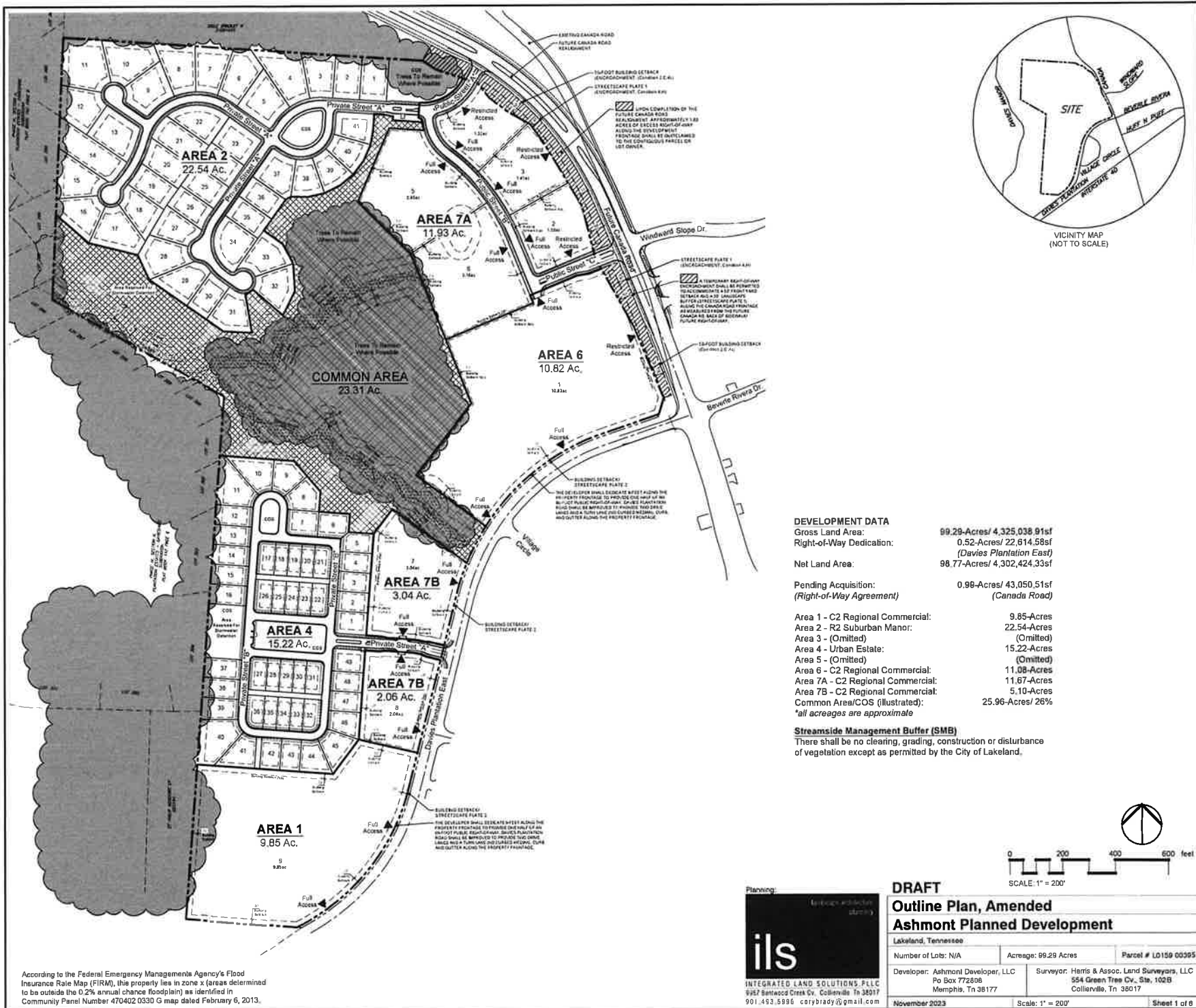
Ashmont Planned Development Zoning Map



12/6/2023, 8:31:14 AM

- | | | |
|-----------------------|--|---|
| City Boundary | R-1: Low Density Residential | R-2 (PRD): Planned Medium Density Residential |
| Zoning District | R-1 (PRD): Planned Low Density Residential | E-R: Estate Residential |
| AG: Agriculture | R-2: Medium Density Residential | M-R: Multiple Family Dwelling |
| C-2: General Business | R-2A: Alternate Medium Density Residential | |





According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM), the property lies in zone x (areas determined to be outside the 0.2% annual chance floodplain) as identified in Community Panel Number 470402 0330 G map dated February 6, 2013.

I. GENERAL INTENT

This Amended Outline Plan is intended to facilitate the design evolution of the previously approved Ashmont Planned Development (Resolution # R-43-2022). These conditions shall supersede the previously approved Outline Plan conditions. Where conflicts exist, these conditions apply. Where these conditions are silent on a particular provision, the previously approved outline plan conditions shall apply. Where these conditions and the previously approved outline plan conditions are silent on a particular matter, the City of Lakeland's Land Development Regulations adopted at the time of approval shall apply. Refer to the previously approved outline plan (Resolution # R-43-2022) for architectural guidelines.

The land use and bulk regulations prescribed herein are based upon the "Area" classifications defined and delineated by the previously approved outline plan with the following exceptions. Areas 3 and 5, and their associated regulatory provisions, have been omitted, and the Area 4 entitlement has been relocated to replace the original Area 3 designation.

Per resolution # R-43-2022, the following provisions of the Land Development Regulations shall not apply to any Area within the PD

1. Maximum Building Coverage;
2. Maximum Impervious + Semi-Pervious Coverage;
3. Minimum Coverage of Front Property Line;
4. Minimum Principal Building Height;
5. Attached Garage Facade Proportion;
6. Facade Requirements, including Transparency, Cap & Base Types, Building Materials, and Building Variety;
7. Conservation Area Requirements (Article II, Section 11) of Lakeland's Land Development Regulations.

II. LAND USE AND DEVELOPMENT REGULATIONS

- A. This subdivision is divided into five (5) delineated "Areas" previously classified by the approved outline plan with individual regulatory provisions prescribed for each. (Areas 3 and 5 omitted)

- Area 1: C2 - Regional Commercial District as modified;
Area 2: R2 - Suburban Manor District as modified;
Area 4: R4 - Urban Estate District as modified;
Area 5: C2 - Regional Commercial District as modified;
Area 7: C2 - Regional Commercial District as modified.

B. PERMITTED USES AND DESIGN STANDARDS (where applicable)

All uses listed herein are defined by the City of Lakeland Land Development Regulations. Any use not specifically defined by the City's Land Development Regulations shall be defined herein.

AREA 1: C2 - Regional Commercial District as modified.

- a. This area is intended to permit lodging and housing and residential uses (including multi-family), together with uses typically associated with senior living facilities as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** Independent Living, Assisted Living, Nursing Home, Hospice, Multi-Family Housing (as long as at least one (1) Multi-Family building is Age Restricted Multi-Family Housing), and on-site residential services and amenities. Any use not explicitly listed shall be prohibited.
- c. Age Restricted Multi-Family Housing shall satisfy each of the following requirements in accordance with applicable federal and state law:
 1. At least 80 percent (or any higher percentage required under applicable law) of the units must have at least one occupant who is 55 years of age or older; and
 2. The facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as 55 or older housing; and
 3. The facility or community must provide significant facilities and services specifically designed to meet the physical or social needs of persons 55 or older; and
 4. The facility or community must comply with any applicable legal requirements for age verification of residents.

AREA 2: R2 - Suburban Manor District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. Design for Single-family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations, and City Engineer approval.

AREA 4: R4 - Urban Estate District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. The design for Single-Family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. Homes may be accessed from a street or alley. All alleys shall be private, owned and maintained by a homeowner's association.
- e. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations.

AREA 6 and 7A: C2 - Regional Commercial District

- a. This area is intended to permit conventional lodging, retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** Hotel/Motel, Neighborhood Retail, General Retail, Large Scale Retail, Liquor Store, Neighborhood Personal Services, General Services, Regional Services, Child Day Care, Outdoor Entertainment, Neighborhood Office, General Office, Taproom/Brewery. Any use not explicitly listed shall be prohibited.
- c. Design for commercial areas shall follow the Commercial Architectural Pattern Book as described in the PD Booklet, in lieu of the non-residential architectural guidelines in the Land Development Regulations.

AREA 7B: C2 - Regional Commercial District

- a. This area is intended to permit conventional retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** All uses permitted within The City of Lakeland's Land Development Regulations' s C2 - Regional Commercial District excluding hotels/motels and all prohibited uses listed below.

PROHIBITED USES (ALL AREAS):

Pawn Shop, Smoke or Vape Shop, Outdoor Sales, Vehicular Services and Sales, Laundromat, Commercial Greenhouse or Nursery, Payday or Other Loan Establishment, Adult or Sexually Oriented Business, Tattoo Shop.

C. BULK REGULATIONS

1. AREA 1: C2 - Regional Commercial District

- a. Minimum Lot Width: N/A
- b. Minimum Lot Size: N/A

c. Building Setbacks:

- Davies Plantation Rd: 20-feet
- Internal Private Dr: 10-feet
- Side Yard (Adj. Properties): 20-feet
- Rear Yard (Adj. Properties): 20-feet

- d. Maximum Building Height: 4-story

2. Area 2: R2 - Suburban Manor District

- a. Front load garages are prohibited. All garages shall be internal side load format.
- b. Minimum Lot Width: 50-feet (Lots 1-37) 75-feet (Lots 38-41)
- c. Minimum Lot Size: 13,500sf (Lots 1-37) 10,500sf (Lots 38-41)

d. Building Setbacks:

- Front Yard/Street Side: 25-feet
- Side Yard: 10-feet
- Rear Yard: 25-feet

- e. Maximum Building Height: 2-story

3. Area 4: R4 - Urban Estate District

- a. Front load garages are prohibited. All garages shall be rear (alley) load or side (perimeter) load format.
- b. Minimum Lot Width: 50-feet (Alley) 75-feet (Perimeter)
- c. Minimum Lot Size: 6,250sf (Alley) 9,000sf (Perimeter)

d. Building Setbacks:

- Front Yard/Street Side: 20-feet
- Side Yard: 5-feet
- Rear Yard (Alley): 18-feet
- Rear Yard (Perimeter): 15-feet

- e. Maximum Building Height: 2-story

C. BULK REGULATIONS (Continued)

4. Areas 6 & 7: C2 - Regional Commercial District

- a. Minimum Lot Width: 50-feet
- b. Minimum Lot Size: N/A

c. Building Setbacks:

- Canada Rd: 50-feet (Measured from back of FUTURE Canada Rd, sidewalk)
- Right of way encroachment permitted by City of Lakeland

- Davies Plantation Rd: 20-feet
- Public Street "A & C": 20-feet
- Public Street "B": 15-feet
- Internal Private Dr: 10-feet
- Side Yard: 7.5-feet
- Rear Yard: 7.5-feet

- d. Min. Bldg. Separation: 10-feet (detached only)

e. Maximum Building Height

- Hotel: 5-story
- All other uses: 2-story

5. Right of Way Encroachment

- a. In an effort to establish a consistent streetscape and building pattern along Canada Road, the City of Lakeland shall allow encroachment within the Canada Road right-of-way to permit building, sidewalks, lighting, signage, and landscape related improvements within the current Canada Road right-of-way.
- b. Upon completion of the future Canada Road realignment, the right-of-way along the development frontage shall be dedicated to the contiguous parcel or lot owner.
- c. The future Canada Road right-of-way shall be considered the back of sidewalk, constructed with the Canada Road realignment. Where applicable, all associated dimensions prescribed by the bulk regulations herein shall be measured from the future Canada Road realignment back of sidewalk.

III. ROADWAYS, ACCESS, AND PARKING

A. Roadway Dedication and Improvements

1. Canada Road: The developer shall not be responsible for dedication of right-of-way or improvements to existing or future Canada Road.
2. Davies Plantation Road: Concurrent with each contiguous phase, the developer shall dedicate 15-feet along the property frontage to provide the balance of an 86-foot public right-of-way. Davies Plantation Road will be improved to provide two drive lanes and a turn lane (no median), curb, gutter, and sidewalk along the property frontage.
3. All internal public streets shall be dedicated to the City of Lakeland and improved in accordance with the street section provided herein, subject to approval of the City Engineer.
4. All private streets and alleys shall be improved in accordance with the street section provided herein, subject to approval of the City Engineer.
5. All private streets and alleys shall be owned and maintained by an Owners' Association.

B. Access

1. Refer to Sheet 1 of 6 for the general location of vehicular access with Area 1, Area 6, Area 7A, and Area 7B as described below. The access locations shown are conceptual and may be adjusted to work with final site plans of individual commercial lots.
2. A maximum of 4 curb cuts are allowed on Canada Road as generally illustrated.
3. A maximum of 2 curb cuts along Canada Road may be full-access and must be aligned with proposed Canada Road median openings. Any additional curb cuts may only be right-in/right-out.
4. A maximum of 6 curb cuts are allowed on Davies Plantation Road as generally illustrated. All curb cuts on Davies Plantation Road may be full access.
5. Residential lots within Area 2 shall be accessed from the public street.
6. Residential lots within Area 4 shall be accessed either from the public street or private alley.
7. In Areas 2 & 4, driveways may be a maximum of 18' wide at the curb.
8. In Areas 2 & 4, driveways shall not be closer than 10' from the end of radius of a public street intersection.
9. In Areas 1, 6, and 7, driveways shall not be closer than 50' from the end of radius of a public street intersection.

C. Parking and Loading

1. Unless otherwise stated, parking and loading shall be provided in accordance with the City of Lakeland Land Development Regulations.
2. The specific type of Senior Living uses in Area 1 shall follow the parking regulations that correspond to the use category:
 - a. Independent Living: 1.25 spaces/studio unit, 1.5 spaces/1 bedroom unit, 1.75 spaces/2 bedroom unit;
 - b. Hospice/Assisted Living/Nursing Home: 0.25 spaces/bed and 1 space/employee.
3. The Planning Commission may approve a alternative parking requirement during Site Plan approval if justification based on industry standards is provided.
4. Head-in parking may be provided within any COS area directly off of the ROW of an interior public street in order to provide convenient resident access to common amenities.

IV. LANDSCAPE, SCREENING, AND COMMON OPEN SPACE

- A. A minimum (25%) of the net land (post dedications) of Ashmont PD area shall be reserved and designated as common area intended for tree preservation and/or passive recreational uses/amenity areas.
- B. In addition to the condition above, a minimum 20% of each commercial/office lot shall be reserved as green space. All pervious areas to include common lawns, landscape areas, streetscapes, boulevards, etc shall qualify. Urban plazas and/or promenades may qualify when provided as a synthetic element for the common enjoyment of patrons.
- C. Common Open Space areas shall be distributed throughout the residential portions of the planned development.
- D. Common Open Space areas are recommended within the commercial portions of the planned development by not required.
- E. All designated common areas shall be owned and maintained by a Homeowners Association and/or Property Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Business and Homeowners Associations shall be submitted to staff for review.
- F. Common Area, as designated, is intended to preserve the existing tree canopy, wetlands, and associated vegetation to the most reasonable extent possible while also satisfying the City's Streamside Management Ordinance provisions. Permitted disturbance shall be limited to transitional grading and drainage improvements, stormwater detention facilities, utility/energy infrastructure, and passive recreational uses only.
- G. The details and specifications for all Landscape Plates, including streetscapes and buffers provided herein supersede the Landscape Plate section of the Ashmont PD Outline Plan Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building facade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.
- H. Streetscape Plate 1 shall be installed along the property's Davies Plantation Road frontage.
- I. Streetscape Plate 2 shall be installed along the property's Davies Plantation Road frontage.
- J. Streetscape Plate 3 shall be installed along the Public Street "A" frontages.
- K. Streetscape Plate 4 shall be installed along the Public Street "B" frontages.
- L. Streetscape Plate 5 shall be installed along the Public Street "C" frontages.
- M. In Areas 6 & 7, a right-of-way encroachment shall be permitted in fulfillment of the Canada Road Streetscape Plate as described.
- N. The minimum street tree size shall be 2 inches in caliper for all streetscapes.
- O. All required landscaping shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.
- P. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
- Q. Ashmont PD may utilize landscape features such as, but not limited to, masonry columns, iron markers, public art, rail, fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into an Area. Such features shall be submitted to the City with Final Plans.
- R. The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- S. All retention ponds are required to have a fountain.
- T. Any walking trails proposed within designated Common Open Space areas shall be a minimum of 5' wide concrete.
- U. Unless otherwise specified, all plant material shall adhere to the minimum size criteria specified in the City of Lakeland's development regulations.

Planning:

for a Professional Planning

is

INTEGRATED LAND SOLUTIONS, PLLC

3957 Briarwood Circle, Suite 100, Nashville, TN 37217

301.493.9956 info@ilsolutions.com

DRAFT

Outline Plan, Amended

Ashmont Planned Development

Lakeland, Tennessee

Number of Lots: N/A

Acreage: 69.28 Acres

Parcel #: LO159 00395

Developer: Ashmont Developer, LLC

Surveyor: Harris & Assoc. Land Surveyors, LLC

P.O. Box 772808

554 Green Tree Ct., Ste. 102B

Memphis, TN 38177

Collinsville, TN 38017

November 2023

Scale: None

Sheet 2 of 8

V. SIGNAGE

- A. Signage shall be permitted in accordance with the City of Lakeland Sign Ordinance as modified herein.
- B. One (1) overall development identity ground sign shall be permitted at each public street entrance in to the development to meet the requirements of the Subdivision Entry Sign. These overall development signs shall not count toward the signage allowed for any particular Area or parcel. The overall development identity ground signs shall be submitted to the City with Final Plans.
- C. Within Area 6, all single-occupant buildings and all tenants of a multi-occupant building are allowed a maximum of two wall signs, one facing the primary street frontage and the other facing the parking area entrance. If two wall signs are utilized, the total wall sign area allowed per building (by the Sign Ordinance) shall be calculated based on the linear feet of these two building facades.

VI. SANITARY SEWER & SERVICES

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Plan is submitted for review and approval. The City of Lakeland will provide sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Lakeland and the State of Tennessee.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.
- D. Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
- E. All sanitary sewer located in a private drive or otherwise outside of a public right-of-way shall be within a public easement.

VII. WATER SERVICE / UTILITIES

- A. A Master Water Service Concept Plan shall be submitted at the time the Phase 1 Plan is submitted for review and approval. The City of Lakeland will provide public potable water service.
- B. Public water improvements shall be provided by the Developer under contract in accordance with MLGW standards.
- C. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- D. All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.
- E. Street light plans, if applicable, will be submitted for review and approval by City as part of final plans. Street lights are not required on roads internal to the development.

IX. DEVELOPMENT PHASING

- A. A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
- B. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.
- C. The synchronization of Phases may be modified by the Developer at any time to allow for current and future market demands.
- D. A final site plan / plat for each phase shall be made in accordance with the City of Lakeland Land Development Regulations.
- E. Minor changes may occur with the final plans that do not require Board of Commissioners approval. Minor changes are as defined below:
 - 1. Minor changes may include adjustments of lot lines and road or trail alignments within any phase or Area to work with final design and engineering. Lot lines may be added or deleted as a minor change, pursuant to the requirements below.
 - 2. Minor changes may not increase density within any Area, allow additional uses within any Area, or cause any Area line to shift by more than 75-feet.

Planning:

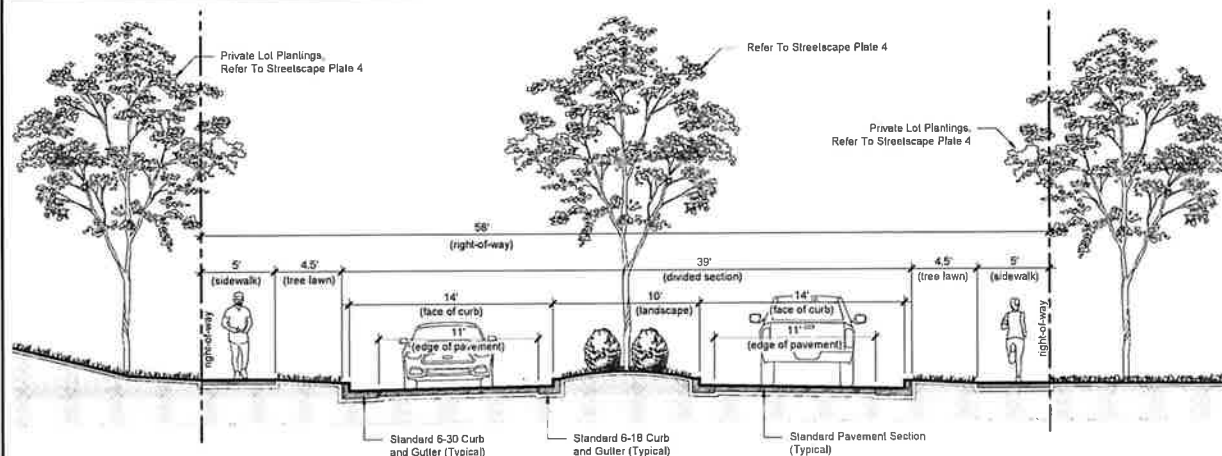


INTEGRATED LAND SOLUTIONS, PLLC
4967 Senneca Creek Ct., Collierville, TN 38017
901.493.6996 corybrady@gmail.com

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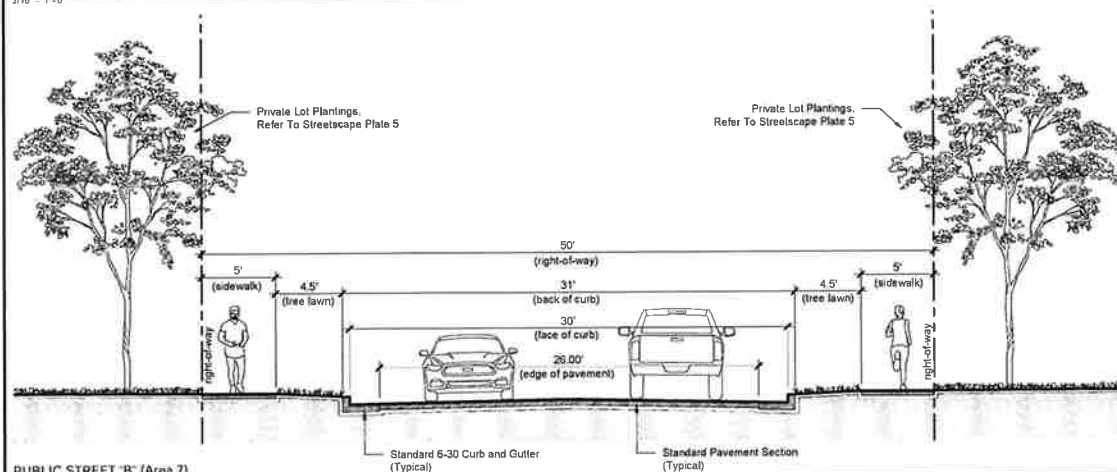
**Outline Plan, Amended
Ashmont Planned Development**

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 69.29 Acres	Parcel # LD159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017	
November 2023	Scale: None	Sheet 3 of 6



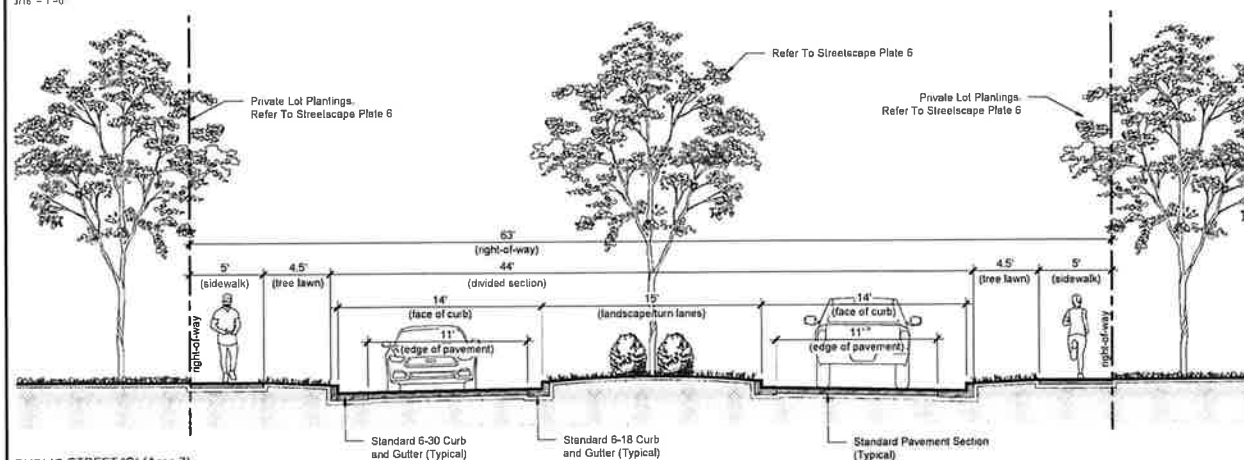
PUBLIC STREET 'A' (Areas 2 & 7)

3/16" = 1'-0"



PUBLIC STREET 'B' (Area 7)

3/16" = 1'-0"



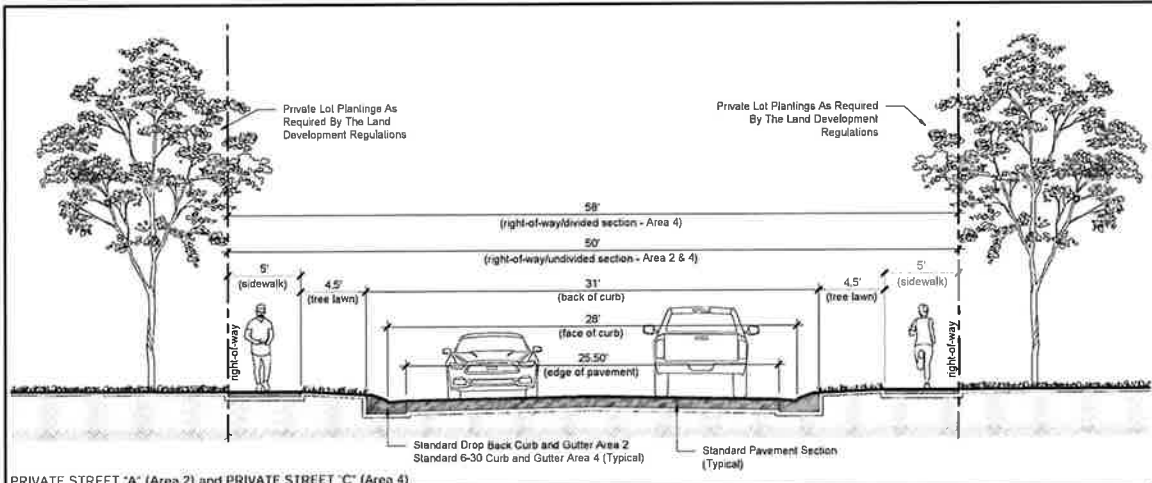
PUBLIC STREET 'C' (Area 7)

3/16" = 1'-0"

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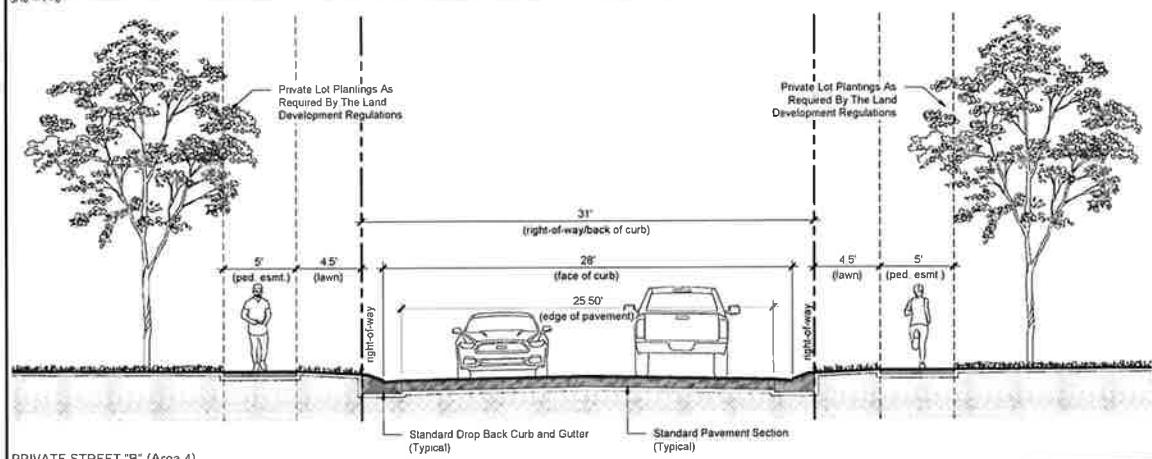
Outline Plan, Amended
Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel #: L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017	
November 2023	Scale: Varies	Sheet 4 of 6



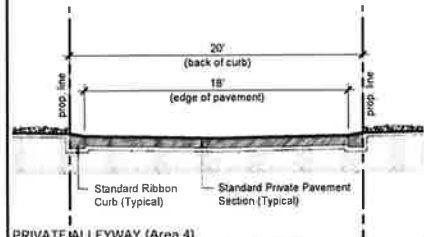
PRIVATE STREET "A" (Area 2) and PRIVATE STREET "C" (Area 4)

3/16 - 1'-0"



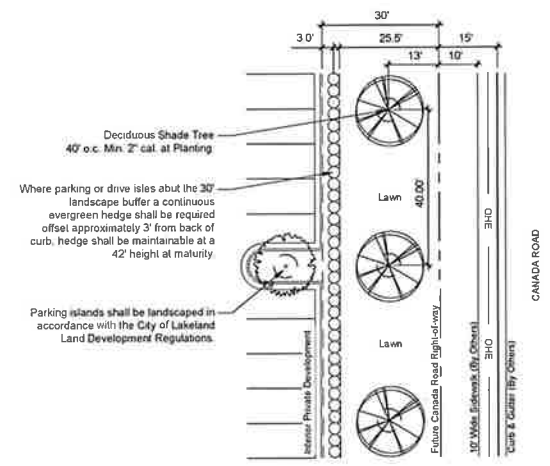
PRIVATE STREET "B" (Area 4)

3/16 - 1'-0"



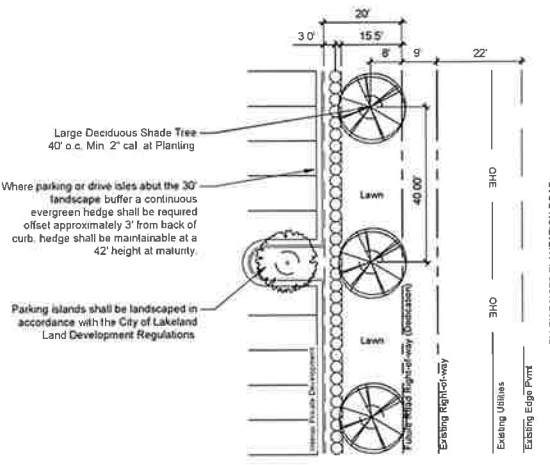
PRIVATE ALLEYWAY (Area 4)

3/16 - 1'-0"



STREETSCAPE PLATE 1 - CANADA ROAD

1" = 20'-0"



STREETSCAPE PLATE 2 - DAVIES PLANTATION ROAD

1" = 20'-0"

Planning

landscape architecture planning

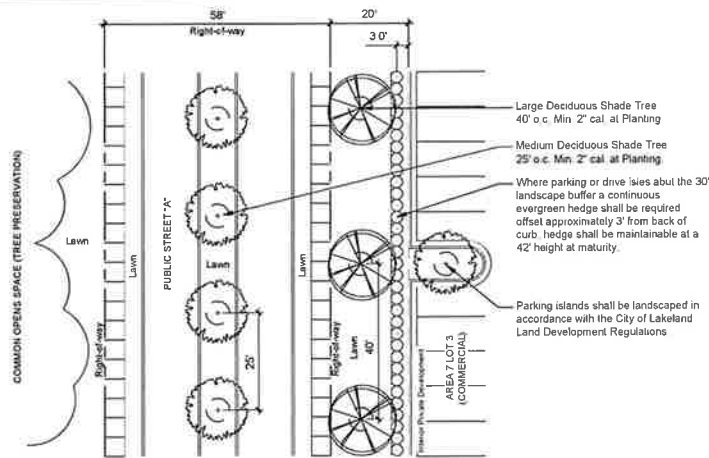
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INTEGRATED LAND SOLUTIONS, PLLC

9967 Benwood Creek Cv. Collierville, TN 38017

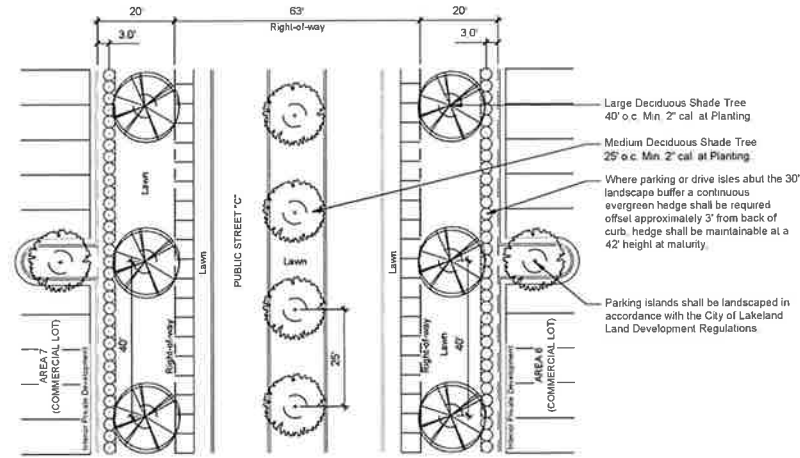
901.493.6996 cecybrady@gmail.com

DRAFT		
Outline Plan, Amended		
Ashmont Planned Development		
Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC	Surveyor: Harris & Assoc. Land Surveyors, LLC	
Po Box 772808	554 Green Tree Cv., Ste. 102B	
Memphis, TN 38177	Collierville, TN 38017	
November 2023	Scale: Varies	Sheet 5 of 6



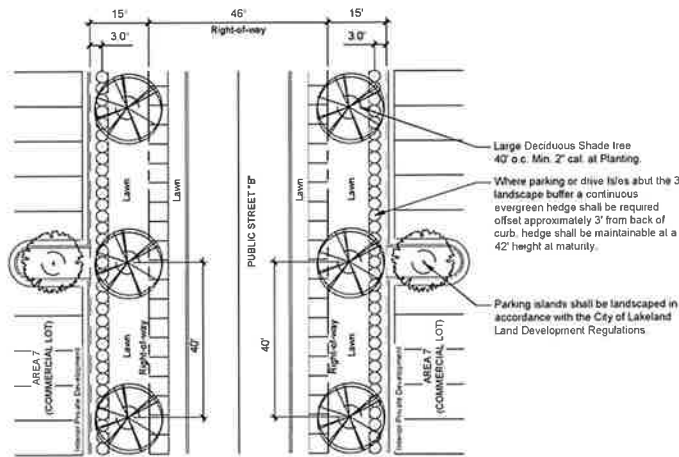
STREETSCAPE PLATE 3 - PUBLIC STREET "A"

1" = 20'0"



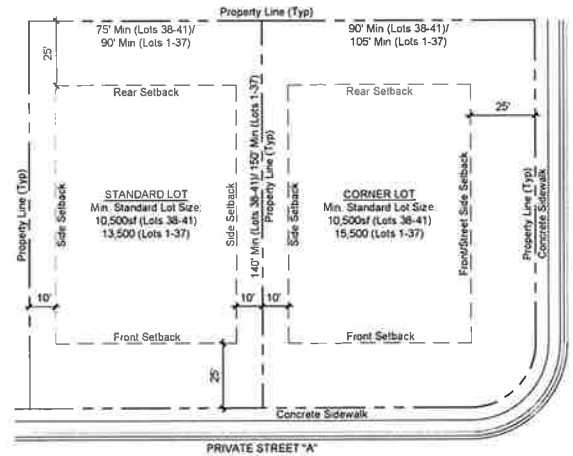
STREETSCAPE PLATE 5 - PUBLIC STREET "C"

1" = 20'0"



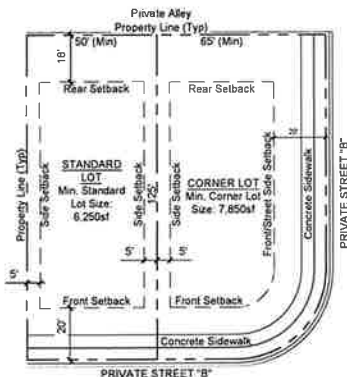
STREETSCAPE PLATE 4 - PUBLIC STREET "B"

1" = 20'0"



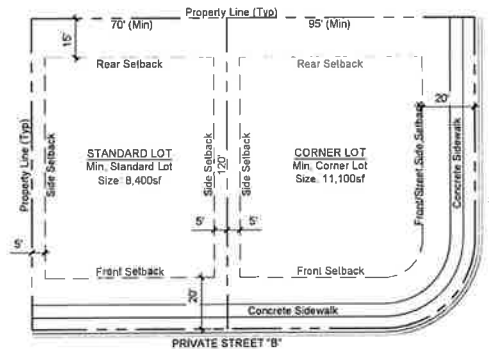
TYPICAL LOT DIAGRAM - AREA 2

1" = 30'0"



TYPICAL LOT DIAGRAM (Alley Loaded) - AREA 4

1" = 30'0"



TYPICAL LOT DIAGRAM (Conventional) - AREA 4

1" = 30'0"

Planning

landscape architecture

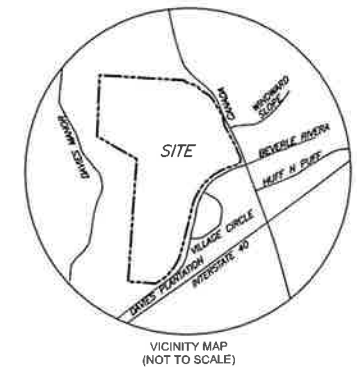
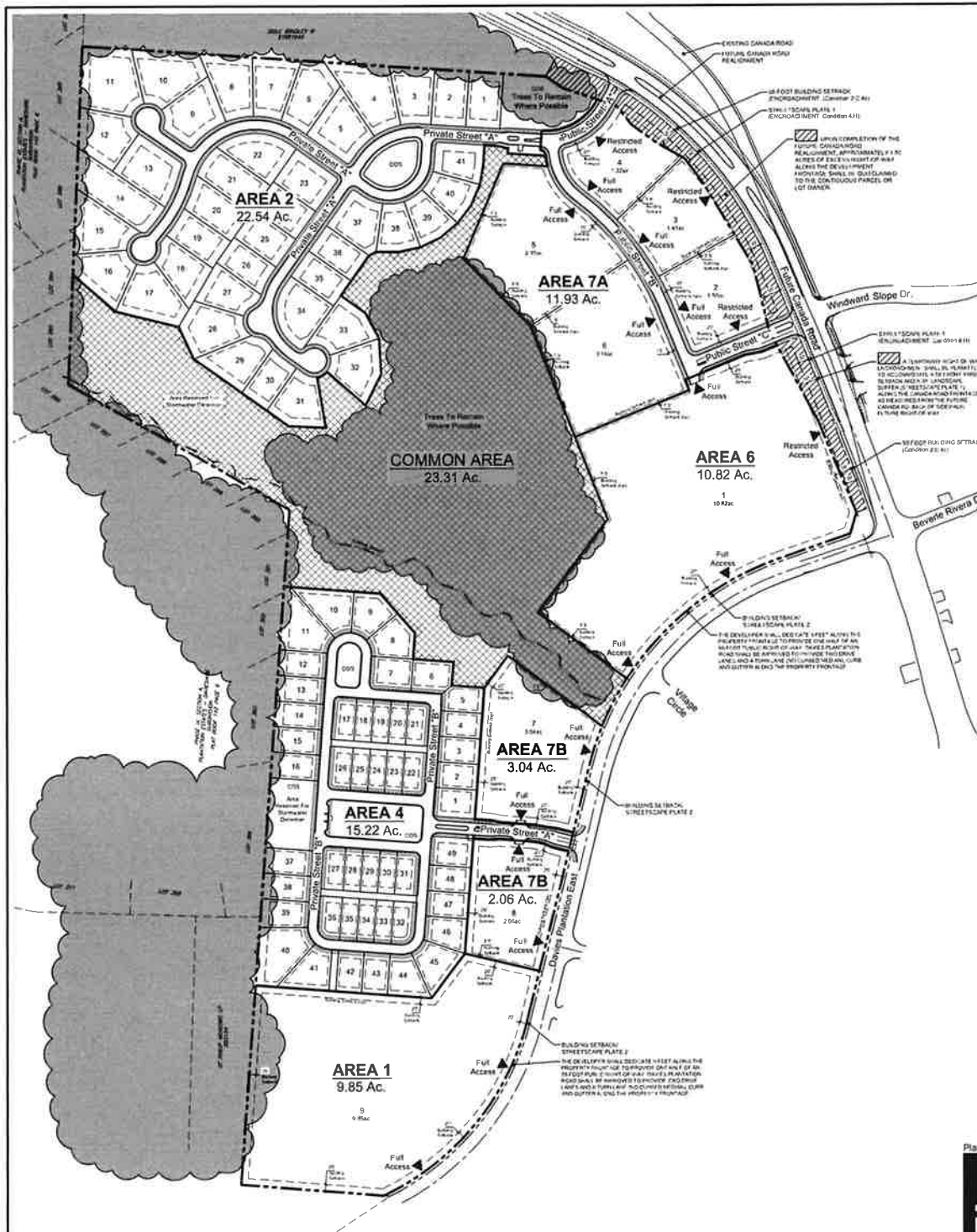
planning

ils

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9957 Renwood Crest Ct., Collierville, TN 38017
901.493.6996 corybrady@gmail.com

DRAFT
Outline Plan, Amended
Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots	N/A	Parcel # L0159 00395
Developer:	Ashmont Developer, LLC Po Box 772808 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017
November 2023	Scale: Varies	Sheets 6 of 6



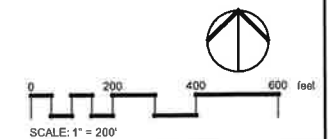
DEVELOPMENT DATA

Gross Land Area: 99.29-Acres/ 4,325,038.91sf
 Right-of-Way Dedication: 0.52-Acres/ 22,614.58sf
 (Davies Plantation East)
 Net Land Area: 98.77-Acres/ 4,302,424.33sf

Pending Acquisition: 0.99-Acres/ 43,050.51sf
 (Right-of-Way Agreement) (Canada Road)

Area 1 - C2 Regional Commercial: 9.85-Acres
 Area 2 - R2 Suburban Manor: 22.54-Acres
 Area 3 - (Omitted)
 Area 4 - Urban Estate: 15.22-Acres
 Area 5 - (Omitted)
 Area 6 - C2 Regional Commercial: 11.08-Acres
 Area 7A - C2 Regional Commercial: 11.67-Acres
 Area 7B - C2 Regional Commercial: 5.10-Acres
 Common Area/COS (Illustrated): 25.96-Acres/ 26%

*all acreages are approximate



DRAFT

Outline Plan, Amended Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0158 00395
Developer: Ashmont Developer, LLC 9957 Bottwood Creek Cv. Collierville, TN 38017 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017	
November 2023	Scale: 1" = 200'	

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM), this property lies in zone x (areas determined to be outside the 0.2% annual chance floodplain) as identified in Community Panel Number 470402 0330 G map dated February 6, 2013.



I. GENERAL INTENT

This Amended Outline Plan is intended to facilitate the design evolution of the previously approved Ashmont Planned Development (Resolution # R-43-2022). These conditions shall supersede the previously approved Outline Plan conditions. Where conflicts exist, these conditions apply. Where these conditions are silent on a particular provision, the previously approved outline plan conditions shall apply. Where these conditions and the previously approved outline plan conditions are silent on a particular matter, the City of Lakeland's Land Development Regulations adopted at the time of approval shall apply. Refer to the previously approved outline plan (Resolution # R-43-2022) for architectural guidelines.

The land use and bulk regulations prescribed herein are based upon the "Area" classifications defined and delineated by the previously approved outline plan with the following exceptions. Areas 3 and 5, and their associated regulatory provisions, have been omitted, the Area 2 entitlement has been expanded, and the Area 4 entitlement has been relocated to replace the original Area 3 designation.

Per resolution # R-43-2022, the following provisions of the Land Development Regulations shall not apply to any Area within the PD.

1. Maximum Building Coverage;
2. Maximum Impervious + Semi-Permeable Coverage;
3. Minimum Coverage of Front Property Line;
4. Minimum Principal Building Height;
5. Attached Garage Facade Proportions;
6. Facade Requirements, including Transparency, Cap & Base Types, Building Materials, and Building Variety;
7. Conservation Area Requirements (Article II, Section 11) of Lakeland's Land Development Regulations.

II. LAND USE AND DEVELOPMENT REGULATIONS

A. This subdivision is divided into five (5) delineated "Areas" previously classified by the approved outline plan with individual regulatory provisions prescribed for each (Areas 3 and 5 omitted).

Area 1: C2 - Regional Commercial District as modified;
Area 2: R2 - Suburban Manor District as modified;
Area 4: R4 - Urban Estate District as modified;
Area 6: C2 - Regional Commercial District as modified;
Area 7: C2 - Regional Commercial District as modified

B. PERMITTED USES AND DESIGN STANDARDS (where applicable)

All uses listed herein are defined by the City of Lakeland Land Development Regulations. Any use not specifically defined by the City's land Development Regulations shall be defined herein.

AREA 1: C2 - Regional Commercial District as modified

- a. This area is intended to permit lodging and housing and residential uses (including multi-family), together with uses typically associated with senior living facilities as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** Independent Living, Nursing Home, Hospice, Multi-Family Housing (as long as at least one (1) Multi-Family building is Age Restricted Multi-Family Housing), and on-site essential services and amenities.
- c. Age Restricted Multi-Family Housing that satisfy each of the following requirements in accordance with applicable federal and state law:
 1. At least 80 percent (or any higher percentage required under applicable law) of the units must have at least one occupant who is 55 years of age or older; and
 2. The facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as 55 or older housing; and
 3. The facility or community must provide significant facilities and services specifically designed to meet the physical or social needs of persons 55 or older; and
 4. The facility or community must comply with any applicable legal requirements for age verification of residents

AREA 2: R2 - Suburban Manor District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. Design for Single-family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations, and City Engineer approval.

AREA 4: R4 - Urban Estate District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. The design for Single-Family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. Homes may be accessed from a street or alley. All alleys shall be private, owned and maintained by a homeowner's association.
- e. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations.

AREA 6 and 7A: C2 - Regional Commercial District

- a. This area is intended to permit conventional lodging, retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** Hotel/Motel, Neighborhood Retail, General Retail, Large Scale Retail, Liquor Store, Neighborhood Personal Services, General Services, Regional Services, Child Day Care, Outdoor Entertainment, Neighborhood Office, General Office, Taproom/Brewery. Any use not specifically listed shall be prohibited.
- c. Design for commercial areas shall follow the Commercial Architectural Pattern Book as described in the PD Booklet, in lieu of the non-residential architectural guidelines in the Land Development Regulations.

AREA 7B: C2 - Regional Commercial District

- a. This area is intended to permit conventional lodging, retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** All uses permitted within The City of Lakeland's Land Development Regulations's C2 - Regional Commercial District excluding those specifically listed as prohibited in this Outline Plan.
- c. Age Restricted Multi-Family Housing that satisfy each of the following requirements in accordance with applicable federal and state law:
 1. At least 80 percent (or any higher percentage required under applicable law) of the units must have at least one occupant who is 55 years of age or older; and
 2. The facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as 55 or older housing; and
 3. The facility or community must provide significant facilities and services specifically designed to meet the physical or social needs of persons 55 or older; and
 4. The facility or community must comply with any applicable legal requirements for age verification of residents

PROHIBITED USES (ALL AREAS)

Pawn Shop, Smoke or Vape Shop, Outdoor Sales, Vehicular Services and Sales, Laundromat, Commercial Greenhouse or Nursery, Payday or Other Loan Establishment, Adult or Sexually Oriented Business, Tattoo Shop.

C. BULK REGULATIONS

1. AREA 1: C2 Regional Commercial District

- a. Minimum Lot Width: N/A
- b. Minimum Lot Size: N/A
- c. **Building Setbacks:**
 - Davies Plantation Rd: 20-feet
 - Internal Private Dr.: 10-feet
 - Side Yard (Adj. Properties): 20-feet
 - Rear Yard (Adj. Properties): 20-feet
- d. Maximum Building Height: 4-story

2. Area 2: R2 - Suburban Manor District

- a. Front load garages are prohibited
- b. Minimum Lot Width: 90-feet (Lots 1-37) / 75-feet (Lots 38-41)
- c. Minimum Lot Size: 12,500sf (lots 1-37) / 10,500sf (lots 38-41)
- d. **Building Setbacks:**
 - Front Yard/Street Side: 25-feet
 - Side Yard: 10-feet
 - Rear Yard: 25-feet
- e. Maximum Building Height: 2-Story

C. BULK REGULATIONS (Continued)

3. Area 4: R4 - Urban Estate District

- a. Front load garages are prohibited
- b. Minimum Lot Width: 50-feet (Alley) / 75-feet (Perimeter)
- c. Minimum Lot Size: 6,250sf (Alley) / 9,000sf (Perimeter)
- d. **Building Setbacks:**
 - Front Yard/Street Side: 20-feet
 - Side Yard: 5-feet
 - Rear Yard (Alley): 18-feet
 - Rear Yard (Perimeter): 15-feet
- e. Maximum Building Height: 2-story

4. Areas 6 & 7: C2 - Regional Commercial District

- a. Minimum Lot Width: 50-feet
- b. Minimum Lot Size: N/A
- c. **Building Setbacks:**
 - Canada Rd*: 50-feet (Measured from back of FUTURE Canada Rd. sidewalk)
- d. **Davies Plantation Rd.:**
 - Public Street "A & C": 20-feet
 - Public Street "B": 15-feet
 - Internal Private Dr.: 10-feet
 - Side Yard: 7.5-feet
 - Rear Yard: 7.5-feet
- e. **Min. Bldg. Separation:**
 - Hotel: 5-story
 - All other uses: 2-story

5. Right of Way Encroachment

- a. In an effort to establish a consistent streetscape and building pattern along Canada Road, the City of Lakeland shall allow encroachment within the Canada Road right-of-way to permit building, sidewalk, lighting, signage, and landscape related improvements within the current Canada Road right-of-way.
- b. Upon completion of the future Canada Road realignment, the off excess right-of-way along the development frontage shall be quieted to the contiguous parcel or lot owner. The future Canada Road right-of-way shall be considered the back of sidewalk, constructed with the Canada Road realignment. Where applicable, all associated dimensions prescribed by the bulk regulations herein shall be measured from the future Canada Road realignment back of sidewalk.

III. ROADWAYS, ACCESS, AND PARKING

A. Roadway Dedication and Improvements

1. Canada Road: The developer shall not be responsible for dedication of right-of-way or improvements to existing or future Canada Road.
2. Davies Plantation Road: Concurrent with each contiguous phase, the developer shall dedicate 18' of right-of-way along the property frontage to provide 85-foot public right-of-way. Davies Plantation Road will be improved to provide two drive lanes and a turn lane (no median), curb, gutter, and sidewalk along the property frontage.
3. All internal public streets shall be dedicated to the City of Lakeland and improved in accordance with the street section provided herein, subject by approval of the City Engineer.
4. All private streets and alleys shall be improved in accordance with the street section provided herein, subject by approval of the City Engineer.
5. All private streets and alleys shall be owned and maintained by an Owners' Association.

B. Access

1. Refer to Sheet 1 of 8 for the general location of vehicular access with Area 1, Area 6, Area 7A, and Area 7B as described below. The access locations shown are conceptual and may be adjusted to work with final site plans of individual commercial lots.
2. A maximum of 4 curb cuts are allowed on Canada Road as generally illustrated.
3. A maximum of 2 curb cuts along Canada Road may be full-access and must be aligned with proposed Canada Road median openings. Any additional curb cuts may only be right-in/right-out.
4. A maximum of 6 curb cuts are allowed on Davies Plantation Road as generally illustrated. All curb cuts on Davies Plantation Road may be full access.
5. All corner radii at intersections of public streets within the development may be a minimum of 15' at the face of curb.
6. Residential lots within Area 2 shall be accessed from the public street.
7. Residential lots within Area 4 shall be accessed either from the public street or private alley.
8. In Areas 2 & 4, driveways may be a maximum of 18' wide at the curb.
9. In Areas 2 & 4, driveways shall not be closer than 10' from the end of radius of a public street intersection.
10. In Areas 1, 6, and 7, driveways shall not be closer than 50' from the end of radius of a public street intersection.

C. Parking and Loading

1. Unless otherwise stated, parking and loading shall be provided in accordance with the City of Lakeland Land Development Regulations.
2. The specific type of Senior Living uses in Area 1 shall follow the parking regulations that correspond to the use category:
 - a. Independent Living: 1 25 spaces/audio unit, 1.5 spaces/1 bedroom unit, 1.75 spaces/2 bedroom unit;
 - b. Hospice/Assisted Living/Nursing Home: 0.25 spaces/bed and 1 space/employee.
3. The Planning Commission may approve an alternative parking requirement during Site Plan approval if justification based on industry standards is provided.
4. Head-in parking may be provided within any COS area directly off of the ROW of an interior public street in order to provide convenient resident access to common amenities.

IV. LANDSCAPE, SCREENING, AND COMMON OPEN SPACE

- A. A minimum (25%) of the net land (post dedications) of Ashmont PD area shall be reserved and designated as common area intended for tree preservation and/or passive recreational use/amenity areas.
- B. In addition to the condition above, a minimum 20% of each commercial/office lot shall be reserved as green space. All previous areas to include common lawns, landscape areas, streetscapes, boulevards, etc. shall qualify. Urban plazas and/or promenades may qualify when provided as a aesthetic element for the common enjoyment of patrons.
- C. Common Open Spaces areas shall be distributed throughout the residential portions of the planned development.
- D. Common Open Space areas are recommended within the commercial portions of the planned development by not required.
- E. All designated common areas shall be owned and maintained by a Homeowners Association and/or Property Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Business and Homeowners Associations shall be submitted to staff for review.
- F. Common Area, as designated, is intended to preserve the existing tree canopy, wetlands, and associated vegetation to the most reasonable extent possible while also satisfying the City's Stormwater Management Ordinance provisions. Permitted disturbance shall be limited to transitional grading and drainage improvements, stormwater detention facilities, walkways, and passive recreational uses only.
- G. The details and specifications for all Landscape Plates, including streetscapes and buffers provided herein supersede the Landscape Plates section of the Ashmont PD Outline Plan Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building facade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.
- H. Streetscape Plate 1 shall be installed along the property's Canada Road frontage.
- I. Streetscape Plate 2 shall be installed along the property's Davies Plantation Road frontage.
- J. Streetscape Plate 3 shall be installed along the Public Street "A" frontages.
- K. Streetscape Plate 4 shall be installed along the Public Street "B" frontages.
- L. Streetscape Plate 5 shall be installed along the Public Street "C" frontages.
- M. In Areas 6 & 7, a right-of-way encroachment shall be permitted in facilitation of the Canada Road Streetscape Plate as described.
- N. The minimum street tree size shall be 2 inches in caliper for all streetscapes.
- O. All required landscaping shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.
- P. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
- Q. Ashmont PD may utilize landscape features such as, but not limited to, masonry columns, iron markers, public art, rail, fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into an Area. Such features shall be submitted to the City with Final Plans.
- R. The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- S. All retention ponds are required to have a fountain.
- T. Any walking trails proposed within designated Common Open Space areas shall be a minimum of 5' wide concrete.
- U. Unless otherwise specified, all plant material shall adhere to the minimum size criteria specified in the City of Lakeland's development regulations.

Planning



DRAFT

Outline Plan, Amended Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00095
Developer: Ashmont Developer, LLC Po Box 772608 Memphis, TN 38177		Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017
November 2023	Scale: None	Sheet 2 of 8

V. SIGNAGE

- A. Signage shall be permitted in accordance with the City of Lakeland Sign Ordinance as modified herein
- B. One (1) overall development identity ground sign shall be permitted at each public street entrance to the development to meet the requirements of the Subdivision Entry Sign. These overall development signs shall not count toward the signage allowed for any particular Area or parcel. The overall development identity ground signs shall be submitted to the City with Final Plans.
- C. Within Area 6, all single-occupant buildings and all tenants of a multi-occupant building are allowed a maximum of two wall signs, one facing the primary street frontage and the other facing the parking area entrance. If two wall signs are utilized, the total wall sign area allowed per building (by the Sign Ordinance) shall be calculated based on the linear feet of these two building facades.

VI. SANITARY SEWER & SERVICES

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Plan is submitted for review and approval. The City of Lakeland will provide sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Lakeland and the State of Tennessee.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.
- D. Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
- E. All sanitary sewer located in a private drive or otherwise outside of a public right-of-way shall be within a public easement.

VII. WATER SERVICE / UTILITIES

- A. A Master Water Service Concept Plan shall be submitted at the time the Phase 1 Plan is submitted for review and approval. The City of Lakeland will provide public potable water service.
- B. Public water improvements shall be provided by the Developer under contract in accordance with MLGW standards.
- C. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- D. All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.
- E. Street light plans, if applicable, will be submitted for review and approval by City as part of final plans. Street lights are not required on roads internal to the development. ~~Any street lighting provided shall be in accordance with the following:~~

IX. DEVELOPMENT PHASING

- A. A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
- B. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.
- C. The synchronization of Phases may be modified by the Developer at any time to allow for current and future market demands.
- D. A final site plan / plat for each phase shall be made in accordance with the City of Lakeland Land Development Regulations.
- E. Minor changes may occur with the final plans that do not require Board of Commissioners approval. Minor changes are as defined below:
1. Minor changes may include adjustments of lot lines and road or trail alignments within any phase or Area to work with final design and engineering. Lot lines may be added or deleted as a minor change, pursuant to the requirements below.
 2. Minor changes may not increase density within any Area, allow additional uses within any Area, or cause any Area line to shift by more than 75-feet.

Planning

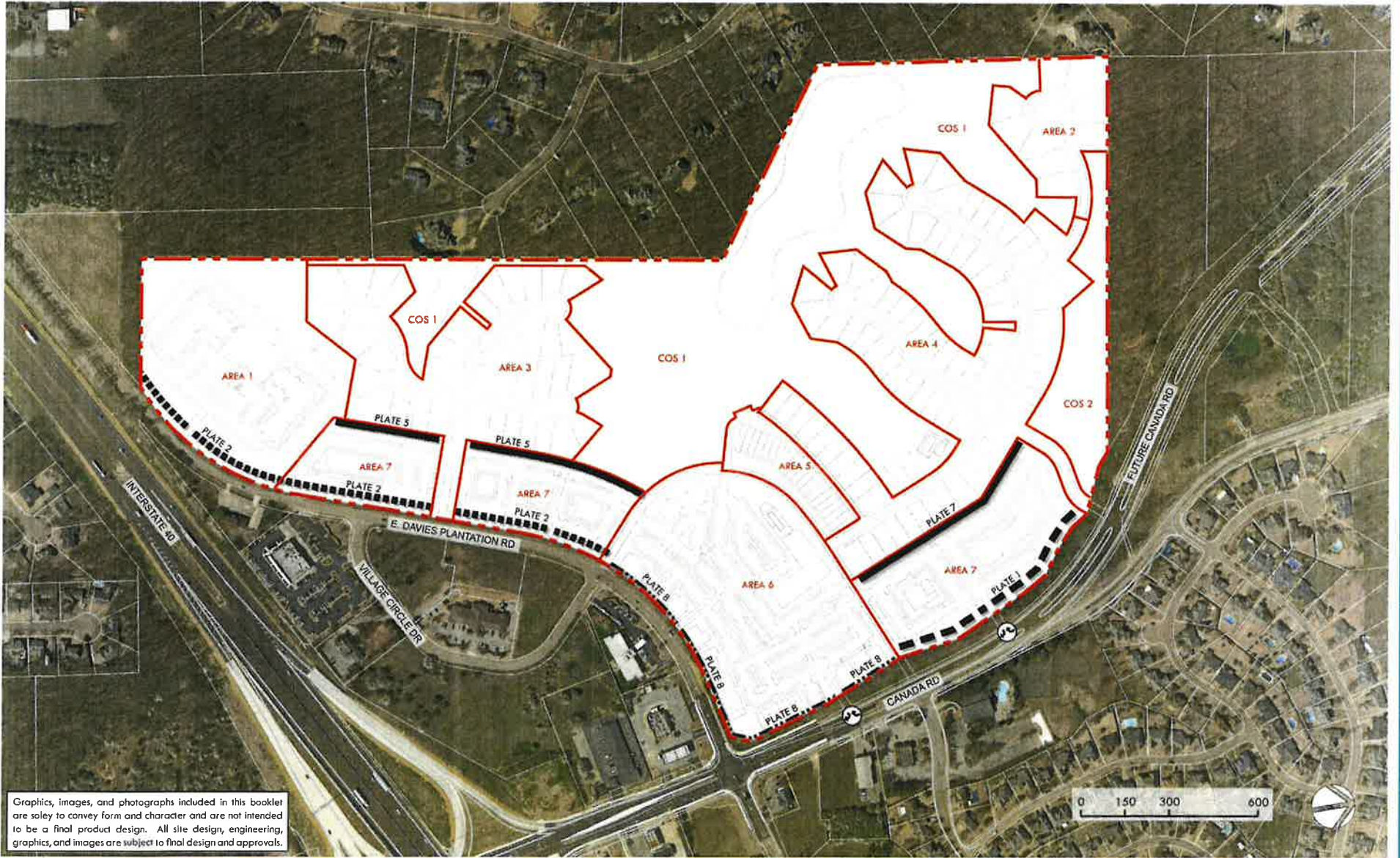


DRAFT

Outline Plan, Amended

Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00095
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017	
November 2023	Scale: None	Sheet 3 of 6



Graphics, images, and photographs included in this booklet are solely to convey form and character and are not intended to be a final product design. All site design, engineering, graphics, and images are subject to final design and approvals.

ASHMONT PLANNED DEVELOPMENT

Lakeland, Tennessee

ASHMONT PLANNED DEVELOPMENT

OUTLINE PLAN TEXT

I. GENERAL STATEMENT

Ashmont Planned Development (PD), a 99.3 acre $\pm$ tract of land located in Lakeland, Tennessee, is a Planned Development that provides a compatible and complementary mixture of residential products and commercial uses. It is the intent of the Developer that Ashmont maintains an urban neighborhood setting through the use of unifying architectural guidelines and cohesive landscaping criteria. With a focus on enhancing the site's varied topography through the planning of infrastructure and open space, Ashmont PD will establish itself as a unique and high-quality development with its own "Sense of Place."

The Outline Plan shall serve as the land use and transportation plan for development of the site. It is understood that internal roadways and lot arrangements may be adjusted at the time of final design to take advantage of topography, utilities, storm drainage, detention, and market conditions along with other site considerations. The Conceptual Development Plan shall serve as the preliminary conceptual vision for the project and a statement of intent for the development.

Due to the size of this project and the necessarily general nature of the Conceptual Development Plan, final plans for each phase will be required. Prior to the development of a given phase, the Developer will submit to the City of Lakeland for approval a Final Plan which will illustrate not only the spatial relationship of areas and lots within the phase to be undertaken, but also how those areas and lots relate to adjacent phases. The plan will further provide a visual statement which outlines how the new phase contributes to the completion of the overall vision. It is the intent of this provision to help assure that the neighborhood will develop in such a way that aligns with overall development goals, but also allows some flexibility in final design and engineering.

The following general guidelines shape the overall intent of the development:

- A. Declaration of Covenants, Conditions and Restrictions, hereinafter the "Declaration" shall be applicable to all properties within the planned development. A Homeowners Association and Business Association shall be maintained to assure that development within the neighborhood is completed to the high standards anticipated by the residents and to assure that all features and amenities of the neighborhood which are considered to be common assets, are continuously maintained in a quality manner. Declarations may be separated between residential uses and the business uses including the mixed-use areas.
- B. The community should be developed so that it not only preserves and protects, but also enhances surrounding property. Ashmont PD will reflect sensitivity to the adjacent land uses.
- C. Final Plans for common open spaces may incorporate water, landscaping, walking trails, and other design features which will contribute to the development's appeal and encourage walkable passive recreation within Ashmont PD. The Conceptual Development Plan, common areas, and walkways may be modified as final design and engineering documents are completed.
- D. Any internal Area boundary may shift up to 75' in any direction without the need to revise the Outline Plan.
- E. The lot numbers shown in the plan data chart represents the conceptual lot layout shown in the Conceptual Development Plan. The number of units in each Area and the total number of units across the development cannot exceed the limits established by the Board of Commissioners' approval of the project and any conditions attached to such approval.
- F. Any commercial uses shown on the Conceptual Development Plan is for illustrative purposes only. Final lot configuration, locations, and individual lot site plans may change from what is shown.

II. USES PERMITTED

A. Area 1

Uses allowed within the C2 – Regional Commercial District as modified herein.

Senior Living uses are permitted in Area 1:

1. Independent Living
2. Assisted Living
3. Nursing Home
4. On-site services and amenities incidental to the uses above

B. Area 2

Uses allowed within the R2 – Suburban Manor District as modified herein.

C. Area 3

Uses allowed in the R3 – Suburban Cottage District as modified herein.

Lots within Area 3 will be Age-Restricted.

Area 3 may be developed, in all or in part, with the same uses as Area 1 (Senior Living) if these uses meet all bulk regulations of Area 1.

D. Area 4

Uses allowed within the R4 – Urban Estate District as modified herein. Homes may be accessed from a street or alley.

E. Area 5

Attached Townhomes shall be permitted as allowed in the R6 – Attached District, as modified herein. Townhomes may be fee-simple lots. All Townhomes may be accessed from an alley.

F. Areas 6 and 7

Uses allowed within the C2 – Regional Commercial District as modified herein.

Prohibited uses include:

1. Pawn Shop
2. Smoke or Vape Shop
3. Outdoor Sales
4. Vehicular Services and Sales
5. Laundromat
6. Commercial Greenhouse or Nursery
7. Payday or Other Loan Establishment

Allowed uses include (except when prohibited above):

1. Neighborhood Assembly
2. General Assembly
3. Bed and Breakfast
4. Hospice
5. Hotel/Motel
6. Independent/Assisted Living/Nursing Home
7. Hospital
8. Library/Museum
9. Post Office
10. Neighborhood Retail
11. General Retail
12. Large Scale Retail
13. Neighborhood Personal Services
14. General Services
15. Regional Services
16. Child Day Care
17. Outdoor Entertainment
18. Neighborhood Office
19. General Office
20. Taproom/Brewery
21. Other Office Uses, Retail Shops, Sales, and Services, which are typically permitted within C2 Commercial.

G. Common Open Space Areas:

These areas are to be developed or preserved as open space and to create passive and active recreation opportunities. They may include amenities such as trails, park benches, open green space, or pools/amenities. Additionally, detention/retention basins and earthwork are allowed in these areas.

III. BULK REGULATIONS

Development of the neighborhood will be guided by the Outline Plan, and the area use descriptions provided above. Development of individual parcels must be in compliance with the provisions for dimensional regulations and access and circulation conditions provided below.

Other restrictions not specifically addressed here or elsewhere in the conditions (and its attachments) including, but not limited to, setbacks, side and rear yard requirements, minimum lot areas, accessory uses, and parking and loading areas shall be as defined in the City of Lakeland Land Development Regulations as applicable to the referenced District or Building Type for the particular parcel in question. Where provisions of this Outline Plan are in conflict with the above-referenced Ordinance, these provisions shall apply.

A. Plan Data

SITE DATA				
GENERAL SITE INFO				
TOTAL SITE ACREAGE		99.3 AC ±		
RESIDENTIAL				
AREA	LOTS	ACREAGE	DESCRIPTION	% OF LOTS
2	9 ±	3.7 AC ±	R2 - SUBURBAN MANOR	6%
3 *	39 ±	11.1 AC ±	R3 - SUBURBAN COTTAGE *	27%
4	81 ±	19.1 AC ±	R4 - URBAN ESTATE	55%
5	18 ±	2.1 AC ±	R6 - ATTACHED HOUSE	12%
TOTAL LOTS			147 ± LOTS **	
NET RES. ACREAGE			36.0 ± AC	
COMMON OPEN SPACE				
COS 1		25.2 AC ±		
COS 2		3.0 AC ±		
COS ACREAGE		28.2 ± AC		
GROSS RES. ACREAGE		64.2 ± AC		
PERCENT COS		44.0 ± %		
GROSS RES. DENSITY		2.3 ± DU/AC		
COMMERCIAL				
AREA	DESCRIPTION		ACREAGE	
1	C2 SENIOR LIVING		9.7 AC ±	
6	C2 COMMERCIAL (TYPE A)		12.4 AC ±	
7	C2 COMMERCIAL		13.0 AC ±	
COMMERCIAL ACREAGE			35.1 ± AC	

* Note: Area 3 may be developed with the same uses and bulk regulations as Area 1. See Outline Plan text for more detail.

B. Building Setbacks and Standards

Height limitations as outlined below shall not apply to architectural features.

1. Standards applicable to residential lots in Areas 2-5.

- a. All residential lots may be accessed from the street with front-facing garages. However, all front-facing garages must be set back a minimum of 7' from the front façade of the home and a minimum of 20' from the back of sidewalk.
- b. Max. Front Setback Porch Encroachment 5'
- c. Max. Rear Setback Porch Encroachment
Front-Loaded Homes 10'
Rear-Loaded Homes None
- d. Max. Appurtenance Encroachment 3'

2. Area 1

- a. Minimum Lot Width N/A
- b. Minimum Lot Size N/A
- c. Minimum Setbacks
(Davies Plantation Rd.) 20'
(Adjacent Properties) 20'
(Areas 3 and 6) 10'
- d. Maximum Height 4 stories

3. Area 2

- a. Minimum Lot Width 70'
- b. Minimum Lot Size 10,000 SF
- c. Minimum Front Setback 15'
- d. Minimum Side Setback (Each Side) 5'
- e. Minimum Rear Setback 15'
- f. Maximum Height 2 stories

4. Area 3

- a. Minimum Lot Width 55'
- b. Minimum Lot Size 5,500 SF
- c. Minimum Front Setback 15'
- d. Minimum Side Setback (Each Side) 5'
- e. Minimum Rear Setback 15'
- f. Maximum Height 2 stories

5. Area 4

- a. Minimum Lot Width 50'
- b. Minimum Lot Size 5,000 SF
- c. Front Setback 10' to 20' BTZ
- d. Minimum Side Setback (Each Side) 5'
- e. Minimum Rear Setback
(Front-Loaded) 15'
(Rear-Loaded) 5'
Maximum Height 2 stories

6. Area 5

- a. Minimum Lot Width 20'
- b. Minimum Lot Size 1,500 SF
- c. Front Setback 10' to 20' BTZ
- d. Minimum Rear Setback 5'
- e. Minimum Separation between Buildings 10'
- f. Maximum Height 2 stories

7. Area 6

The bulk regulations below reflect the intent for all principal buildings in Area 6 to comply with the Commercial Building Type A standards of the Lakeland Land Development Regulations.

- a. Minimum Lot Width 50'
- b. Front Built-to-Zone
(Canada Rd. or Davies Plantation Rd.) 10' to 20'
- c. Minimum Front Setback
(Internal Streets) 10'
- d. Minimum Side Setback 7.5'
- e. Minimum Rear Setback 7.5'
- f. Minimum Separation between Buildings 10'
- g. Maximum Height
(Hotel) 4 stories
(All other uses) 2 stories

8. Area 7

- a. Minimum Lot Width.....50'
- b. Minimum Front Setback.....10'
- c. Minimum Side Setback.....7.5'
- d. Minimum Rear Setback.....7.5'
- e. Minimum Separation between Buildings10'
- f. Maximum Height
 - (Hotel)4 stories
 - (All other uses).....2 stories

C. Design Standards for Areas 2, 3, and 4

- 1. Design for Single-Family homes shall follow the Single-Family Architectural Pattern Book as described in the PD Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.

D. Design Standards for Areas 6 and 7

- 1. Design for commercial areas shall follow the Commercial Architectural Pattern Book as described in the PD Booklet, in lieu of the non-residential architectural guidelines in the Land Development Regulations.

E. The following requirements in the Land Development Regulations shall not apply to any Area within the PD:

- 1. Maximum Building Coverage
- 2. Maximum Impervious + Semi-Pervious Coverage
- 3. Minimum Coverage of Front Property Line
- 4. Minimum Principal Building Height
- 5. Attached Garage Façade Proportion
- 6. Façade Requirements, including Transparency, Cap & Base Types, Building Materials, and Building Variety

IV. ROADWAYS, ACCESS, AND PARKING

- A. Residential lots may be front-loaded from public streets or rear-loaded with access from alleys.
- B. There is no requirement to dedicate or improve Canada Road. E. Davies Plantation Road will be improved to provide two drive lanes and a turn lane (no median), curb, and gutter along the property frontage. Additional ROW dedication will be provided along the property frontage to match the 86'-ROW (43' from centerline) as indicated by the Transportation Plan.
- C. All dedicated public improvements required herein shall be made to the specifications of the City of Lakeland, unless otherwise approved.
- D. All public streets interior to the development shall be dedicated and improved according to the Street Types described within the Ashmont PD Booklet and Outline Plan and approved by the City Engineer.
- E. A maximum of 4 curb cuts are allowed on Canada Road. The curb cut locations shown on the Circulation Plan are conceptual and may be adjusted to work with final site plans of individual commercial lots. A maximum of 2 may be full-access and must be aligned with proposed Canada Road median openings. Any additional curb cuts may only be right-in/right-out.

- F. A maximum of 6 curb cuts are allowed on Davies Plantation Road. The curb cut locations shown on the Circulation Plan are conceptual and may be adjusted to work with final site plans of individual commercial lots. All curb cuts on Davies Plantation Road may be full access.

G. Parking and loading spaces for all uses shall be in accordance with Lakeland's Land Development Regulations. The specific type of Senior Living uses in Area 1 shall follow the parking regulations that correspond to the use category:

- 1. Independent Living: 1.25 spaces/studio unit, 1.5 spaces/1 bdrm unit, and 1.75 spaces/2 bdrm unit
- 2. Hospice/Assisted Living/Nursing Home: 0.25 spaces/bed and 1 space/employee

The Planning Commission may approve a lower parking requirement during Site Plan approval if justification based on industry standards is provided.

- H. All corner radii at intersections of public streets within the development may be a minimum of 15' at the face of curb.

- I. In Areas 2-5, driveways may be a maximum of 18' wide at the curb.

- J. In Areas 2-5, driveways shall not be closer than 10' from the end of radius of a public street intersection.

- K. In Areas 1, 6, and 7, driveways shall not be closer than 50' from the end of radius of a public street intersection.

- L. Alleys may be a minimum of 20 feet in width of pavement, with no curb and gutter. All alleys shall be owned and maintained by the Homeowners' Association.

- M. Head-in parking may be provided within any COS area directly off of the ROW of an interior public street in order to provide convenient resident access to common amenities.

V. LANDSCAPING, SCREENING, AND OPEN SPACE

- A. Common Open Space areas within Ashmont PD include a total of ± 28 acres, or $\pm 44\%$ of the gross residential area. These spaces may vary from the areas shown on the Conceptual Development Plan with final design and engineering, but the Common Open Space will not go below 35%.

- B. All Common Open Space areas, medians, streetscape areas, and neighborhood greens are to be preserved and maintained by a Homeowners Association and/or Business Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Business and Homeowners Associations shall be submitted to staff for review.

- C. All common open space may have amenities such as hardscape plazas, pool areas, shade structures, walking trails, sidewalks, open lawn areas, shelter structures, bike racks, lighting, fencing, and benches where appropriate. These areas and amenities shall be submitted to the City with Final Plans.

- D. A tree survey shall be provided with the Preliminary Development Plan only for the portions of the site that are proposed to remain undisturbed. This shall satisfy the tree survey requirements of the Tree Management Ordinance.

- E. The minimum street tree size shall be 2 inches in caliper.

- F. Landscape Plates, including streetscapes and buffers, shall be as described within the Landscape Plates section of the Ashmont PD Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building façade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.

- G. All required landscaping shall be located on the property such that it shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.

- H. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.

- I. Ashmont PD may utilize landscape features such as, but not limited to, masonry columns, icon markers, public art, rail fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into an Area. Such features shall be submitted to the City with Final Plans.
- J. The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- K. This development is not subject to the Conservation Area Requirements (Article II, Section 11) of the LDR.
- L. All retention ponds are required to have a fountain.
- M. The Common Open Space walking trails within Ashmont PD will be a minimum of 5' wide and will be concrete.

VI. SIGNAGE

- A. The signage in Ashmont PD shall follow the City of Lakeland Sign Ordinance as modified herein.
- B. Ashmont PD may provide 1 overall development identity ground sign at each public street entrance into the development, to meet the requirements of the Subdivision Entry Sign. These overall development signs shall not count toward the signage allowed for any particular Area or parcel. The overall development identity ground signs shall be submitted to the City with Final Plans.
- C. Within Area 6, all single-occupant buildings and all tenants of a multi-occupant building are allowed a maximum of two wall signs, one facing the primary street frontage and the other facing the parking area entrance. If two wall signs are utilized, the total wall sign area allowed per building (by the Sign Ordinance) shall be calculated based on the linear feet of these two building facades.

VII. DRAINAGE FACILITIES & SERVICES

- A. The stormwater drainage system shall be designed and constructed to the drainage design standards of the City of Lakeland stormwater management program and State of Tennessee Department of Environmental Quality.
- B. A Storm Water Pollution Prevention Plan (SWPPP) will be filed with the state authorities prior to commencement of construction.
- C. Grading, drainage, and engineering construction plans to be approved by the City Engineer.
- D. All public storm drainage shall require a public easement.
- E. The following note shall be placed on the final plat of any development requiring on-site drainage facilities: The areas denoted by "Reserved for Stormwater Retention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. Stormwater detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the respective property owner. Such maintenance shall be performed to ensure that the system operates in accordance with the approved plan on file in the City Engineer's office. Such maintenance shall include, but is not limited to removal of sedimentation, fallen objects, debris, trash mowing, outlet cleaning and repair of drainage structures.
- F. All construction improvements within the development shall be in compliance with erosion and sediment control guidelines and ordinances of the City of Lakeland and the State of Tennessee.

VIII. SANITARY SEWER & SERVICES

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Plan is submitted for review and approval. The City of Lakeland will provide sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Lakeland and the State of Tennessee.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.

- D. Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
- E. All sanitary sewer located in a private drive or otherwise outside of a public right-of-way shall be within a public easement.

IX. WATER SERVICE / UTILITIES

- A. A Master Water Service Concept Plan shall be submitted at the time the Phase 1 Plan is submitted for review and approval. The City of Lakeland will provide public potable water service.
- B. Public water improvements shall be provided by the Developer under contract in accordance with MLGW standards.
- C. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- D. All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.
- E. Street light plans, if applicable, will be submitted for review and approval by City as part of final plans. Street lights are not required on roads internal to the development. Any street lights provided will be MLGW standard street lights.

X. DEVELOPMENT PHASING

- A. A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
- B. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.
- C. The synchronization of Phases may be modified by the Developer at any time to allow for current and future market demands.
- D. A final site plan/plat for each phase shall be made in accordance with the City of Lakeland Land Development Regulations.
- E. Minor changes may occur with the final plans that do not require Board of Commissioners' approval. Minor changes are as defined below:
 - 1. Minor changes may include adjustments of lot lines and road or trail alignments within any phase or Area to work with final design and engineering. Lot lines may be added or deleted as a minor change, pursuant to the requirements below.
 - 2. Minor changes may not increase density within any Area, allow additional uses within any Area, or cause any Area line to shift by more than 75'.



Municipal Planning and Design Review Commission

Meeting Date: Thursday, January 11, 2023

Project: Land Disturbance Permit - 3135 Cobb Road

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 3135 Cobb Road

Parcel ID: L0159 00040

Zoning District: AG: Agriculture

Site Area: 17.95 acres

Applicant: Charles Murphy

Representative: Charles Murphy

STAFF RECOMMENDATION

City Staff recommends approval of the Land Disturbance Permit at 3135 Cobb Road as presented.

DISCUSSION:

The applicant, Charles Murphy requests approval of a Land Disturbance Permit application for a 17.95 acre parcel on the west side of Cobb Road just west of the Sterling Place PD.

Title 18, Section 603 of the Lakeland Municipal Code requires that all land development activities disturbing one acre or more obtain a Land Disturbance Permit from the City. In accordance with the City's regulations, the applicant has provided the following documents as part of the permit application:

- Grading Plan
- Site Stabilization Plan
- Erosion Control Plan

Any approval of the Land Disturbance Permit by the Planning Commission should be made

conditional upon the applicant satisfying all City regulations. At this time, all engineering comments have been satisfied.

EXAMPLE MOTIONS

1. Motion to approve the Land Disturbance Permit at 3135 Cobb Road subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve the Land Disturbance Permit at 3135 Cobb Road without conditions.
3. Motion to deny the Land Disturbance Permit at 3135 Cobb Road application:
 - a. Reason for denial

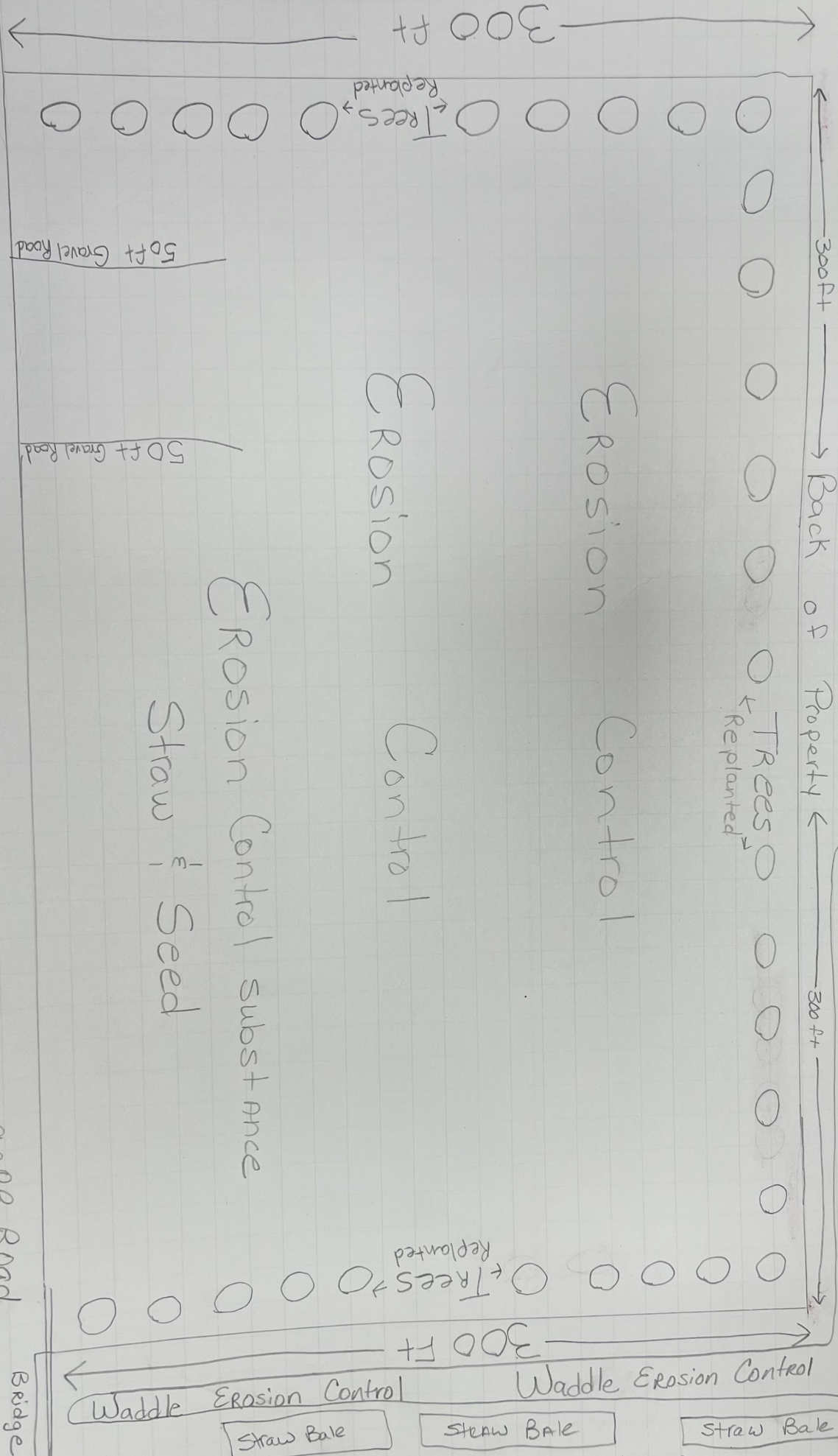
3135 COBB Road

3135 COBB ROAD

3135 COBB Road

Bridge

Bridge



Unnamed Trib of Grey's Creek