

CITY OF WHITE HOUSE  
Board of Mayor and Aldermen and Planning Commission  
*Joint Study Session*  
Agenda  
February 8, 2021  
6:00 p.m.

1. Call to Order by the Mayor
2. Roll Call
3. Adoption of the Agenda
4. New Business
  - a. Discuss a proposed residential multi-family development called Cardinal Point located at Sage Road.
5. Adjournment

**Item # 7** **Cardinal Point/CSDG:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 11.02 acres from C-2, General Commercial to NCRPUD, Neighborhood Center Residential Planned Unit Development for a 216-unit multi-family development. Request is further made for Preliminary Master Development Plan Approval. Property is referenced as Robertson County Tax Map 160, Parcel 190 and is located at Sage Road.

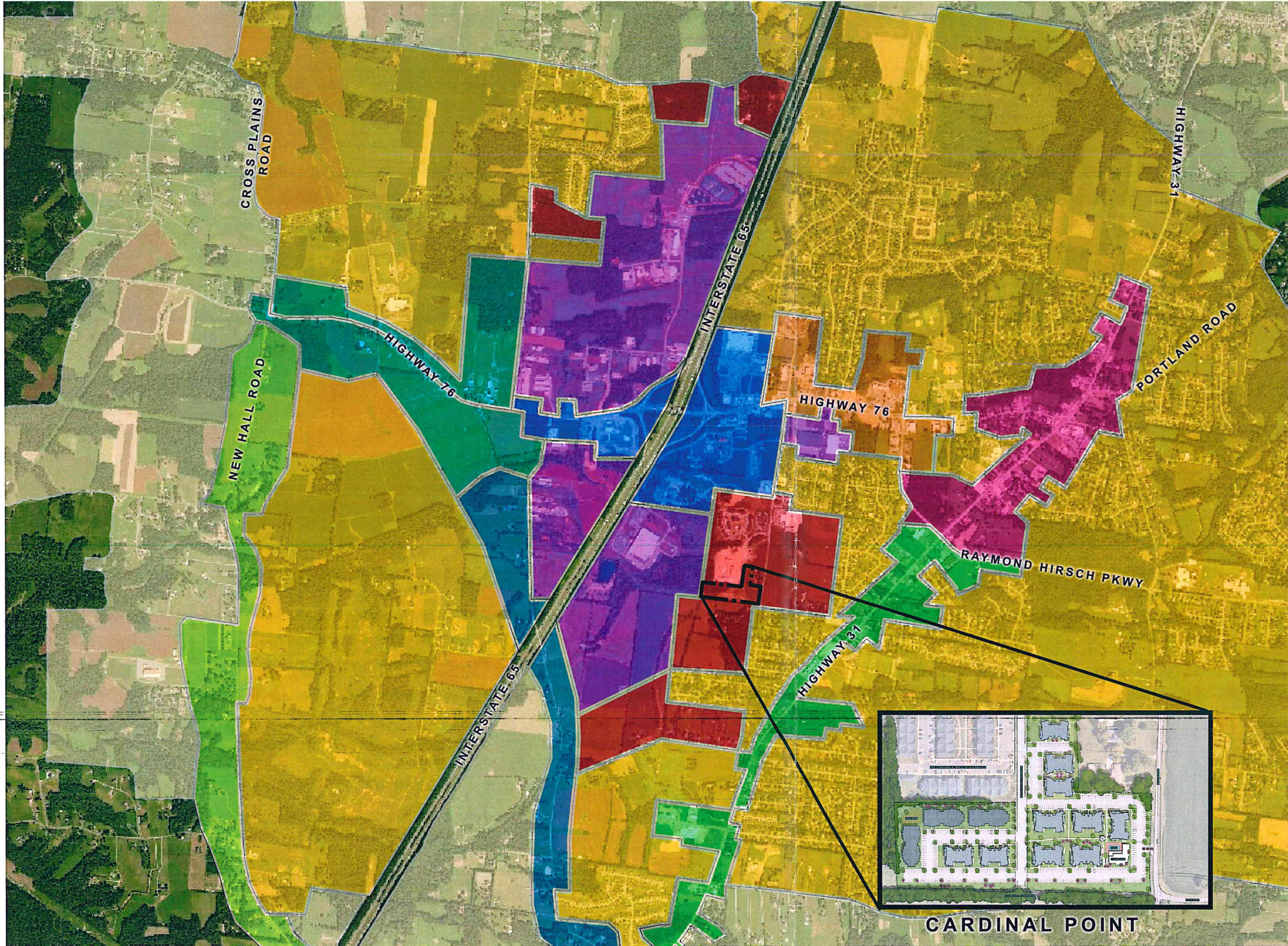
Staff stated the request is for rezoning to NCRPUD for a multi-family Development with (9) nine buildings with 216 units. Staff stated the Exterior design of the buildings is brick and hardboard. Staff stated The development would have a clubhouse and swimming pool Amenities. Staff stated that the property zoning would meet the City's Comprehensive Plan in the Mixed Use Area. Staff stated since they are asking for NCRPUD, he would recommend that Staff and Commission review the design and make recommendations that would work best for the city. Staff stated that the developer is available via the Zoom app to discuss. Staff discussed the areas that encompass the C-6, Town Center Zoning and the Mixed Use Areas in the Comprehensive Plan. Gerald Herman, City Administrator, discussed that this is the same developer that developed The Standard at White House Apts. located on Sage Road. Mr. Herman Stated that the developers own all the road frontage property along Sage Rd. from the Medical Center to Cardinal Dr. except where the Two houses are located. Mr. Herman stated that they were going to Construct storage buildings on the north side of Sage Rd., and the Apartments were going to go behind the existing houses and along The side. Mr. Herman stated that the developer requested that the property be rezoned from C-4 to C-2 to allow mini storage buildings. Mr. Herman stated they also received BZA special approval to build Mini storage buildings. The developers begin construction on the mini storage buildings, and then stopped. Mr. Herman stated that the developer said if there were more apartments built there would Be more demand for the storage use. Mr. Herman stated that this lot Is the last available commercial lot on Sage Rd. Mr. Herman stated that he's had discussion regarding this property with the Mayor and would like to see commercial on the frontage of Sage Road. Mr. Herman stated that the developers are flexible and would like to develop the property, but would like to have the Commission's input on the design and layout of the development. The Commission asked how many apartment units are at The Standard. Mr. Herman stated approximately 250 units with both phases. Staff and Commission had discussion that there are approximately 1,000 apartment units in the city. Commission had discussion on concerns of not needing

any more large multi-family developments. Commission discussed that there had been discussions that the city was moving away from having any more large box apartment units and moving more to small residential developments such as town homes and having the larger residential density to be located in the Town Center areas. Commission discussed that they would like to more infill type developments such as townhomes and condominiums. Mr. Herman stated that the Town Center zoning was to be where the more density developments would be allowed. Mr. Herman stated that there is a developer who is looking to develop the property behind Kroger for multi-family development that will come before the Commission next month. Dean Montgomery, developer for the property, was present via Zoom. Mr. Montgomery stated that they would like to work with the Commission and to present a development that would be palatable for the city. Commission and Staff discussion a possible mixed-use type development with townhomes, condo type units, and a couple of commercial type spaces. Staff stated that the property across the road at Sage Road has already been approved to NCRPUD. Commission and Developer had discussion on possible 55 and better mixed-use development with some commercial in the front. Jim Harrison-architect for the project discussed landscaping, lighting, walkable, and green spaces. Mr. Harrison stated they would like to have nice amenities and architecture for the development. Mike Stanton, one of the owners for the development discussed that there are high power voltage lines that run on the downside of the property, and that not every residential use would be appropriate for that type of situation. Mr. Stanton stated that there hasn't been any recent interest in the commercial lots available on Sage Rd. Commission discussed if they could see a plan that is more mixed-use with residential and some commercial instead of all large 3-story apartment buildings.

**Motion was made by Richard Berry to defer, seconded by Bob Dorris.**

**Motion passed unanimously.**





- LEGEND**
- EAST 76 CORRIDOR
  - GATEWAY
  - HIGHWAY 31 CORRIDOR
  - INNOVATION
  - MIXED USE
  - NEW HALL CORRIDOR
  - RESIDENTIAL SINGLE-FAMILY (LOW DENSITY)
  - RESIDENTIAL SINGLE-FAMILY (MEDIUM DENS)
  - UNION ROAD CORRIDOR
  - WEST 76 CORRIDOR
  - WHITEHOUSE CROSSROADS

**Mixed Use Character Area**

The Intent of this Character Area is to enhance and promote areas appropriate for a *neighborhood-scale mixture of compatible and complementary residential and nonresidential uses*. These areas are not intended for large-scale highway commercial or regional shopping type uses. These areas are intended to be *smaller pockets of personal service or convenience commercial type uses in close proximity to resident uses*. These areas are intended to improve the quality of life for residents in White House by *providing vibrant neighborhoods*, with a compatible mixture residential and small scale commercial and/or office uses.

**General Description**

The Neighborhood Mixed Use Character Area is characterized by a *mixture of residential, small-scale commercial, and low-impact office uses*. These neighborhoods are intermixed with compatible governmental, religious, and/or civic uses. The general development pattern is largely urban and can generally be defined by single- and multi-use activity on small to medium lot sizes, depending on the surrounding development pattern. Street networks and intersections are defined by site context. Buildings have *short to moderate* setbacks and use the building structure or landscaping to frame the street.

**Future Development Description**

Future development and redevelopment should emphasize access control, connectivity, and context-responsive development. All development should be neighborhood-scale of 1 to 2 stories, while designed to be sensitive to surrounding residential uses. Buffering and transitional features should be employed non-residential uses to ensure that the neighborhood-scale development pattern is consistent with surrounding neighborhoods. Additionally, new development should create a pedestrian-friendly environment by adding sidewalks and/or creating other pedestrian-friendly multi-use trail/bike routes in order to link current and future neighborhoods.



**CARDINAL POINT**



Ben Johnson



Ben JOHNSON