

CHAPTER 6

RESIDENTIAL AREA PLAN

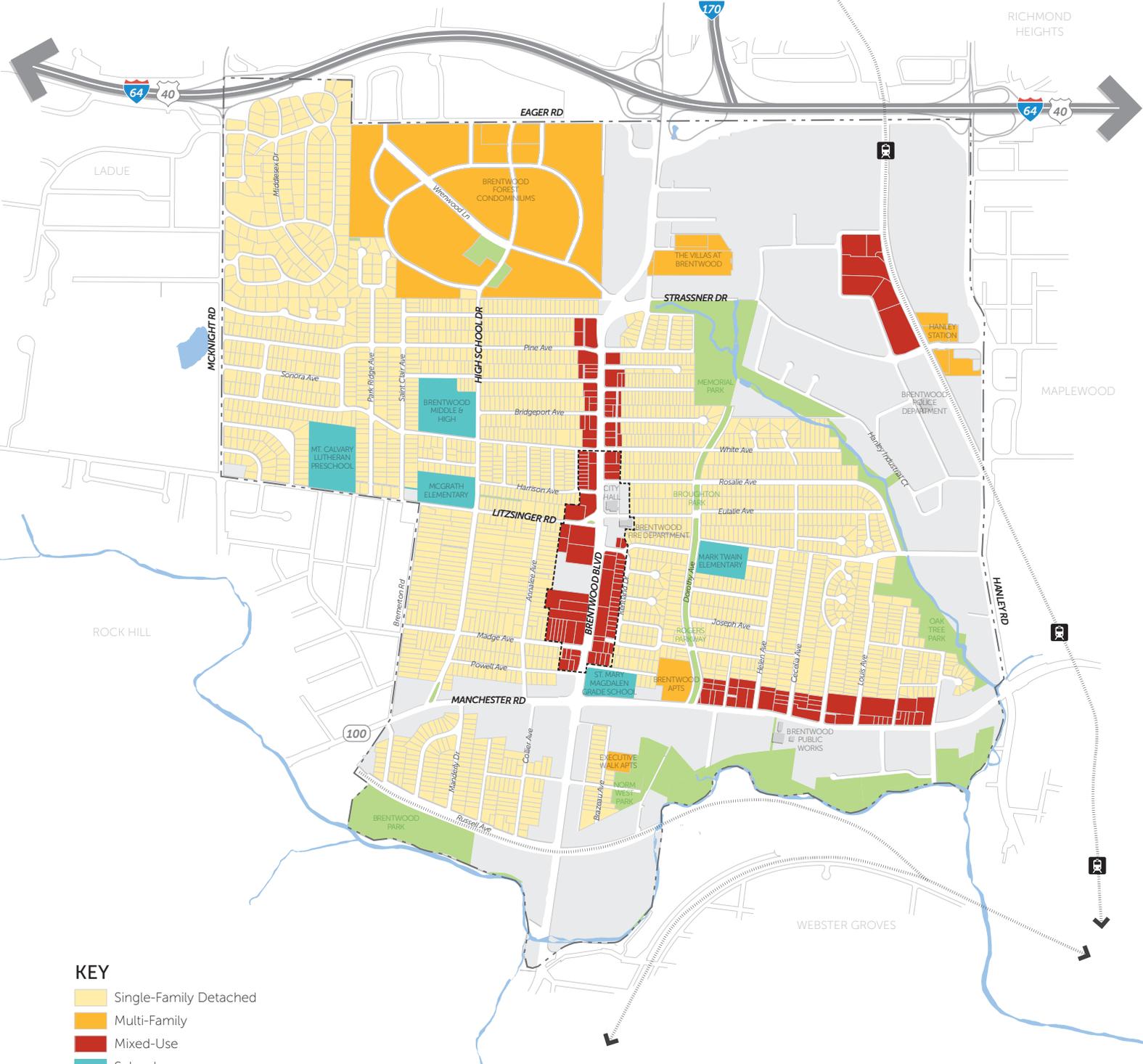


Brentwood's residential neighborhoods are one of the most significant contributors to its unique character and identity. Throughout the planning process residents expressed their vision and concerns for the City's residential areas. The Residential Area Plan builds on public input and the future Land Use & Development Plan to provide policies and recommendations as well as further define the type and location of each residential land use. The location of each residential land use is illustrated in the Residential Area Plan .

The Objectives identified in the Residential Area Plan are intended to:

- Maintain Brentwood's character and identity
- Ensure quality housing stock remains a staple of the community
- Maintain the optimal balance of housing types within the community
- Ensure compatibility between the City's commercial areas and its residential neighborhoods
- Ensure compatibility between infill and existing residential development
- Encourage a diversity of housing types, sizes and prices

RESIDENTIAL LAND USE PLAN



- KEY**
- Single-Family Detached
 - Multi-Family
 - Mixed-Use
 - School
 - Parks & Open Space
 - Non-Residential Land Use
 - Town Center



RESIDENTIAL LAND USE

SINGLE-FAMILY DETACHED RESIDENTIAL

Single-family detached residential neighborhoods greatly contribute to the City's image and identity. Single-family detached residential areas make up the single largest land use in the City of Brentwood and should continue to be preserved and enhanced. Lot sizes within single-family detached residential areas generally range between 3,500 and 85,000 square feet. These lot sizes are not exact and exceptions can occur for particular parcels or neighborhoods. However, this range provides a sound characterization for the residential densities anticipated throughout the City. Single-family residential lot sizes are generally consistent within developed areas and are generally reflective of the City's Code of Ordinances, which will regulate development and assist with the Plan's implementation.

An important objective of the Residential Area Plan is to continue to protect and enhance the City's single-family residential neighborhoods. Future development should be sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods. Wherever possible, single-family neighborhoods should be buffered and protected from adjacent incompatible uses.

Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner. Although single-family attached homes, such as townhomes and duplexes, are scattered throughout neighborhoods, the overall character of these homes are compatible with surrounding single-family detached houses. Thus, the Future Land Use & Development Plan does not recommend the creation of separate single-family detached and single-family attached land uses, but instead categorizes both as a Single-Family land use designation. The overall single-family character serves as the rationale for the Future Land Use & Development Plan's designation. Single-family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses are considered appropriate within predominantly single-family detached areas. For example, street frontage, lot depth, and the presence of neighboring non-residential uses should be considered on a case-by-case basis for other types of compatible residential development.



SINGLE-FAMILY ATTACHED RESIDENTIAL

Single-family attached structures are connected horizontally and are typically two stories in height. Single-family attached homes provide residents with more housing variety, can be integrated within neighborhoods, and can serve as transitional areas between commercial and multi-family development. These types of units are also popular for empty nesters and others looking to downsize their homes.

MULTI-FAMILY

Multi-family residential structures contain multiple housing units, are usually stacked vertically and attached horizontally, and typically have common hallways and other amenities. Examples of multi-family residential developments include apartments, condominiums, and senior housing. Although the Residential Area Plan does not include specific locations for additional multi-family housing, most multi-family developments within the City are located in, or near, areas of intense commercial development with access to goods, services and the public transportation network.

MIXED-USE

The Future Land Use Plan and development for Brentwood includes a designation for mixed-use at the future Town Center. Mixed-use areas should be characterized by uses and development patterns that provide a vibrant, safe, attractive, and "walkable" pedestrian environment. This includes active commercial uses on the ground floor, and opportunities for multi-family residential units on upper floors. The Future Land Use Plan and Development designates Downtown Brentwood as a mixed-use area. Mixed-use development may also occur along Manchester Road and Hanley Industrial Park.

SENIOR HOUSING

Senior housing is an essential component of the City's residential offerings and should be appropriately accommodated in select locations. The notion of "aging in place" is important, as it allows residents to remain in the City as they progress through the different stages of life. Although the Residential Area Plan does not call out specific locations for senior housing, the Plan does recognize the importance of developing additional senior housing within the community to accommodate the City's existing and future senior population.

In general, senior housing can be in the form of single-family detached, attached, or multi-family dwellings. As locations are considered for accommodating senior housing development, preference should be given to proximity of transit, goods, and services. The ability to walk to restaurants, shops, transit, recreation, entertainment, and services is often important to seniors as it reduces their dependence on the automobile for daily needs. Given current issues of proximity, areas within or near Brentwood Boulevard near the North Gateway at Strasser. May be ideal for senior housing and include possibly a retail and/or office component.

RESIDENTIAL LAND USE OBJECTIVES

The Residential Land Use objectives focus on enhancing the City's overall residential character by improving existing residential areas and promoting new high-quality residential development in appropriate locations. The following objectives will assist the City in future decision-making regarding residential land use throughout the City.

Preserve the character of the City's existing single-family residential neighborhoods.

The City's residential areas are composed of several unique and distinct neighborhoods. Neighborhoods east and west of Brentwood Blvd differs from each other and in addition they differ from neighborhoods around Manchester Road and east of McKnight Road. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive and compatible with the established character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk, and orientation similar to its surroundings. Residential Design Guidelines will help in achieving the compatibility; however, it is not a regulatory document and therefore an updated zoning code will help in implementing the regulatory controls.

Seek opportunities to provide senior housing within the City near recreation, public transit, healthcare, and daily goods and services.

Brentwood is an aging community, which is substantiated by the demographic analysis. Residents feel that Brentwood needs to develop more senior housing options and public services targeted to retirees so that long-time residents can remain in the community. The City seeks to provide opportunities for residents to "age in place," meaning that housing within the community accommodates all stages of life. Although the Residential Area Plan map does not call out specific locations, the Plan does recognize the importance of developing additional affordable senior housing within the community to accommodate the City's existing and future senior population. From active living through assisted living, the City will continue to provide a wide range of housing types to accommodate its seniors.

Create neighborhood identity and strengthen "sense of place" for neighborhoods

Strengthen the identity of residential neighborhoods with signage or entrance markers at gateways to individual neighborhoods. Banners on street lights can also be used as a place maker for neighborhoods. The City should consider applying for additional grants to implement those neighborhood improvements as was done for Litzsinger Road and Rosalie Avenue.

Establish a local historic building/district preservation program.

Explore the potential for designation of Historic Structure/District(s). If a local preservation program is determined to be feasible, then the city may coordinate with homeowners and property owners to inventory and evaluate residential with unique character to determine if they warrant establishment of a historic district or listing of individual structures in the landmark program and National Register of Historic Places. Not only would this preserve historically significant areas or places such as the "Lustron" houses built in Brentwood, but usually provides a motivation and context for neighborhood or commercial re-investments. Reinvestment in historic structures or districts could be supplemented by federal grants, federal loans or tax credits.

Ensure the neighborhood parks and recreation areas, schools, and employment areas are well connected to residential areas by trails and sidewalks.

Parks are a contributing factor to the high quality of life in Brentwood. The City's sidewalk and trail network should continue to be expanded to provide better connectivity between the community's residential neighborhoods, parks, schools, and employment centers. Within residential areas, sidewalks should be installed and maintained. Sidewalk installation should consider the desires of residents and the existing character of neighborhoods; however, the preservation of character should not supersede pedestrian safety and connectivity. The City should be cognizant of the differences in the character of individual neighborhoods when determining locations and types of sidewalk installation.

Discourage and prohibit "cut-through" traffic in residential neighborhoods as necessary.

The City's residential neighborhoods are one of its most cherished assets for the comfort and safety they provide. Non-local, or "cut-through," traffic is a threat to neighborhoods, as motorists use quiet neighborhood streets as a means of bypassing traffic on more heavily-traveled routes. With commercial corridors throughout much of the City, almost all neighborhoods are susceptible to cut-through traffic. A combination of signage and improved traffic enforcement should be used to discourage cut-through traffic in all residential areas when it is identified as a problem by residents and threat to a neighborhood's safety and residential quality of life. Traffic calming measures should be balanced with the interests of all residents and neighborhoods. Traffic should be routed around residential neighborhoods on arterial roadways and collector streets designed to carry higher volumes of traffic with minimal impact on residential areas.

Diversify housing types to attract additional families, professionals and seniors.

Support the provision of a variety of housing types (e.g. multi-family, mixed-use, and senior housing) and economic choices (e.g., for-sale and rental) within the City that meet the specific needs of all residents, including those related to accessibility, multi-sensory technologies, and independent living. New multi-family development should be incorporated into mixed-use areas to provide residents the opportunity to walk or bike to shops, places of employment, entertainment venues, parks or trails. Multi-family housing within mixed-use areas would include living quarters above stores or offices, town homes, villas, condominiums, and apartments. Because this housing would generally have limited or no yards, the mixed-use area should provide appropriate outdoor public spaces for relaxation, socialization, and play.



Review of Code of Ordinances Related to Infill Housing

The infill housing trend is anticipated to continue and is part of Brentwood remaining a vibrant and vital community into the future. It also presents the need for balance with the compatibility of infill housing construction with existing residential neighborhoods. It is important to strike a balance of residents' interests, which includes the desire of Brentwood residents for the compatibility of new and expanded housing stock with the existing neighborhoods. Brentwood residents' interests also include the desire of residents to improve and expand their existing homes, and for their needs to find homes in Brentwood that fit the growing needs of their families throughout their families' life cycle. The Brentwood School District also has a need to retain families with school age children. Through this process, the City also should encourage the construction of moderately-priced and sized homes to continue to provide a range of housing options to residents throughout their families' life cycle.

Many houses in Brentwood are of older housing stock and of masonry construction which must be considered when residents desire to construct additions and reinvest in their homes. The homes also come in a range of site coverages in the various residential zoning districts. It is recommended these subject matters related to infill housing be studied and reviewed by the Planning and Zoning Commission. This review should include a review of site or lot coverage requirements, such as within the "B", Single-Family Residential District. To aid in the Planning and Zoning Commission's review, the City should consider conducting a study of the existing

building stock in the City including, at a minimum, the site or lot coverage, building area coverage and impervious surface area coverage throughout Brentwood.

The Planning and Zoning Commission's review of the Code of Ordinances related to infill housing should consider developing amendments to ordinances related to the infill housing trend in the City of Brentwood. This review should consider the regulatory framework regarding new housing and additions or expansions to existing house stock. The process should also include a review of housing and zoning related ordinances, including the ordinance which created the Architectural Review Board.

The Planning and Zoning Commission is well-versed in these subject matters, for example, routinely addressing zoning requests with a determination of whether a proposed project is consistent with the character of the surrounding neighborhoods. The Commission represents a broad cross-section of the City's residents with multi-faceted backgrounds and knowledge that will serve the City and its residents throughout this review process. The Commission's meeting structure also provides a readily accessible forum for regular public meetings that are well-known to residents and which routinely allow for robust participation by residents. The Planning and Zoning Commission process will allow the opportunity for further input and comments on ordinances and discussions during the Commission's review of the Code of Ordinances related to infill housing.



Application of Covenants and Restrictions

Some of Brentwood’s residential subdivisions were private subdivisions in the past and were bounded by covenants, which were grandfathered in when the street became public, which creates complications when enforcing the Code of Ordinances. Additionally, in some areas the Code of Ordinances is less restrictive than the original building stock it was designed for. This creates confusion and lack of clarity on how to best interpret the code in relation to infill development in the subdivisions. The City should consider amending the Code of Ordinances to provide consistent guidance on potential infill development in these existing subdivisions.

For older neighborhoods in Brentwood which may not be governed by covenants and restrictions, residents may consider the formation of a Neighborhood Conservation Overlay District (NCOD). A NCOD is a zoning tool used to preserve, revitalize, protect, and enhance significant older areas within a community beyond what is specific in the standard code. The conservation overlay regulations are applied in addition to standard zoning regulations and will usually take precedence. NCOD regulations will differ from neighborhood to neighborhood depending on the area’s character and needs. Both a NCOD and a historic district as noted in this chapter are overlay districts; however, a NCOD will typically regulate fewer features and will focus more on significant character defining features, such as lot size, building height, setbacks, streetscapes and tree protection. Unlike historic districts, NCODs rarely consider specific elements, such as windows, building materials, colors and decorative details.

Ensure residential areas are adequately screened and buffered from adjacent non-residential uses and activity.

The composition of the City’s commercial districts along corridors that transect it means that there are many areas where commercial uses abut residential properties and neighborhoods. The use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping, should be promoted to protect neighborhoods from abutting commercial or industrial land uses. The City should identify areas where land use conflicts are problematic and explore solutions to mitigate the conflicts, including buffering and screening.