

Metropolitan Planning Commission



Staff Reports

August 13, 2009

Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

PREVIOUSLY DEFERRED ITEMS

NO SKETCH



Project No.

Zone Change 2009Z-008TX-001

Name

Electronic Signs (Special Exception Use)

Council Bill

BL2009-463

Council District

Countywide

School District

N/A

Requested by

Councilmember Charlie Tygard

Staff Reviewer

Withers

Staff Recommendation

Defer to the September 10, 2009, Planning Commission Meeting

APPLICANT REQUEST

Permit electronic display signs in certain zoning districts.

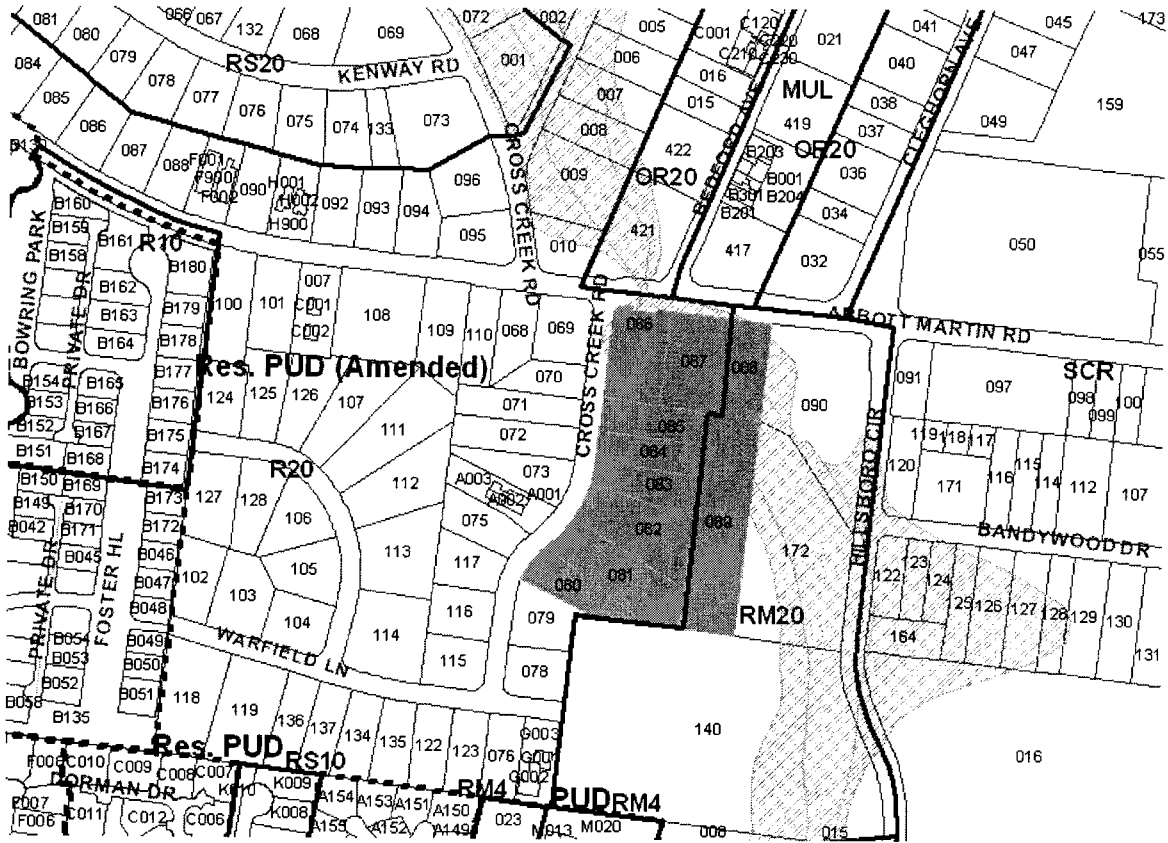
Text Amendment

A request to amend the Metro Zoning Code to designate electronic display signs as a permitted use or a special exception use in certain zoning districts, and to add standards for electronic display signs to be allowed as a special exception use.

Deferral

Staff requests that this item be deferred to the September 10, 2009, Planning Commission meeting in order to take into account the discussion at the Planning Commission workshop that is scheduled for August 13, 2009.

The item is scheduled to be considered by the Council at their November 3, 2009, Public Hearing.



2009CP-010-001

Valerie Crossings at Green Hills

Map: 117-14 Parcels: 080 - 089

Green Hills/Midtown Community Plan

Council District 25- Sean McGuire 34 – Carter Todd



**Project No.
Request**

Plan Amendment 2009CP-010-001
Amend the 'Structure Plan' land use policy in
the *Green Hills-Midtown Community Plan: 2005*
Update

**Associated Case
Council District**

2009SP-009-001

25 – McGuire

34 – Todd

**School District
Requested by**

8 – Fox

Fiveash Development

**Staff Reviewer
Staff Recommendation**

T. Adams/ Eadler

Defer indefinitely

APPLICANT REQUEST

Amend the policy to permit multi-family housing.

Amend the Community Plan

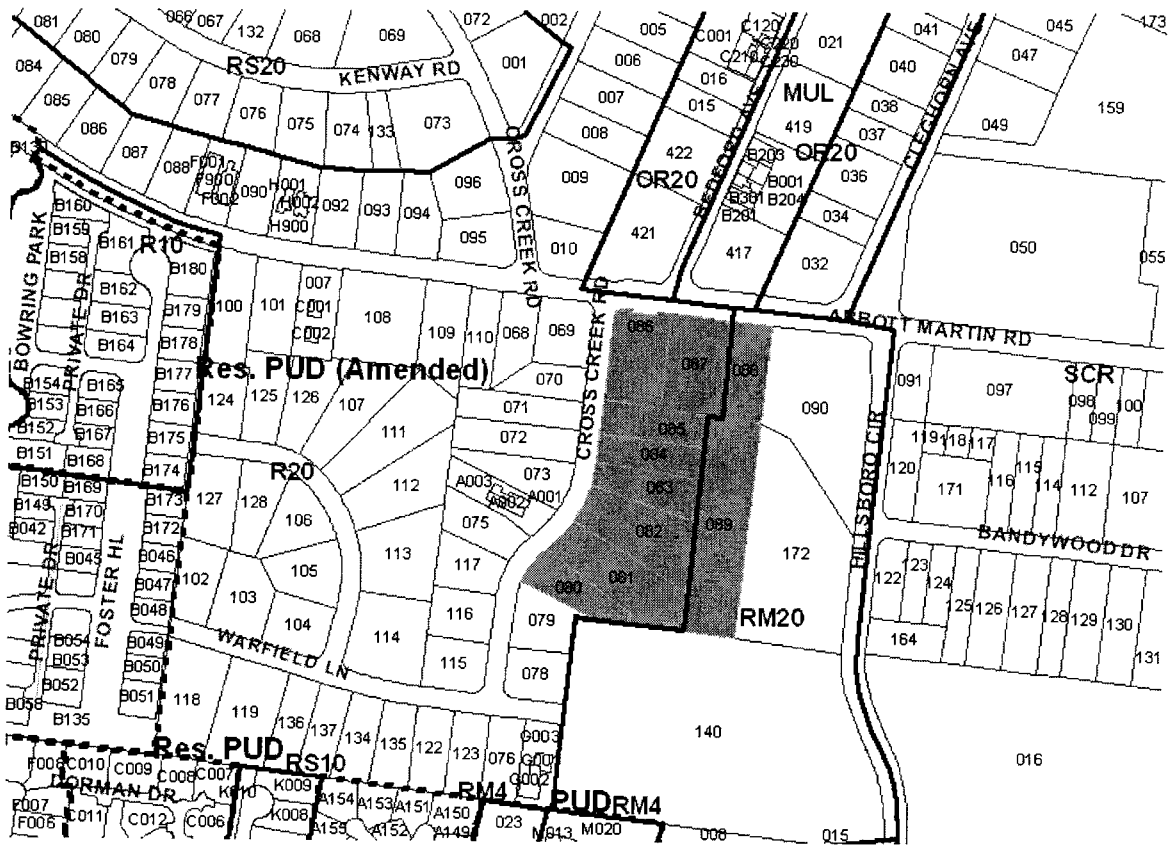
A request to amend land use policies on property
within the *Green Hills – Midtown Community Plan:*
***2005 Update* located at Cross Creek Road and Abbot**
Martin Road from RAC (Regional Activity Center)
and RLM (Residential Low Medium) to Community
Character Policies CO (Conservation), T5 MU (T5
Center Mixed Use Neighborhood), and T4 NE (T4
Urban Neighborhood Evolving).

Deferral

The applicant has requested that this item and the associated zone change be deferred indefinitely.

SEE NEXT PAGE

**ZONING MAP AMENDMENTS
and
SPECIFIC PLANS**



2009SP-009-001

Valerie Crossings at Green Hills

Map: 117-14 Parcels: 080 - 089

Green Hills/Midtown Community Plan

Council District 25- Sean McGuire, 34 – Carter Todd



Project No.	Zone Change 2009SP-009-001
Project Name	Valerie Crossing SP
Associate Case	2009CP-010-001
Council Bill	BL2009-520
Council District	25 - McGuire
	34 - Todd
School District	8 - Fox
Requested by	Fiveash Development, applicant, for various owners
Staff Reviewer	Bernards
Staff Recommendation	<i>Defer Indefinitely</i>

APPLICANT REQUEST

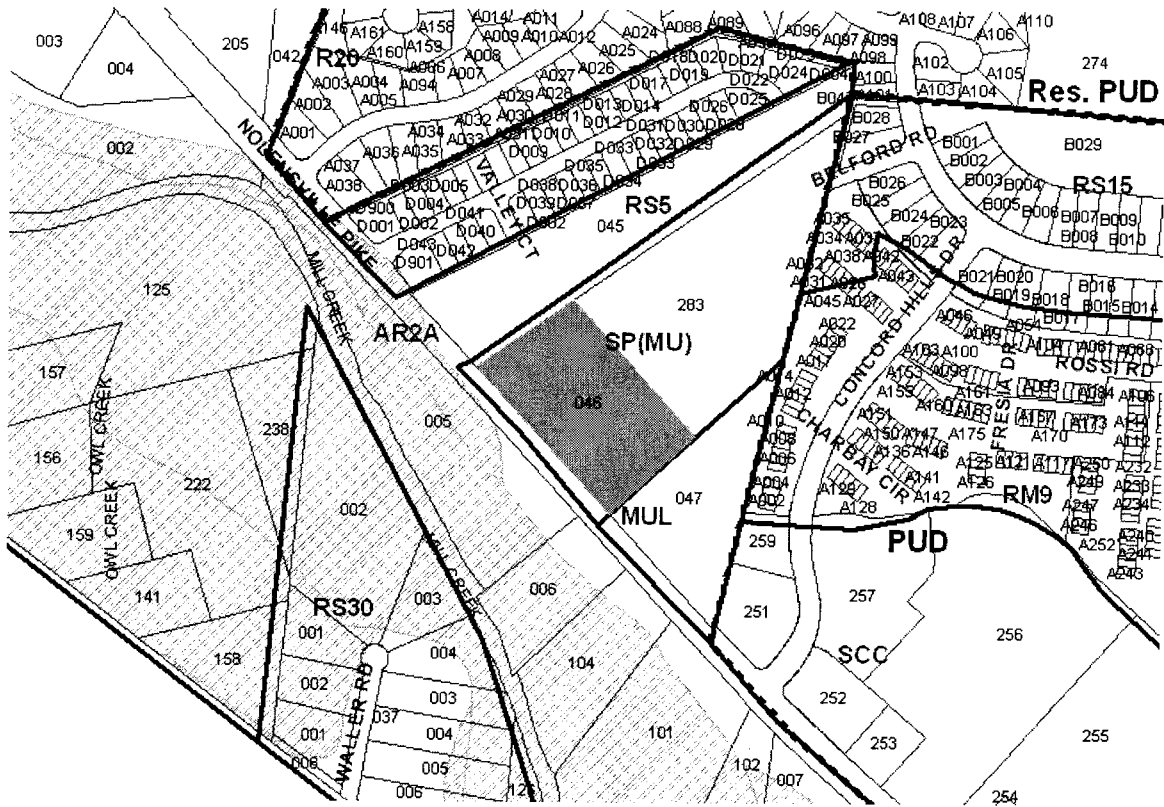
Rezone to permit 270 multi-family units.

Preliminary SP

A request to change from One and Two-Family Residential (R20) and Multi-Family Residential (RM20) zoning to Specific Plan-Residential (SP-R) for properties located at 3910, 3914, 3916, 3920, 3922, and 3926 Cross Creek Road and 2215, 2217, and 2219 Abbott Martin Road, at the southeast corner of Abbott Martin Road and Cross Creek Road (7.89 acres), to permit up to 270 multi-family residential units and one single-family residential unit.

Deferral

The applicant has requested that this item and the associated Community Plan amendment be deferred indefinitely. At the August 6, 2009, Council meeting, the Councilmember deferred indefinitely the Council Bill for this rezoning at first reading.



2007SP-040-001
 High Point (Amendment #1)
 Map: 181-00 Parcel: 046
 Southeast Community Plan
 Council District 31 – Parker Toler



Project No.	SP Amendment 2007SP-040-001
Project Name	High Point (Amendment # 1)
Council Bill	BL2009-515
Council District	31 - Toler
School Board District	2 – Brannon
Requested By	Highpoint Investors, LLC, owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Add “retail” as a permitted use within the SP district.

Amend SP Ordinance

A request to amend Council Bill 2007-1409 for a portion of the previously approved High Point Specific Plan District located at 6640 Nolensville Pike, approximately 610 feet north of Concord Hills Drive (4.25 acres), to add “retail” as a permitted use in the Specific Plan - Mixed Use (SP-MU) district.

**Existing Zoning
SP-MU District**

Specific Plan-Mixed Use is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

CRITICAL PLANNING GOALS

N/A

**CRIEVE HALL/TUSCULUM
COMMUNITY PLAN POLICY**

Community Center (CC)

CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

Yes. The amendment adds retail as an additional use within the commercial district, which is a use that is compatible



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with the Community Center policy. There are no other changes to the SP with this amendment.

PLAN DETAILS

The High Point Specific Plan District was approved by Metro Council in 2007. The approved plan consists of a mixture of residential and commercial uses, including 96 residential units and 125,450 square feet of commercial uses. While the SP permits some commercial uses, it did not include "retail" as one of the permitted commercial uses. The permitted commercial uses in the current SP approved by Council are as follows:

- Bed and Breakfast;
- Personal Care Services;
- Restaurant;
- Automobile Convenience (Permitted with conditions);
- Home Improvement Sales (Permitted with conditions).

Furthermore, the ordinance was amended by the area's council representative to limit the types of permitted uses. The amendment specifically prohibited uses, including a hotel. That council bill amendment did not prohibit retail.

The proposed "retail" use is consistent with the intent of the original SP and is compatible with other permitted commercial uses. The change is minor in that it does not alter the design of the SP, but should benefit the development by allowing a wider range of uses.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Comply with previous conditions.

1. Required IDA improvements for the High Point specific plan (2007SP-040G-12) are to be constructed on Nolensville Pike, meeting the linear footage as stipulated by the Planning staff (RS2007-096 / BL2007-1409).
2. Construct a continuous three (3) lane cross-section between Jackson Valley Subdivision (Nolensville Pike / High Point Terrace) and the Mill Creek Towne Centre development (Nolensville Pike / Concord Hills Drive).

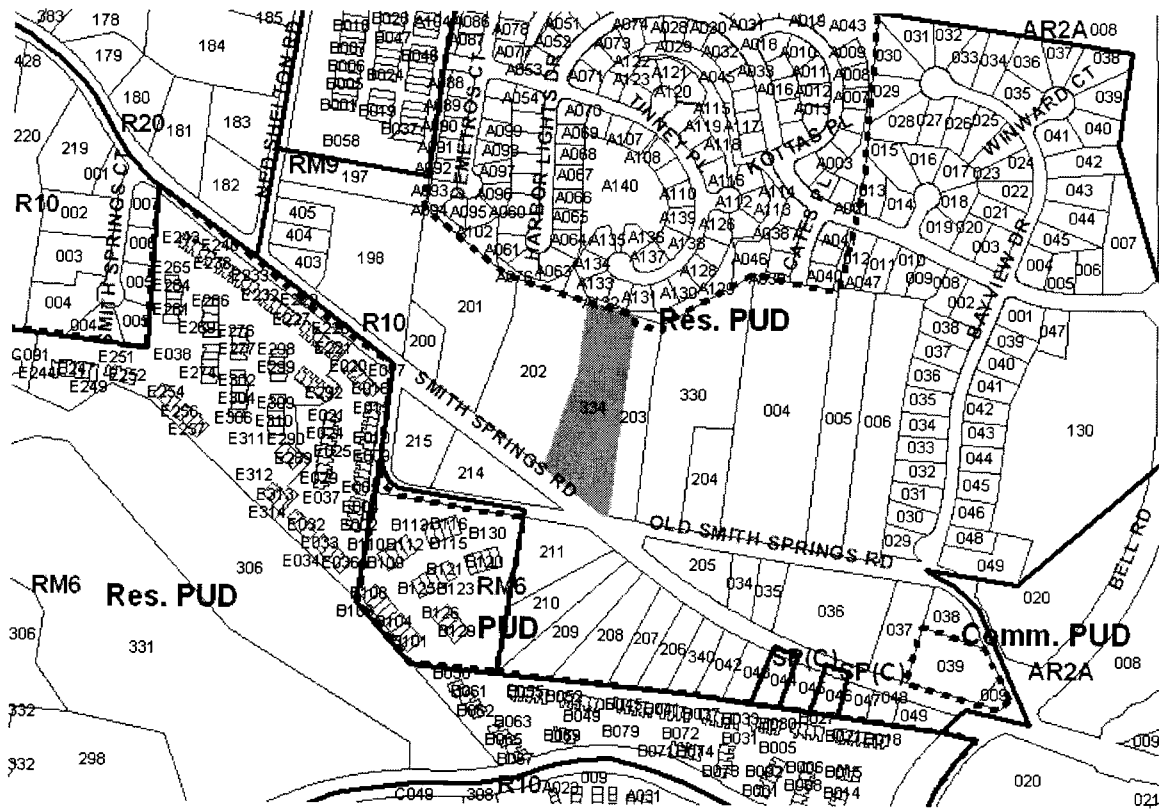


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3. There shall be no direct access onto Nolensville Road from commercial outparcels.
4. In accordance with the recommendations of the traffic impact study, the following improvements will be required:
 - a. Construct the project access at Nolensville Road with one entering and two exiting lanes (LT and RT) with a minimum of 75 ft of storage and transitions per AASHTO/MUTCD standards.
 - b. Construct a southbound left turn lane on Nolensville Rd at site access with a minimum of 100 ft of storage and transitions per AASHTO/MUTCD standards.
 - c. Construct a northbound right turn lane on Nolensville Rd at the site access with a minimum of 100 ft of storage and transitions per AASHTO/MUTCD standards.
 - d. Developer shall conduct a signal warrant analysis for the intersection of Nolensville Rd and the project access at the following intervals: at the final phase of the residential portion of the development and at the development of the commercial parcels, or as directed by the Metro Traffic Engineer. The warrant analysis and traffic counts shall be submitted to the Metro Traffic Engineer for review and approval. The developer shall design and install a traffic signal when approved by the Traffic and Parking Commission.

STAFF RECOMMENDATION

Staff recommends that the request be approved. The proposed retail use is consistent with other commercial uses currently permitted in the SP district.



2009SP-013-001
 Universal Robotics
 Map: 135-00 Parcel: 334
 Bellevue Community Plan
 Council District 29 – Vivian Wilhoite



Project No.
Project Name
Council District
School District
Requested by

Zone Change 2009SP-013-001
Universal Robotics
29 – Whilhoite
6 – Johnson
Looney Ricks Kiss Architects, applicant for Benno Von Hopffgarten owner

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove

APPLICANT REQUEST

Rezone to permit an office use, single-family residence and other uses.

Preliminary SP

A request to change from One and Two-Family Residential (R10) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 2518 Old Smith Springs Road, approximately 1,090 feet east of Ned Shelton Road (2.29 acres), to permit a single-family residence, guest house, detached garage and a two story, 7,600 square foot office building.

Existing Zoning
R10 District

R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots. *Under the existing R10 zoning the 2.29 acres would permit a maximum 10 lots with 1duplex lot for a total of 11 residential dwelling units.*

Proposed Zoning
SP-MU

Specific Plan-Mixed Use is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes residential and office uses.*

CRITICAL PLANNING GOALS

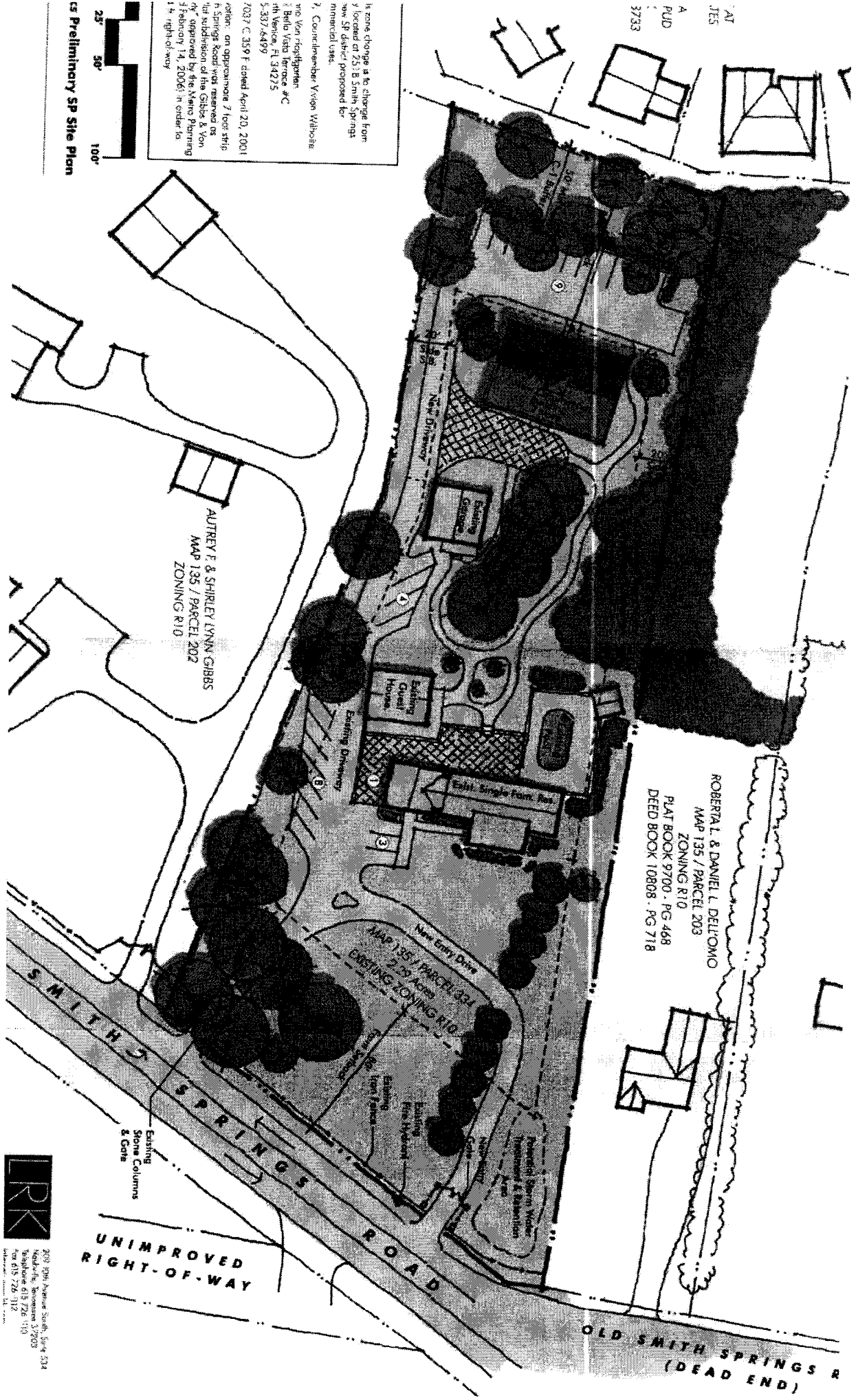
N/A

**ANTIOCH/PRIEST LAKE
COMMUNITY PLAN**

Existing Policy
Neighborhood General (NG)

NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that

AT
JES
A
PUD
3733



This zone change is to change from
located at 251 E Smith Springs
new SP district proposed for
commercial uses.

2. Councilmember Vivian Wilhoite
for Von Stoppig/Porter #C
of Belle Vista Terrace #C
in Venice, FL 34275
5-337-6499

7037 C 359 F dated April 20, 2001
action: on approximately 7 lots stric
h Springs Road was reserved as
the subdivision of the Gibbs & Von
Stoppig approved by the Metro Planning
14, February 14, 2006. In order to
14 right-of-way

ROBERTA L. & DANIEL L. DELROMO
MAP 135 / PARCEL 203
ZONING R10
PLAT BOOK 9700 - PG 468
DEED BOOK 10808 - PG 718

AUTREY F. & SHIRLEY LYNN GIBBS
MAP 135 / PARCEL 202
ZONING R10

New Entry Drive
MAP 135 / PARCEL 324
2.25 Acres
EXISTING ZONING R10

UNIMPROVED
RIGHT-OF-WAY

OLD SMITH SPRINGS R
(DEAD END)



2699 10th Avenue South, Suite 334
Naples, Florida 34103
Telephone: 619 726 1110
Fax: 619 726 1112
www.rk-engineering.com

cs Preliminary SP Site Plan



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Consistent with Policy?

the type of development conforms with the intent of the policy.

No. The plan proposes office uses, and while the policy does say that office may be an appropriate use in transitional areas, it further states that office uses are appropriate only at locations specified on a detailed neighborhood design plan (DNDDP), or in the absence of a design plan a special policy. The property is not in a design plan or a special policy area that calls for transitional uses.

PLAN DETAILS

The property, zoned for one and two-family residential and proposed for a Specific Plan – Mixed Use, is approximately 2.29 acres in size. It is located on the north side of Smith Springs Road, west of Bell Road. The property is developed and consists of a single-family house, a guest house, a detached garage and pool. The house is set back approximately 180 feet from Smith Springs Road and the front yard contains a variety of mature trees, and an iron fence that runs the length of the front property line.

The intent of this SP is to allow for the residential property to also be used for office and research activities associated with Universal Robotics. The SP calls for the existing house, guest house, garage and pool to remain, and permits an additional office building. Residential would continue to be a permitted use, but office would also be permitted within all structures. The SP would also permit a Bed and Breakfast Inn or Homestay within any of the permitted structures.

The proposed Bed and Breakfast Inn or Homestay is not a listed use in the Metro Zoning Code. Since it is not a listed use, the SP should define the use and provide parameters for the use. The Zoning Code does permit Rural Bed and Breakfast Homestay uses as a Special Exception (SE), which could be similar to the proposed use. While most of the conditions of the SE for a Rural Bed and Breakfast Homestay would not be appropriate with this SP, the requirement that the property be owner occupied should be required as specified in Section 17.16.160.A.2.

The SP would permit office within any structure; however, it limits this use to a maximum of 7,700 square feet total within this SP. In addition to the existing structures, the SP proposes an additional structure at the rear of the property behind the main house to be used for office use.



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Access would be provided from the existing drive and an additional drive closer to the eastern property line. Although a sidewalk would typically be required at this location if this type of development were proposed without an SP, there is no sidewalk shown along Smith Springs Road within the SP. The plan proposes that no sidewalk be required. If approved, staff is recommending a condition that a sidewalk be required, or that a contribution to the sidewalk fund be made in lieu of construction of a sidewalk along the property frontage.

Analysis

The proposed SP is not consistent with the Antioch/Priest Lake Community plan's Neighborhood General land use policy. The policy is mostly intended for residential uses calling for a mixture of housing types, but it does also provide for office uses under certain circumstances. Those circumstances include a Detailed Neighborhood Design Plan (DNNDP) or special policy specifically calling for an office or other transitional type use. There is no DNNDP or special policy on this property so the proposed plan is not consistent with the policy.

STORMWATER RECOMMENDATION

Preliminary SP returned for corrections:

1. Proposed Site Layout (Scale no less than 1" = 100', Contours no greater than 5'). Add scale to plans.
2. Add 78-840 Note to plans: (Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.)
3. Add Preliminary Note to plans: (This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.)
4. Add Access Note to plans: (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)
5. Add C/D Note to plans: (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).)
6. Show Existing Topo on plans.
7. Affix Engineer / Architect stamp on plans.



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PUBLIC WORKS RECOMMENDATION

1. All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans.
2. Identify plans for solid waste disposal and recycling collection. Solid waste disposal and recycling collection to be approved by the Department of Public Works Solid Waste Division.
3. Construct minimum driveway ramp width not less than fifteen (15') feet.
4. Locate proposed driveway outside of the Smith Springs Road / Old Smith Springs Road curb return street corners, and clear of utility poles, drainage structures, signs, fire hydrants, etc.

STAFF RECOMMENDATION

Staff recommends that the request be disapproved because it is not consistent with the area's land use policy.

CONDITIONS (if approved)

1. A sidewalk shall be required along the property frontage of Smith Springs Road, or a contribution to the pedestrian network may be made in lieu of construction as specified in Section 17.20.120 of the Metro Zoning Code. Any sidewalk shall meet all Public Works' design standards. The sidewalk shall be shown on the final site plan, or the fee must be paid prior to the issuance of any building permits.
2. Plans for solid waste disposal and recycling collection. Solid waste disposal and recycling collection to be approved by the Department of Public Works Solid Waste Division.
3. Construct minimum driveway ramp width not less than fifteen (15') feet.
4. Locate proposed driveway outside of the Smith Springs Road / Old Smith Springs Road curb return street corners, and clear of utility poles, drainage structures, signs, fire hydrants, etc.
5. Uses permitted within this SP are office, residential and Bed and Breakfast Inn or Homestay. No other uses shall be permitted.



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6. The Planning Commission shall approve a final site plan for any Bed and Breakfast Inn or Homestay to determine the appropriate number of rooms, traffic impacts, and to determine if any additional conditions are necessary to address neighborhood compatibility. Prior to a final site plan approval for the Bed and Breakfast Inn or Homestay use, the use shall be defined in the SP, and any proposed Bed and Breakfast Inn or Homestay shall be owner occupied as specified in Section 17.16.160.A.2 of the Metro Zoning Code.
7. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN zoning district as of the date of the applicable request or application.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted,



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eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
11. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act.



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**Items
#6 & 7**

Project No.

Zone Change 2009Z-028PR-001

Project Name

Planned Unit Development 98P-007-001

Council District

Seven Springs (Amendment #2)

School District

31 - Toler

Requested by

2 - Brannon

Barge Cauthen & Associates, Inc., applicant for
Highwoods Realty Limited Partners, owner

Staff Reviewer

Johnson

Staff Recommendation

Approve the rezoning request and approve with conditions the amendment to the PUD if the review of the revised TIS has been completed prior to the meeting. Defer if the revised traffic study has not been submitted by the applicant or Public Works has not had the opportunity to complete the review of the study prior to the Planning Commission meeting.

APPLICANT REQUEST

Rezone and amend PUD to permit additional office space and to add retail and restaurant uses.

Zone Change

A request to rezone 10.94 acres from Office/Residential (OR40) to Mixed Use Limited (MUL) zoning for property located within a portion of the Seven Springs Planned Unit Development Overlay at 330 Seven Springs Way, opposite Cloverland Drive.

Amend Preliminary PUD Plan

A request to amend a portion of the Seven Springs Planned Unit Development located on property at 310 and 330 Seven Springs Way, opposite Cloverland Drive (22.94 acres), zoned Office/Residential (OR40) and proposed for Mixed Use Limited (MUL) for a portion of the amended area, to permit 639,920 square feet of office uses and 78,918 square feet of retail and restaurant uses for a total of 718,838 square feet in the amended portion of the PUD, where 499,169 square feet of office space was previously approved.

Existing Zoning

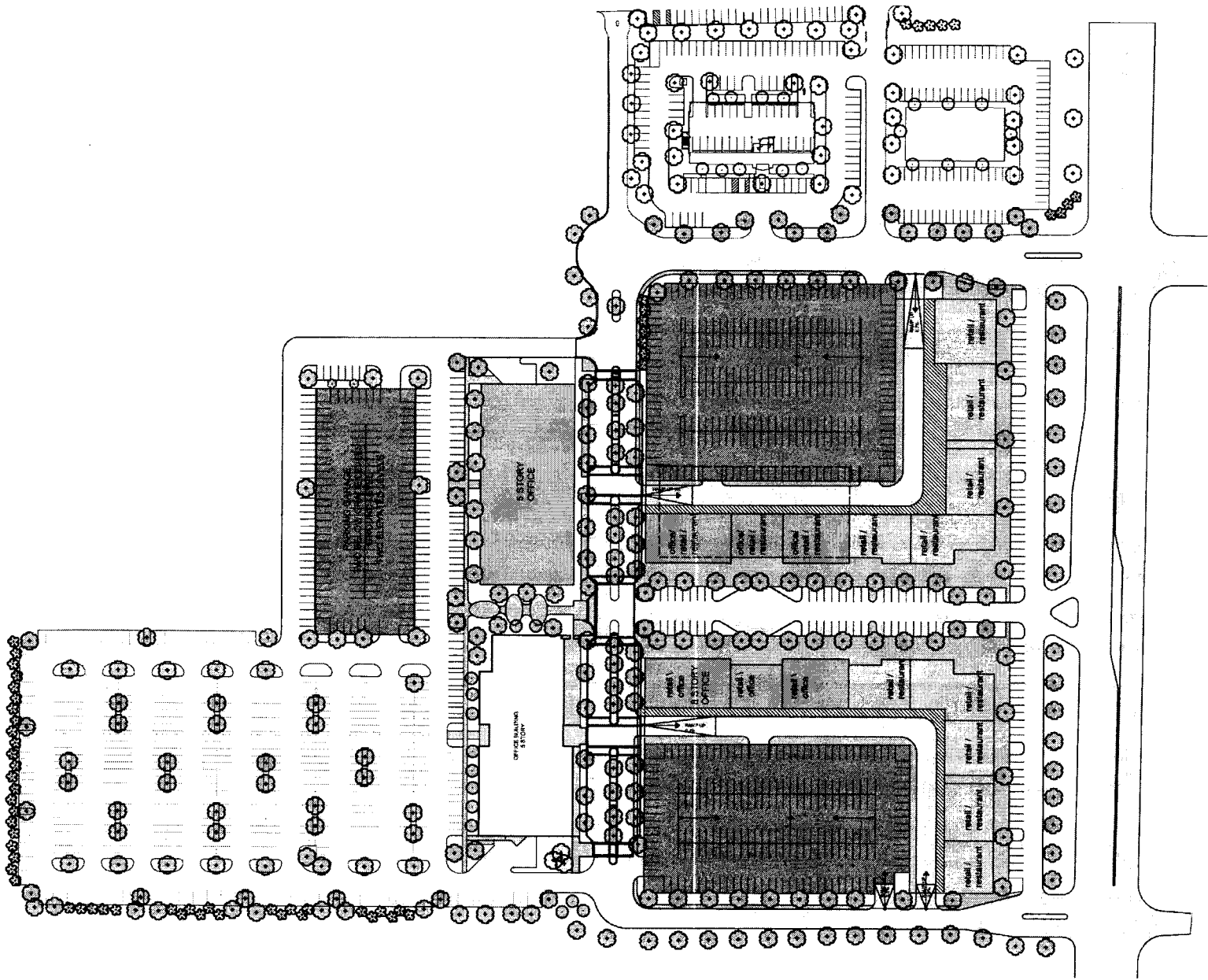
OR40 District

Office/Residential is intended for office and/or multi-family residential units at up to 40 dwelling units per acre.

Proposed Zoning

MUL District

Mixed Use Limited is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.





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CRITICAL PLANNING GOALS

- Fosters Distinctive, Attractive Mixed-Use Communities
- Supports Infill Development
- Creates Walkable Neighborhoods
- Promotes Compact Building Design

Several critical planning goals are met by this proposed PUD amendment because of the proposed uses and plan layout. Within a developed area of Davidson County, characterized by diverse, yet separate, uses, this PUD proposes to integrate office, retail/restaurant and residential uses. Walkability among these various uses within the PUD will improve. The improved layout organizes retail, restaurant and office uses around a pedestrian-friendly streetscape with a "Main Street" type character. This walkable layout, combined with the proposed retail and restaurant uses, will allow access to a central node of basic services for current and future employees and residents of the PUD. The highest intensity office uses within the PUD will surround this retail and restaurant node, providing proximity to retail and office uses through compact site design.

SOUTHEAST COMMUNITY PLAN

Office Concentration (OC)

The OC policy is intended for existing and future large concentrations of office development. It is expected that certain types of commercial uses that cater to office workers, such as restaurants, will also locate in these areas. Residential uses of at least nine to twenty dwelling units per acre (RMH density) are also an appropriate secondary use. OC activities will generally require some support services for office employees, such as restaurants, convenience stores, and health clubs. Often these support services cannot survive by serving only the OC area and must attract customers from other areas, which can lead to traffic congestion.

Consistent with Policy?

Yes. The request to rezone the property from OR40 to MUL is consistent with the Office Concentration policy.

ZONE CHANGE

The applicant has requested a zone change for a single parcel within the existing PUD. The existing zoning for this parcel is OR40 and the proposed zoning classification is MUL. This zone change request is consistent with Office Concentration policy.

Analysis

Under the OR40 zoning district, retail and restaurant uses are allowed, but must be accessory to office uses. These accessory uses could only be accessed from inside individual office buildings, and signage advertising these uses cannot be displayed on the outside of the building. Accessory restaurants and retail uses could not occupy



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more than 10 percent of the gross floor area within the principal office building.

The requested MUL zoning would allow retail uses within this PUD to exist independently of the office uses. Exterior signage and direct access from the exterior of the building would be permitted. The proposed retail/restaurant uses are grouped together in this proposal and comprise approximately eleven percent (78,918 square feet) of the proposed and existing commercial/office square footage of the PUD. To ensure that the amount of retail/restaurant space remains consistent with Office Concentration policy, a condition of approval is proposed to require any expansion of retail/restaurant uses over a total of 95,000 square feet to require a PUD amendment from Metro Council.

The depth of these proposed retail/restaurant spaces is generally in the range of 50-60 feet, with one portion of Building 2 reaching a depth of 70 feet. The relatively short depth of these spaces will limit the scale of the businesses that locate in this PUD. For example, these shallow spaces favor lunch counters over full-scale restaurants and simple retail stores and personal service businesses over national retail stores.

The Office Concentration policy states that: *"The predominant uses in the OC areas are offices. It is expected that certain types of commercial uses that cater to office workers, such as restaurants, will also locate in these areas."* It also states that: *"OC activities will generally require some support services for office employees, such as restaurants, convenience stores, and health clubs. Often, these support services cannot survive by serving only the OC area and must attract customers from other areas, which can lead to traffic congestion."*

The proposed retail/restaurant spaces included with the PUD amendment would, likely, create additional trips to the site, but would also, likely, lead to trip capture within the site because office employees and residents within the PUD would be able to walk to the restaurant and service/retail options. The applicant's traffic study anticipates 10 percent trip capture within the site.



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PUD AMENDMENT

Plan Details

This PUD was originally approved by Council in 1999 and was last amended in 2004. The proposed plan amends a portion of the Seven Springs PUD to allow for 639,920 square feet of office uses and 78,918 square feet of retail and/or restaurant uses where 499,169 square feet of office space was previously approved. This proposal exceeds the floor area last approved by Council by more than 10 percent. As a result, this request requires Council approval.

Proposed Amendment

The applicant proposes changes to the layout and uses within the western half of the PUD on parcels A and B. The overall PUD floor area proposed within this amendment is a 22 percent increase (1,011,419 square feet to 1,228,973 square feet) over the previously-approved plan. Increases in the amount of proposed office space and the addition of dedicated retail/restaurant space account for this increase in floor area.

The proposed layout of Parcel A is a considerable change from the previously-approved plan, which consisted of two small financial buildings along Old Hickory Boulevard and an 8-story office building toward the rear of the parcel with a combination of surface and structured parking lots surrounding these uses. Under the proposed amendment, Parcel A would accommodate two mixed-use buildings, each holding retail/restaurant and office uses and a 5-floor parking structure with 2 elevated levels above ground. For each building, the retail/restaurant uses are proposed as a one-story liner to the parking structure. The office uses would exist in an attached 8-story building.

The proposed changes to parcel B are less dramatic. The applicant proposes a 5-story office building, replacing the previously-approved 4-story office building; and a 2-story above ground parking structure with two additional underground levels.

A new right-in and right-out only driveway connecting this portion of the PUD directly to Old Hickory Blvd is proposed. The previously-approved surface and structured parking along Old Hickory Boulevard has been decreased and organized into a stronger streetscape than a typical parking lot. Canopy trees are proposed along parking aisles and along Old Hickory Blvd. A new traffic signal and exiting lane is also proposed at the existing driveway at the westernmost side of the PUD onto Old Hickory Boulevard.



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Analysis

The relationship between buildings within the site will be strengthened by the proposed changes and the design will promote pedestrian activity within the site. Retail and office spaces are aligned along an interior landscaped driveway emphasizing walkable connections among the retail/restaurant and office uses. Most of the parking will be located within parking structures placed behind these uses, further separating car and foot traffic.

The proposed layout will form a stronger street presence along Old Hickory Blvd. by placing the building façade consistently along the street separated by one single-loaded parking aisle. The previous plan included minimal building frontage along the street with surface parking and a 2-story parking deck dominating the street frontage and the site. The retail and commercial buildings will have a stronger relationship to each other compared to the previous plan.

In 1999, Metro Council approved nine conditions of approval for this PUD. Several changes proposed in this PUD would require amendment of one condition regarding building heights and setbacks from existing development. The proposed 5-story office building on Parcel B would have a setback of 320 feet from the northern boundary instead of 350 feet, as originally approved. The proposed 8-story office portion of Mixed-use building 2 would have a setback of 540 feet instead of 550 feet from the northern boundary, as originally approved.

Staff recommends approval of these revised setbacks. Although the proposed setbacks are slightly shorter than the setbacks approved by Metro Council, the new setbacks provide generous separation between the single-family residential uses to the north and the proposed parking and office structures.

Signage

If constructed to the extent allowed by the Zoning Code, on-premises ground signage could prove visually detrimental to the Old Hickory Blvd. streetscape and incompatible to the walkable layout of the PUD due to the allowed height and size of each sign.

According to the Metro Zoning Code, MUL and OR40 zoning classifications have the same requirements for ground signage, allowing 3 ground signs along the Parcel A frontage with a maximum total area of 192 square feet



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for all three signs and a height of 20 feet per sign. However, because the MUL zoning would allow individual retail and restaurant tenants to advertise on ground signs, the demand for additional signage space will likely increase. Ground signage with an allowable height of 20 feet and 192 square feet of sign area will detract from the existing and proposed pedestrian environment. In order to maintain a level of quality in the pedestrian environment, staff proposes a condition limiting the number of ground signs in the amendment area to a maximum of two signs. Additionally, each ground sign shall have a maximum height of 8 feet with a maximum display area of 100 square feet for each sign. These height and display area maximums will help to ensure that signs maintain an acceptable scale to pedestrians along Old Hickory Blvd. and within the project site.

Additional sign standards are proposed as conditions of approval. These include standards for sign lighting and sign alignment for retail and restaurant tenants.

FIRE MARSHAL RECOMMENDATION

1. All applicable fire codes shall be adhered to.
2. The angle of approach and departure for any means of fire department access road shall not exceed 1 ft drop in 20 ft.
3. A fire hydrant shall be provided within 100' of the fire department connection.
4. Additional information will be required before a building permit can be issued, adequate information not provided to allow unconditional approval of this project at this time.
5. The turning radius of a fire department access road shall be 25' inside and 50' outside.
6. More than three stories above grade, Class I standpipe system shall be installed.
7. The final plat shall show location for all fire hydrants before plat approval.
8. Actual or proposed fire hydrant(s) locations and flow data shall be shown on the plans used to protect structures for this project.
9. More than one story below grade, Class I standpipe system shall be installed.
10. All new construction shall be protected by a fire hydrant(s) that comply with the 2006 edition of NFPA 1 table H. To see table H go to (<http://www.nashfire.org/prev/tableH51.htm>)



Metro Planning Commission Meeting of 08/13/09

PUBLIC WORKS RECOMMENDATION

Metro Public Works has requested an updated traffic study from the applicant accurately reflecting the scope of the proposed amendment. Additional comments will be provided after the updated traffic study has been reviewed.

If the review of the revised TIS has not been completed prior to the Planning Commission meeting, planning staff recommends that the applicant defer this request until the review has been completed.

Maximum Uses in Existing Zoning District: OR40 (PUD)

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	10.94	n/a	499,169*	4601	679	638

*Based on the currently approved PUD plan

Maximum Uses in Proposed Zoning District: MUL (PUD)

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	10.94	n/a	639,920*	5571	829	796

*Based on the proposed PUD plan

Maximum Uses in Proposed Zoning District: MUL (PUD)

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	10.94	n/a	78,918*	5823	134	543

*Based on the proposed PUD plan

Traffic changes between maximum: OR40 (PUD) and proposed MUL (PUD)

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	10.94	n/a	+219,669	+6793	+284	+701

STAFF RECOMMENDATION

Staff recommends approval of the zone change request. The proposed MUL zoning is consistent with OC policy. The high proportion of office to retail land-uses proposed on the site plan meets the intent of OC policy.

Staff recommends approval with conditions of PUD amendment. The proposed layout will strengthen building relationships between each other and to Old Hickory Blvd. Pedestrian movement will be facilitated by the orientation of retail/restaurant spaces and the placement of parking facilities behind active uses.



Metro Planning Commission Meeting of 08/13/09

CONDITIONS

1. Any expansion of retail/restaurant uses over a total of 95,000 square feet shall require a PUD amendment and Metro Council approval.
2. All sign permit applications shall be reviewed by Planning staff. Signage shall follow Zoning Code requirements except as follows:

On-premises ground signs

- Ground signs shall be monument-style with a consistent base that is at least as wide as the sign background area.
- A maximum of two ground signs are allowed along the commercial frontage of Old Hickory Boulevard and/or Seven Springs Way for Parcel A.
- Each ground sign shall have a maximum height of 8 feet and a maximum display area of 100 square feet. The total display area for ground signs shall not exceed 192 square feet.

Lighting

For internally-illuminated signs, lighting shall be diffused and shall illuminate only letters and logos. Sign background area shall be opaque.

Building signs

Building signs for first floor retail/restaurant spaces shall be aligned on the facade. A minimum and maximum height for these signs shall be submitted as part of the sign program. The minimum and maximum heights shall be within 3 feet (eg. 12 foot minimum and 15 foot maximum height).

Signage program

A sign program illustrating all intended sign locations shall be submitted to Metro Planning prior to approval of building permits. The sign program will illustrate the allotment of signage display area to individual tenants and the proposed placement of signage on each building.

Prohibited signs

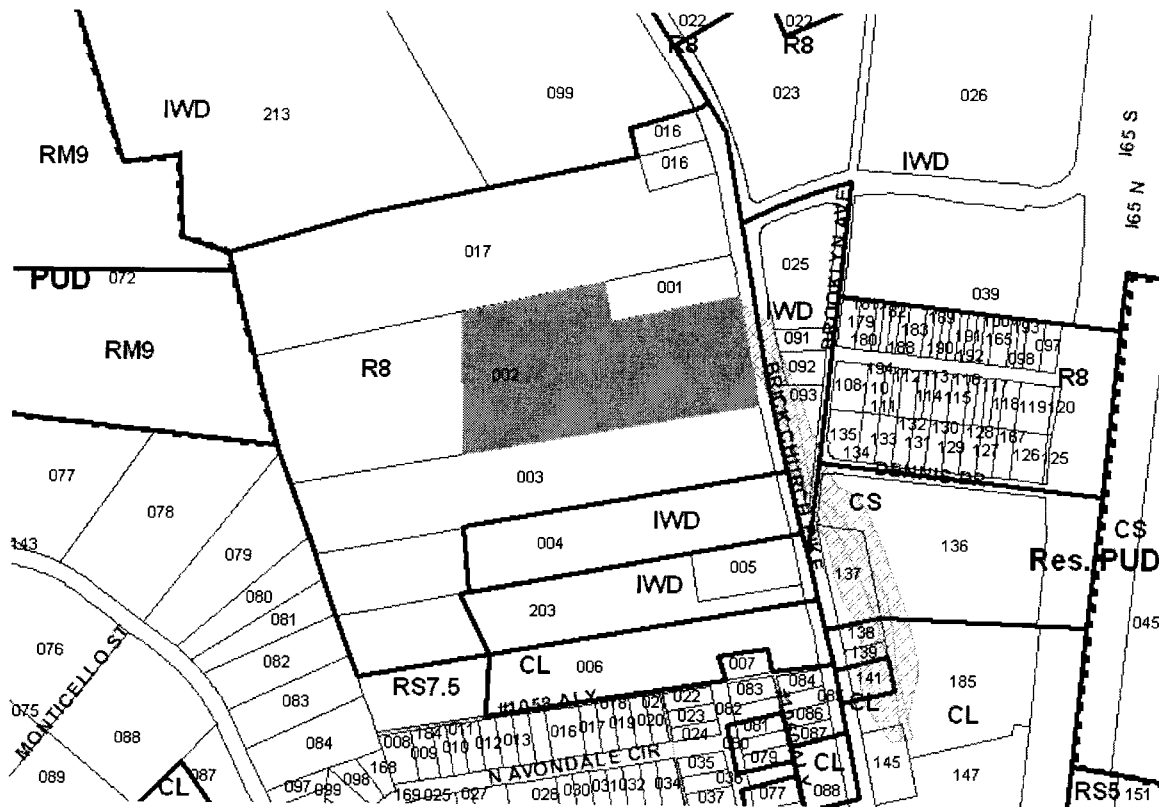
All signs prohibited by the Zoning Code, including billboards, are prohibited within Parcel A of the Seven Springs PUD.



Metro Planning Commission Meeting of 08/13/09

3. Public Works conditions based on the review of the revised traffic study shall be met.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
6. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.
7. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. If a corrected copy of the preliminary PUD plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

SEE NEXT PAGE



2009Z-029PR-001

Map: 071-02 Parcel: Part Of 002

Bordeaux/Whites Creek Community Plan

Council District 2 – Frank R. Harrison



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2009Z-029PR-001

BL2009-517

2 - Harrison

1 - Gentry

NAI Nashville, applicant, for Reggie and Susan Perry, owners

Staff Reviewer
Staff Recommendation

Sexton

Approve

APPLICANT REQUEST

Rezone to industrial.

Zone Change

A request to rezone from One and Two Family Residential (R8) to Industrial Warehousing/Distribution (IWD) zoning for a portion of property located at 2506 Brick Church Pike, approximately 2,050 feet north of W. Trinity Lane (7.4 acres).

Existing District
R8 District

R8 requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.41 dwelling units per acre including 25 percent duplex lots.

Proposed Zoning
IWD District

Industrial Warehousing/Distribution is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

CRITICAL PLANNING GOALS

N/A

**BORDEAUX/WHITES CREEK
COMMUNITY PLAN**

Industrial (IN)

IN areas are dominated by one or more activities that are industrial in character. Types of uses intended in IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. On sites for which there is no endorsed campus or master plan, an Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in this policy area.

Residential Medium (RM)

RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up



Metro Planning Commission Meeting of 08/13/09

apartments. This portion of the property is not included in the rezoning request.

Consistent with policy?

The property proposed for the IWD zoning is consistent with the IN policy of the community plan. The IN policy supports non-hazardous manufacturing, distribution centers and mixed business park uses. The rezoning to IWD is also consistent with the existing pattern of industrial uses in the area and will also provide infill development opportunities along Brick Church Pike.

Analysis

The property proposed for the IWD rezoning is vacant and is surrounded by residentially zoned properties to the north, west and south with industrial and commercially zoned properties located in proximity to the north, south, across Brick Church Pike. There is a business park to the north and a storage facility to the south fronting Brick Church Pike. Rezoning this vacant portion of property to IWD will not only encourage the reuse of existing infrastructure, but will also strengthen the existing character and pattern of industrial uses along Brick Church Pike.

The applicant has indicated an intention to sell the property to a light industrial user. There are five properties zoned R8 located within the IN policy area surrounding this site. Staff recommended to the applicant and Councilmember that all five properties be included within the rezoning to IWD so that the subject property would not be isolated among properties zoned R8.

The applicant indicated that they had great difficulty contacting the surrounding property owners to add them to this application and is moving forward with the rezoning of this property on its own. Furthermore, the Councilmember expressed his desire to rezone each property individually to maintain accountability for the types of uses that will occur on each property.

As this property is surrounded by properties zoned R8, a standard D Landscape Buffer Yard will be required if the portion of this property is rezoned and developed. A standard C Landscape Buffer Yard will be required on the adjacent residential properties if they are developed as residential if the IWD is approved on this property.



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PUBLIC WORKS RECOMMENDATION

A Traffic Impact Study may be required at development.

Typical Uses in Existing Zoning District: R8

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	7.4	5.79 D	42 Lots	402	32	43

Typical Uses in Proposed Zoning District: IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	7.4	0.170 F	54,798 Sq. Ft.	196	17	18

Traffic changes between typical: R8 and IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	7.4	n/a	n/a	-206	-15	-25

Maximum Uses in Existing Zoning District: R8

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	7.4	5.79 D	42 Lots	402	32	43

Maximum Uses in Proposed Zoning District: IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	7.4	0.8 F	257,875 Sq. Ft.	919	78	83

Traffic changes between maximum: R8 and IWD

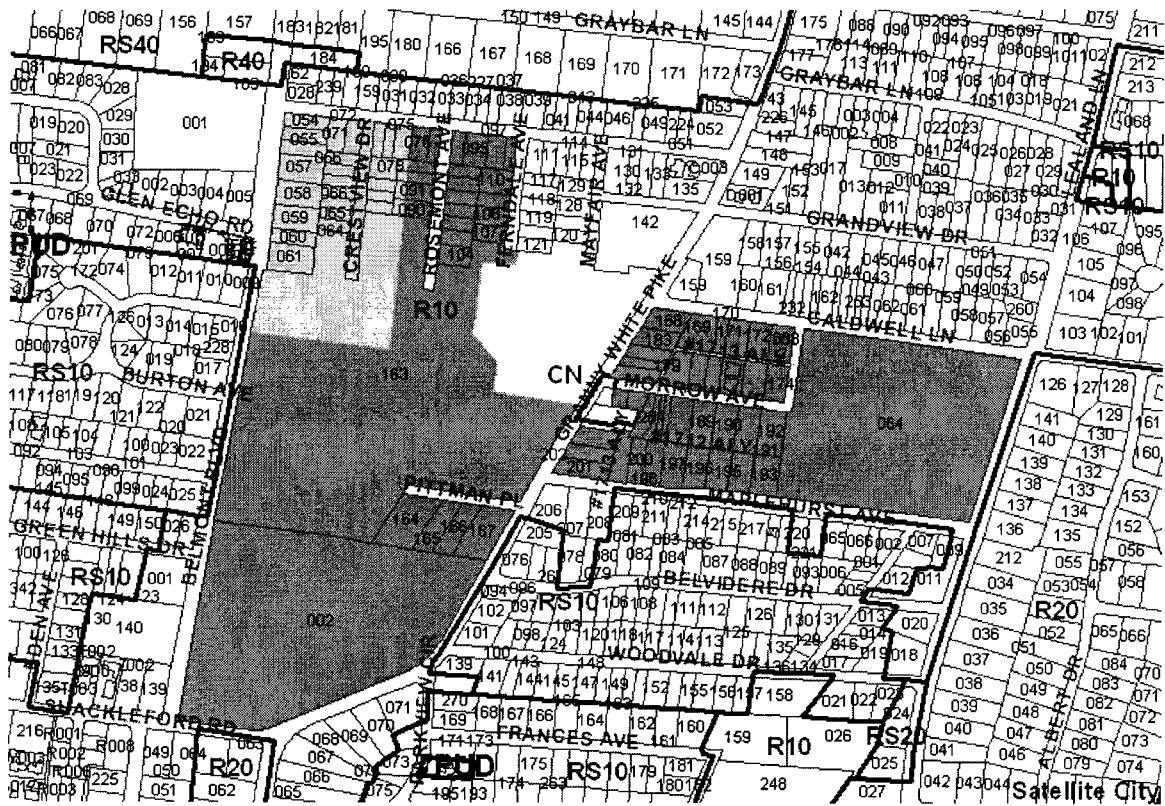
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	7.4	n/a	n/a	+517	+46	+40

STAFF RECOMMENDATION

Staff recommends approval as the proposed IWD rezoning is consistent with the IN policy of the community plan and existing pattern of industrial uses along Brick Church Pike.

SEE NEXT PAGE

**REVISIONS
and FINAL SITE PLANS**



2006IN-001-001
 David Lipscomb University (Revision)
 Map: 117-16 Parcels: various
 Green Hills/Midtown Community Plan
 Council District 25 – Sean McGuire



Project No.
Project Name
Council District
School District
Requested by

Institutional Overlay 2006IN-001-001
Lipscomb University
25 - McGuire
8 - Fox
Tuck-Hinton Architects, applicant, for Lipscomb University, owner

Staff Reviewer
Staff Recommendation

Johnson
Approve with conditions

APPLICANT REQUEST

Revise the master plan to relocate several buildings.

Preliminary Plan Revision

A request for a minor modification of a portion of the preliminary plan for the Lipscomb University Institutional Overlay district for various properties located east of Belmont Boulevard (approximately 9.5 acres), zoned R10, to revise the location of several proposed buildings.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

This revision proposes to reorganize the layout of a future campus expansion in the northeast corner of the overlay boundary. The area is currently comprised of single-family dwellings. The adopted Lipscomb Institutional Overlay preliminary plan envisions educational buildings and an underground parking structure with surface parking surrounding an interior linear green space that would connect Grandview Drive to the existing Crisman Administration Building. The revision would rearrange the layout of these buildings, moving the parking structure from a location along Belmont Boulevard to an interior location adjacent to future educational and residential buildings. The linear green space would be interrupted by educational buildings through this rearrangement. However, the pedestrian connections offered by this green space would remain.

Analysis

Although the proposed revision would reduce the continuity of planned open space in Lipscomb University expansion, it would enhance the relationship between the University and the surrounding neighborhood. The linear green space, as currently designed, is located mostly interior to the campus and connects Grandview Drive, a small local street, to the administration building. The placement of the front entrance to an educational building and a shallow open space at the termination of Glen Echo Drive will improve the visual connection between the

BUILDINGS

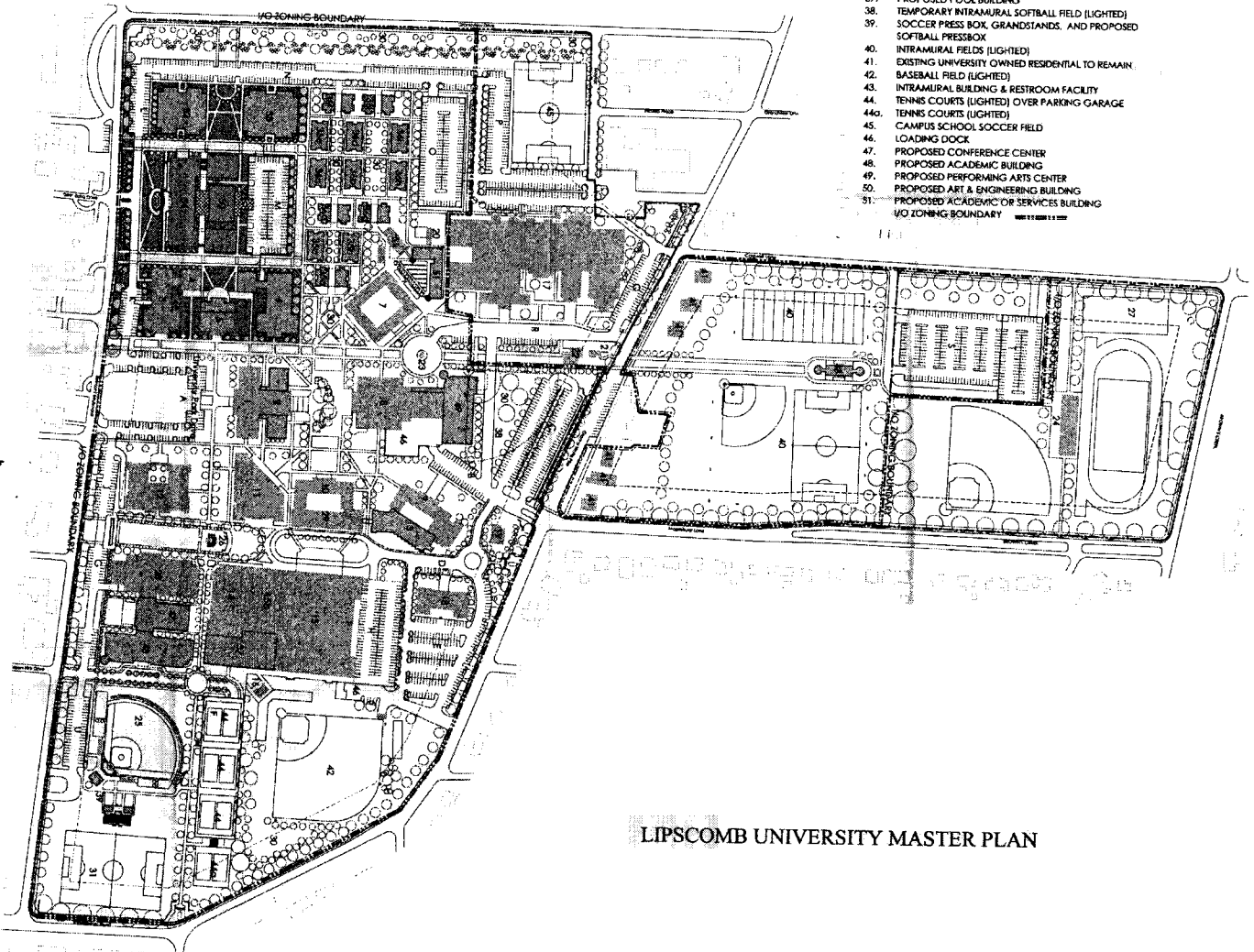
1. BURTON BUILDING - RENOVATION TO ART & MUSIC DEPARTMENTS
2. COLLINS AUDITORIUM - RENOVATED TO 900 SEAT THEATER
3. McFARLAND HALL
4. WARD LECTURE HALL
5. CRISMAN ADMINISTRATION BUILDING
6. FANNING HALL - FUTURE ACADEMIC BUILDING OR RESIDENCE HALL
7. ELAM HALL
8. RENOVATED STUDENT CENTER
9. SEWELL HALL - BASEMENT ACQUIRED BY MAINTENANCE
10. JOHNSON HALL
11. SWANG CENTER
12. BEAMAN LIBRARY
13. RESIDENCE HALL ADDITION TO SEWELL HALL
14. STUDENT ACTIVITIES CENTER
15. ALLEN ARENA
- 15a. RENOVATED MCGUINDDY GYMNASIUM
16. LANGLEY PRESSBOX
17. CAMPUS SCHOOL PROPERTY
18. HIGH RISE DORM
19. STEAM PLANT
20. ELECTRICAL SUBSTATION
21. LOG CABIN
22. AVALON HALL
23. BREWER BELL TOWER - RELOCATED
24. REESE SMITH ATHLETIC COMPLEX - CAMPUS SCHOOL PROPERTY
25. SOFTBALL FIELD
26. ALLEN BELL TOWER & PILLARS OF LIPSCOMB
27. HIGH SCHOOL PRACTICE FIELD
28. ETELL CENTER
29. RESIDENCE HALL ADDITION TO JOHNSON HALL
30. GREENSPACE - STORM WATER RETENTION
31. SOCCER FIELD & FOOTBALL FIELD (EXISTING LIGHTS)
32. PROPOSED ACADEMIC BUILDING
33. PROPOSED ACADEMIC BUILDING OR RESIDENCE HALL
34. PROPOSED ENGINEERING/ADVANCED SCIENCES BUILDING
- 35a-c. PROPOSED RESIDENTIAL VILLAGE PHASE I
- 36a-d. PROPOSED RESIDENTIAL VILLAGE PHASE II
37. PROPOSED POOL BUILDING
38. TEMPORARY INTRAMURAL SOFTBALL FIELD (LIGHTED)
39. SOCCER PRESS BOX, GRANDSTANDS, AND PROPOSED SOFTBALL PRESSBOX
40. INTRAMURAL FIELDS (LIGHTED)
41. EXISTING UNIVERSITY OWNED RESIDENTIAL TO REMAIN
42. BASEBALL FIELD (LIGHTED)
43. INTRAMURAL BUILDING & RESTROOM FACILITY
44. TENNIS COURTS (LIGHTED) OVER PARKING GARAGE
- 44a. TENNIS COURTS (LIGHTED)
45. CAMPUS SCHOOL SOCCER FIELD
46. LOADING DOCK
47. PROPOSED CONFERENCE CENTER
48. PROPOSED ACADEMIC BUILDING
49. PROPOSED PERFORMING ARTS CENTER
50. PROPOSED ART & ENGINEERING BUILDING
51. PROPOSED ACADEMIC OR SERVICES BUILDING

PARKING

- A. 96 SPACES
- B. 37 SPACES
- C. 156 SPACES
- D. 10 SPACES
- E. 145 SPACES
- F. 440 SPACES - 3 LEVEL DECK
- G. 22 SPACES
- H. 472 SPACES - 4 LEVEL DECK
- I. 22 SPACES
- J. 41 SPACES
- K. 57 SPACES
- L. 51 SPACES
- M. 336 SPACES - 3 LEVEL DECK
(1 LEVEL @ GRADE & 2 BELOW GRADE)
- N. 154 SPACES
- O. 735 SPACES
(3 LEVELS ABOVE GRADE & 2 BELOW GRADE UNDER RESIDENCE HALL)
- S. 191 SPACES (SHARED BY UNIV. & CAMPUS SCHOOL)
- T. 192 SPACES (SHARED BY UNIV. & CAMPUS SCHOOL)
- U. 48 SPACES

Campus School Parking

- P. 200 SPACES
- Q. 49 SPACES
- R. 27 SPACES



LIPSCOMB UNIVERSITY MASTER PLAN



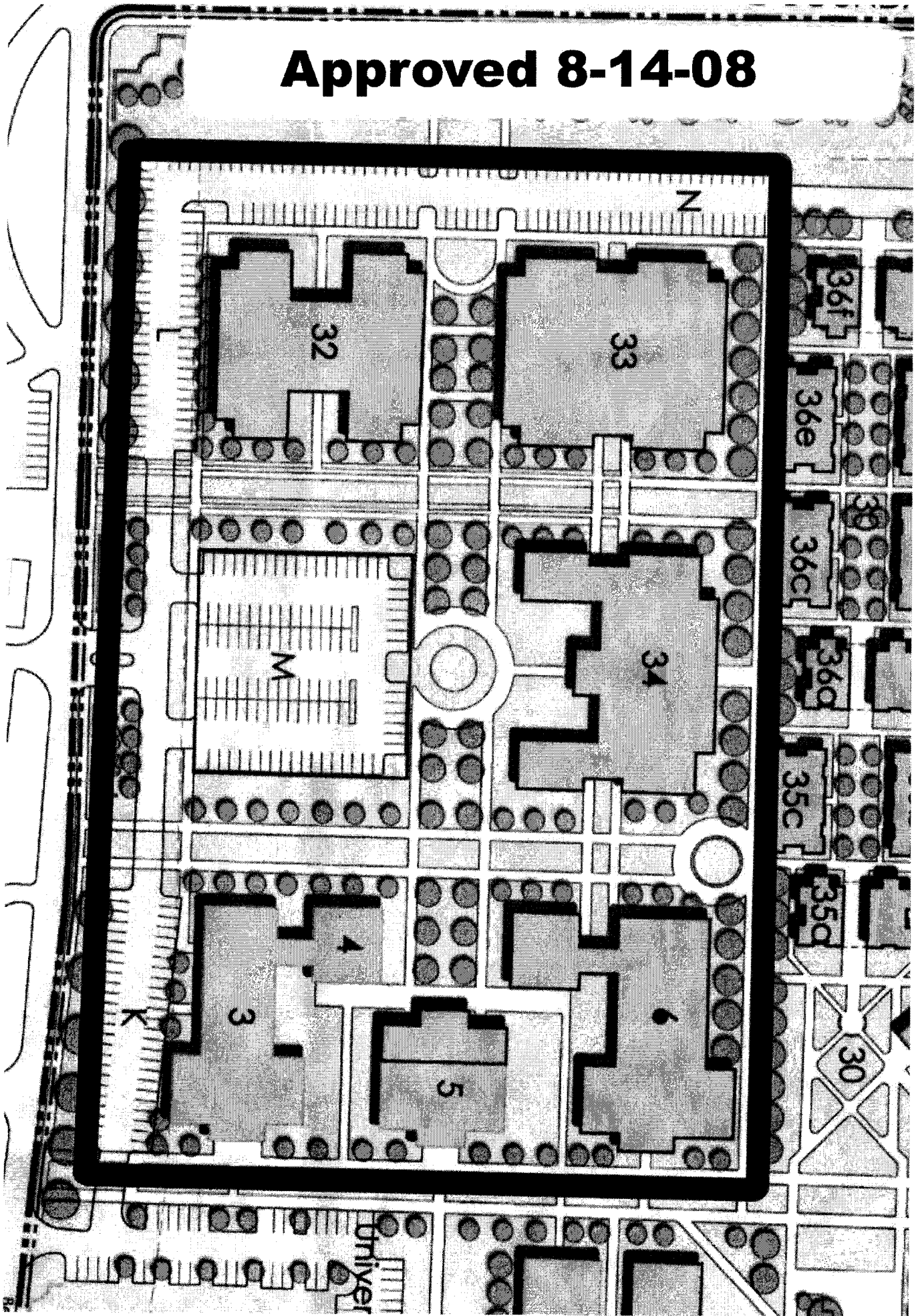
Metro Planning Commission Meeting of 08/13/09

Lipscomb University campus and the surrounding neighborhood. The current plan proposes an underground parking structure with surface parking at the termination of Glen Echo Drive, which is an important connecting street between Belmont Boulevard and Hillsboro Pike. While this is a change to what was previously approved, it will “frame the street” by providing a focal point at the terminus of Glen Echo Drive.

FIRE MARSHAL RECOMMENDATION

1. Dead end fire mains over 600 feet in length are required to be no less than 10 inch in diameter. If
2. This is to be a public fire main, a letter from Metro Water is required excepting the length and size.
3. More than three stories above grade, Class I standpipe system shall be installed.
4. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 ft.
5. No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road.
6. Provide Civil Plans which show water mains, fire hydrants, the proposed flow from the fire hydrant with the highest elevation and most remote in this project, street access and topographic elevations.
7. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of a non sprinklered building is located not more than 150 ft (46 m) from fire department access roads.
8. All new construction shall be protected by a fire hydrant(s) that comply with the 2006 edition of NFPA 1 table H. To see table H go to <http://www.nashfire.org/prev/tableH51.htm>)
9. A fire department access road shall extend to within 50 ft of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.
10. All dead end roads over 150 ft. in length require a 100 ft. diameter turnaround, this includes temporary turnarounds. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
11. This approval is for the concept plans only. The developer shall provide the Fire Marshal's office with additional details before the development plans can be approved.

Approved 8-14-08





Metro Planning Commission Meeting of 08/13/09

PUBLIC WORKS RECOMMENDATION

No exception taken

STORMWATER RECOMMENDATION

Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services. All Construction Drawings shall be approved prior to any construction / Final Site Plan approvals.

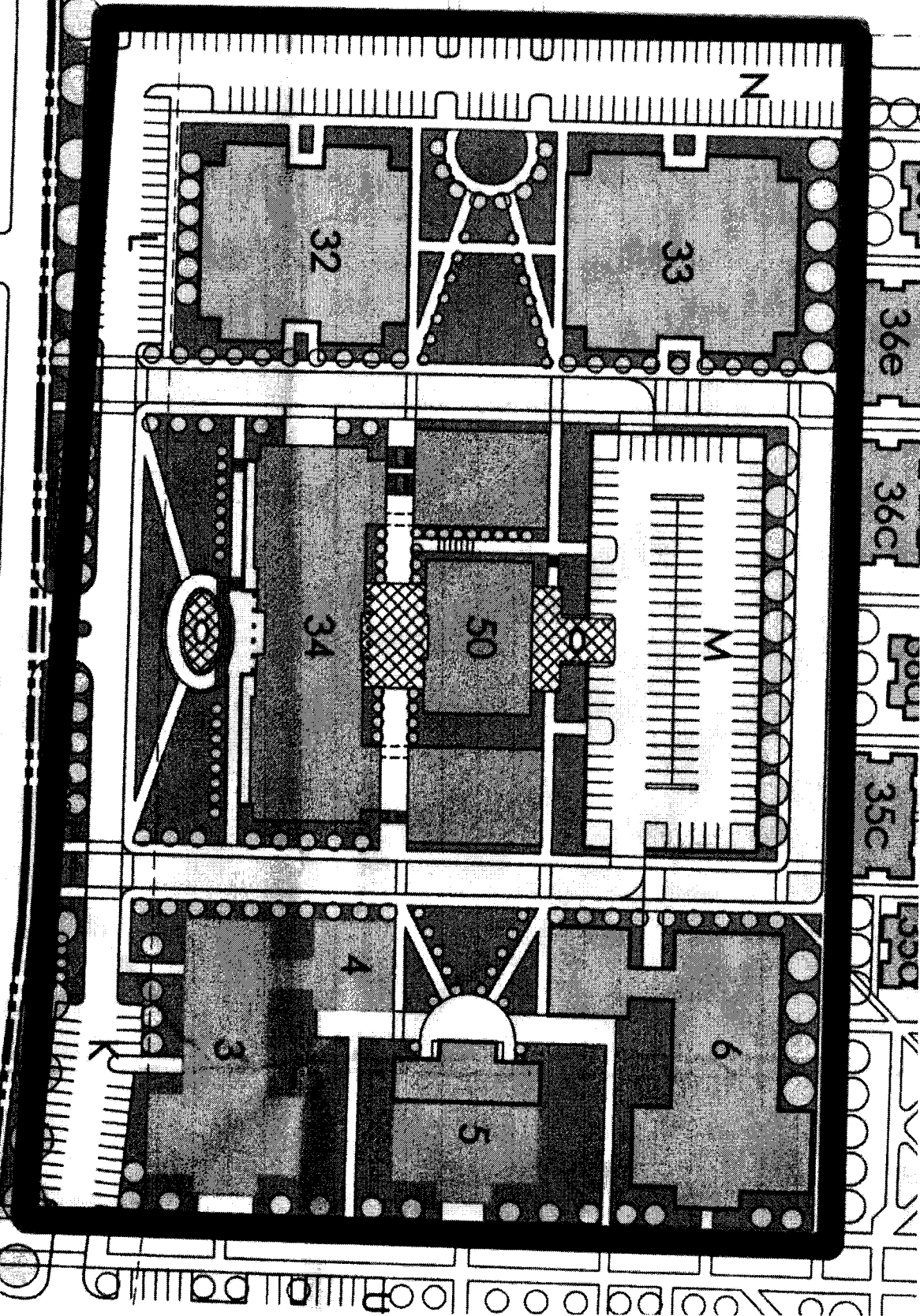
STAFF RECOMMENDATION

Staff recommends approval of the modification to the master plan because the change will improve the visual and functional relationships between the Lipscomb University campus and the surrounding community.

CONDITIONS

1. Prior to building permit approval, Lipscomb University must provide information indicating that all ownership is consistent with Section 17.36.350 of the Metro Zoning Code.
2. Prior to issuance of building permits for the modified area in this application, a mandatory referral to close Crestview Dr., shall be approved by Metro Council.
3. This approval does not include any signs. Signs in institutional overlay districts must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. If the Institutional Overlay final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total floor area be reduced.

Proposed Revision

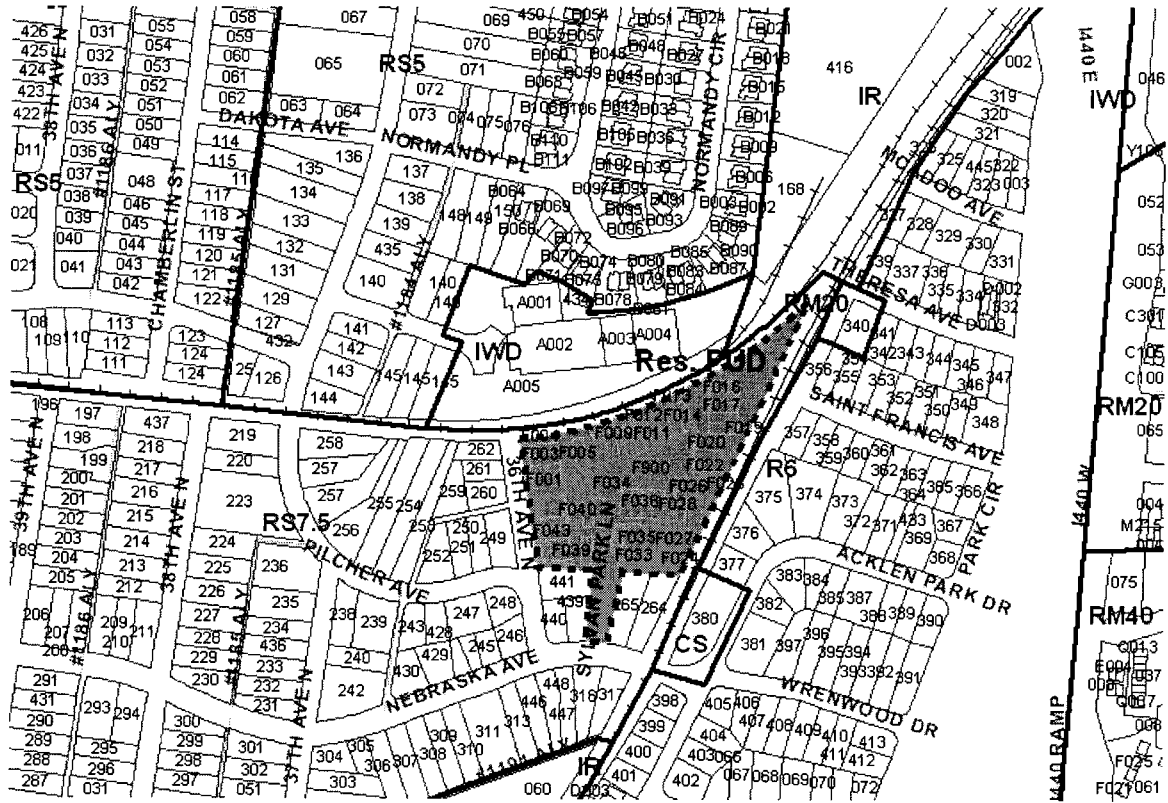


Drive



Metro Planning Commission Meeting of 08/13/09

6. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act.
7. Prior to any additional development applications for this property, and in no event later than 120 days after the date of conditional approval by the Planning Commission, the applicant shall provide the Planning Department with a corrected copy of the preliminary Institutional Overlay plan. Failure to submit a corrected copy of the preliminary Institutional Overlay within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.



97P-026-001
 West End Station (Revision)
 Map: 104-01-F Parcel: 900
 West Nashville Community Plan
 Council District 24 – Jason Holleman



Project No.
Project Name
Council District
School District
Requested by

Planned Unit Development 97P-026-001
West End Station (Revision)
24 - Holleman
9 – Simmons
Jennifer L. Greer, PE, Barge Waggoner Sumner Cannon,
applicant; for owner, Aaron White, West End Station LLC

Staff Reviewer
Staff Recommendation

Johnson
Approve with conditions

APPLICANT REQUEST

Reduce the number of units to 45 and revise the layout of 5 units.

Revise Preliminary PUD and

A request to revise the preliminary plan and for final approval for the West End Station Residential Planned Unit Development located at 124 36th Avenue North, on the north side of Nebraska Avenue, zoned RS7.5 (5.17 acres), to reduce the number of townhouse units from 46 to 45 and to revise the layout of some proposed units.

CRITICAL PLANNING GOALS

N/A

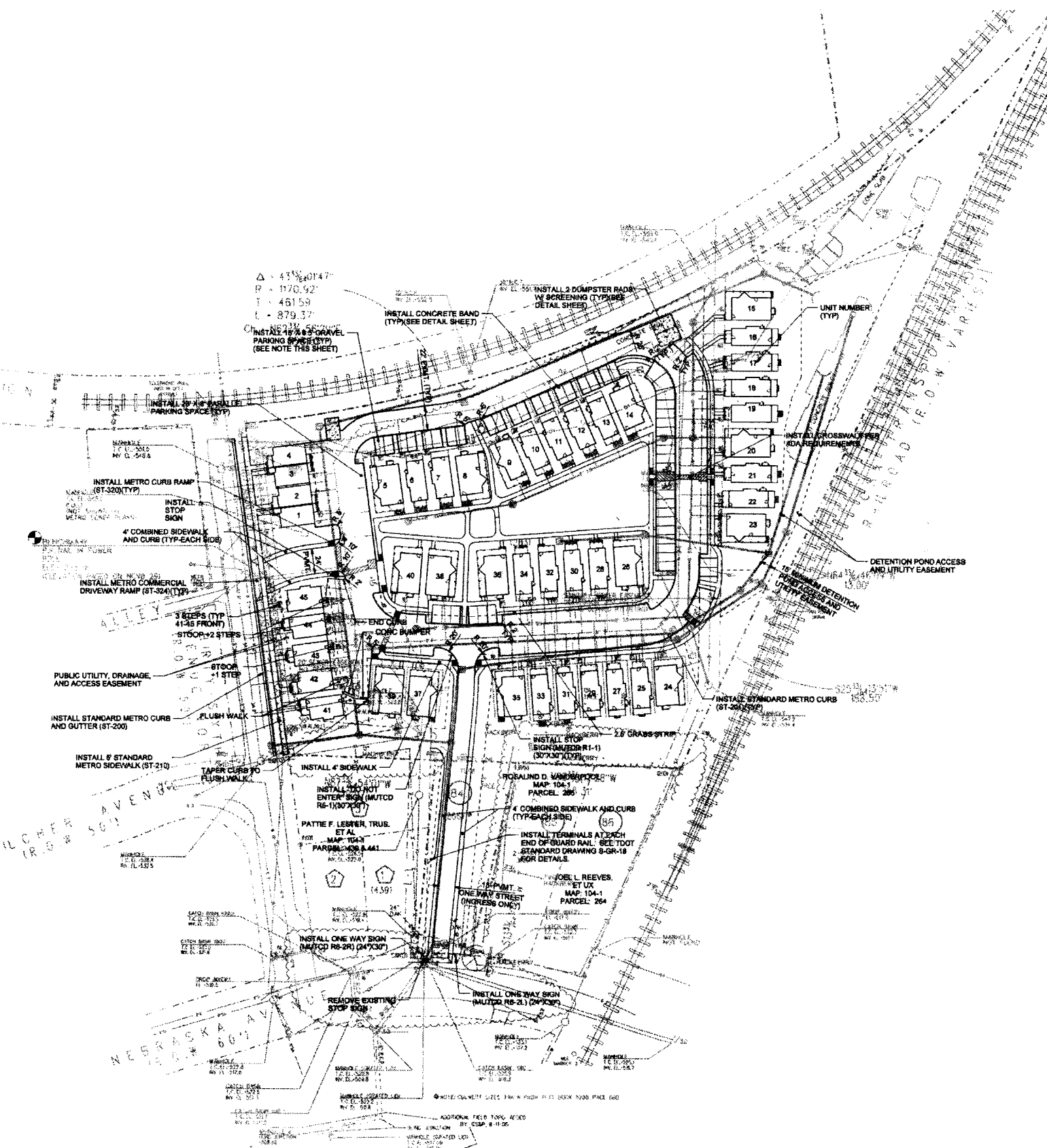
PLAN DETAILS

This Residential PUD was originally approved in 1997, for 46 townhomes on 5.18 acres and was modified in 2004 to include a central open space and a garage for each unit. Construction of this project is mostly complete. This revision request concerns the southwest portion of the PUD site. The approved plan shows 6 attached townhouse units facing 36th Avenue North (units 41-46). The revision proposes to reduce the number of units from 6 to 5 and to detach these units. In addition to this reduction, a minor reorganization of the parking area behind unit 41 is proposed.

The proposed changes are consistent with the approved plan. The reduction of one unit maintains the intent of the PUD.

**FIRE MARSHAL
RECOMMENDATION**

1. Before a plat for one or two family buildings can be approved, plans must show location and results from fire hydrant(s) flow test, performed within 6 months with a minimum of 1000 gpm @ 20 psi available at fire hydrants.



$\Delta = 43.940147'$
 $P = 170.92'$
 $T = 461.59'$
 $L = 879.37'$

INSTALL CONCRETE BAND (TYP. SEE DETAIL SHEET)

INSTALL 2 DUMPSTER RAMP W/ SCREENING (TYP. SEE DETAIL SHEET)

INSTALL 28' X 8' GRAVEL PARKING SPACES (TYP.) (SEE NOTE THIS SHEET)

UNIT NUMBER (TYP)

INSTALL 28' X 8' PARALLEL PARKING SPACES (TYP.)

INSTALL METRO CURB RAMP (ST-320) (TYP.)

INSTALL STOP SIGN

4' COMBINED SIDEWALK AND CURB (TYP. EACH SIDE)

INSTALL METRO COMMERCIAL DRIVEWAY RAMP (ST-324) (TYP.)

3 STEPS (TYP. 41-45 FRONT)

STOOP - 2 STEPS

PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT

INSTALL STANDARD METRO CURB AND GUTTER (ST-200)

INSTALL 8' STANDARD METRO SIDEWALK (ST-210)

TAPER CURB TO FLUSH WALK

INSTALL 4' SIDEWALK

INSTALL STOP SIGN (MUTCD R5-1(30'X30'))

PATTIE F. LESNER, TRUS. ET AL

MAP: 104-1 PARCEL: 265

INSTALL 4' COMBINED SIDEWALK AND CURB (TYP. EACH SIDE)

INSTALL STOP SIGN (MUTCD R5-1(1) (30'X30'))

ROBALIND D. WARDEN, ET AL

MAP: 104-1 PARCEL: 266

INSTALL TERMINALS AT EACH END OF GUARD RAIL. SEE TYP. STANDARD DRAWING S-GR-18 FOR DETAILS.

JOEL L. REEVES, ET UX

MAP: 104-1 PARCEL: 264

ONE WAY STREET (INGRESS ONLY)

INSTALL ONE WAY SIGN (MUTCD R8-2R) (24'X30')

REMOVE EXISTING STOP SIGN

INSTALL ONE WAY SIGN (MUTCD R8-2L) (24'X30')

NOTES: ALL METRIC DIMENSIONS SHALL BE IN ACCORDANCE WITH THE 1993 AASHTO STANDARD SPECIFICATIONS FOR CONCRETE AND CURB.

ADDITIONAL FIELD NOTES: SEE PLAN SHEET BY C.S.P. 8-11-05.

VEHICLE OPERATED LID: SEE DETAIL SHEET.



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2. All new construction shall be protected by a fire hydrant(s) that comply with the 2006 edition of NFPA 1 table H. To see table H go to (<http://www.nashfire.org/prev/tableH51.htm>)

PUBLIC WORKS RECOMMENDATION

1. All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans.
2. Remove existing STOP sign on one-way drive at Nebraska Ave.
3. Provide one-way signage where existing driveway intersects Nebraska Avenue.
4. Install other signage as shown on plan.

NES RECOMMENDATION

Show public utility easements on civil site drawing and send copy back to NES for approval for recording.

STAFF RECOMMENDATION

Staff recommends approval with conditions of the preliminary plan revision and final approval. The proposed changes are consistent with the approved plan. The reduction of one unit maintains the intent of the PUD.

CONDITIONS

1. All parking spaces shall be paved and marked according to requirements of the Metro Zoning Code (17.20.060G).
2. Remove existing STOP sign on one-way drive at Nebraska Ave.
3. Provide one-way signage where existing driveway intersects Nebraska Avenue.
4. Install other signage as shown on plan.
5. Show public utility easements on civil site drawing and send copy back to NES for approval for recording.
6. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.



Metro Planning Commission Meeting of 08/13/09

7. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
8. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
10. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
11. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.
12. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.