

January 8, 2009, Planning Commission minutes- Converted to 2009SP-036-001

This request was amended to a SP by Metro Council.

1. **2009Z-002PR-001**
 Map: 093-01 Parcels: 033, 034
 Downtown Community Plan
 Council District 19 – Erica S. Gilmore
 Staff Reviewer: Brian Sexton

A request to rezone from IR to CF zoning properties located at 607 and 612 10th Avenue North, on the north side of Jo Johnston Avenue (6.66 acres), requested by Hawkins Partners Inc., applicant, for North Charlotte Avenue Holdings LLC, owner.

Staff Recommendation: Approve

APPLICANT REQUEST - A request to rezone from Industrial Restrictive (IR) to Core Frame (CF) zoning properties located at 607 and 612 10th Avenue North, on the north side of Jo Johnston Avenue (6.66 acres).

Existing Zoning

IR District -Industrial Restrictive is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

Proposed Zoning

CF District -Core Frame is intended for a wide range of parking and commercial service support uses for the central business district.

DOWNTOWN COMMUNITY PLAN

Structure Policy

Downtown Neighborhood (DN) DN Structure Plan category applies to those parts of Downtown where intense mixed use development that includes significant residential development is desired, although at a less intense scale than the Downtown Core

North Gulch Detailed Neighborhood Design Plan

Mixed Use (MxU) MxU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Consistent with Policy? Yes. The existing MxU in DN land use policy encourages mixed use development. The proposed zone change request would permit a wide range of commercial service support uses.

PUBLIC WORKS RECOMMENDATION TIS may be required at time of development

Typical Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Light Industrial (110)	6.66	0.334	96,896	676	90	94

Typical Uses in Proposed Zoning District: CF

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office Building High Rise(710)	6.66	2.578	747,902	6282	939	917

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Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	6.66		+651,006	+5606	+849	+823

Maximum Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Light Industrial(110)	6.66	0.6	174,065	1199	117	92

Maximum Uses in Proposed Zoning District: CF

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office Building High Rise ()	6.66	5.0	1,450,548	10,461	1594	1704

Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+1,276,483	+9262	+1477	+1612

STAFF RECOMMENDATION Approval as the proposed CF zoning district is consistent with the MxU in DN land use policy of the Downtown Community Plan.

Mr. Sexton presented and stated that staff is recommending approval.

Mr. Bernhardt offered additional information on how the development conforms to both the mixed use land use policies, as well as the downtown community plan for this area.

Mr. William Morgan, 1024 Harrison Street, spoke in opposition to the requested zone change.

Mr. David White, 201 Lone Oak Village Way, spoke in opposition to the requested zone change.

Ms. Kim Hawkins, 2205 Natchez Trace, spoke in favor of the requested zone change.

Mr. Clifton spoke in favor of the requested zone change. He acknowledged the compatibility of the development and its conformance to the various land use policies.

Dr. Cummings requested clarification on the land use of surrounding properties in relation the requested zoning.

Mr. Tyler expressed concerns with the uses of core frame zoning and how it would affect surrounding property owners.

Mr. Gee spoke in favor of core frame zoning for this parcel.

Mr. Gotto too acknowledged the uses of core frame zoning and spoke in favor of the request.

Mr. Tyler clarified that the applicant owned other nearby parcels already zoned CF.

Ms. LeQuire explained that due to a possible conflict, she would be recusing herself from the discussion.

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Ms. Jones spoke in support of the development.

Mr. Ponder spoke in favor of the proposal and suggested that Hawkins Partners continue meeting with surrounding businesses on their development.

Mr. Ponder moved and Mr. Gotto seconded the motion, to approve Zone Change 2009Z-002PR-001. **(7-1-1) No Vote – Tyler, Abstained – LeQuire**

Resolution No. RS2008-262

“BE IT RESOLVED by The Metropolitan Planning Commission that 2009Z-002PR-001 is **APPROVED (7-1-1)**

The proposed CF district is consistent with the Downtown Community Plan’s Downtown Neighborhood and Mixed Use policies which encourage an intense mixture of uses including residential, retail and office uses.”
