

2010SP-021-001

2400 WEST END

Map 092-15, Parcel(s) 135-137

Council District 21 (Edith Taylor Langster) Staff Reviewer: Greg Johnson

A council bill to rezone from CS to SP-MU zoning for properties located at 2400, 2402 and 2404 West End Avenue, at the northwest corner of West End Avenue and 24th Avenue North (1.37 acres), to permit the development of a structure containing hotel and restaurant uses with underground parking, requested by Ragan-Smith Associates, Inc. applicant, on behalf of RMR TN West End, LLC, owner; sponsored by Councilmember Edith Langster.

Staff Recommendation: APPROVE WITH REVISED CONDITIONS

APPLICANT REQUEST - Permit an 8-story mixed-use building with underground parking.

Preliminary SP A request to rezone from Commercial Service (CS) to Specific Plan-Mixed-Use (SP-MU) zoning for properties located at 2400, 2402 and 2404 West End Avenue, at the northwest corner of West End Avenue and 24th Avenue North (1.37 acres), to permit the development of a structure containing hotel and restaurant uses with underground parking.

Existing Zoning

CS District - Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed 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 office and/or commercial uses.

CRITICAL PLANNING GOALS The SP supports several critical planning goals. The placement of building form and pedestrian entrances along street frontages combined with the increase in sidewalk width along adjacent streets will improve the pedestrian environment next to the site. Placement of multiple uses within a single structure of multiple floors promotes. These complementary land uses will help to support transit along the West End Avenue corridor. This development of this site includes the reuse and improvement of a site that is currently under-developed.

- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices
- Supports Infill Development
- Promotes Compact Building Design compact building design.

GREEN HILLS/ MIDTOWN COMMUNITY PLAN

Mixed Use (MU) MU policy is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and convenience scale activities. Residential densities are comparable to medium, medium-high, or high density. 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.

Neighborhood Urban (NU) NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. 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? The proposed SP meets the land use and design intent of the existing policy with the exception of building height. The policy recommends a maximum of 6 stories in this location. The proposed 8 story building height is consistent with the project location along a wide significant corridor in West End Avenue and the presence of Vanderbilt dormitories of 10+ stories on the opposite side of West End Avenue. Further, reduced floor to

floor height typical of hotel design will reduce the perceived height of the building.

PLAN DETAILS The SP proposes an 8-story building consisting of approximately 220 hotel rooms and a wine bar. These proposed land uses are permitted within the CS zoning classification. The proposed height of the project requires a zone change due to the three-story maximum height within the CS zoning district.

Building Form The project is organized around a circular driveway in the middle of the site, which provides access to the main lobby of the hotel in the northeast corner of the site. The presence of this interior driveway allows for the placement of building form primarily along the 24th Avenue and Elliston Place street frontages. A proposed wine bar is intended to hold a prominent position at one end of the building at the corner of West End Avenue and 24th Avenue.

Phased Development Development is proposed in two phases. Phase I would include construction of proposed underground parking, driveways, and most of the hotel. An 8-story hotel addition on the west side of the circular driveway is proposed as a possible Phase II portion of development. As proposed, this addition would consist of approximately 48 hotel rooms.

Access and Parking Three driveway access points are proposed on the SP site plan. Two driveways from West End Avenue will provide access to patrons of the proposed hotel. A driveway entrance near the middle of the property along West End Avenue will provide access to a circular driveway and a porte cochere entrance to the hotel. A second driveway entrance at the southwest corner of the site provides direct access to the underground parking garage. A third driveway is proposed along Elliston Place at the northwest corner of the site. This driveway is intended for the purpose of deliveries and trash collection.

Two levels of underground parking are proposed with Phase I of the SP. With the inclusion of applicable parking reductions provided within the Zoning Code, the proposed parking provides an acceptable amount of parking for the proposed uses. Additionally, the applicant intends to provide on-street parking along Elliston Place and a portion of 24th Avenue.

Street Frontage The proposed SP shows the intent to reserve additional right-of-way along Elliston Place and West End Avenue to meet the current minimum right-of-way standards of the Major and Collector Street Plan, which provides right-of-way dedication and reservation recommendations for arterial and collector streets. The current Major and Collector Street Plan has not been updated to reflect the Complete Street design elements consistent with Mayor Dean's Executive Order. The updated Major and Collector Street Plan, which is anticipated for early-2011, will likely recommend additional right-of-way along Elliston Place for the provision of bike lanes, as recommended by the Strategic Plan for Sidewalks and Bikeways. Additionally, the Elliston Place Detailed Neighborhood Design Plan includes goals for wide sidewalks and accommodations for bicyclists within the study area.

To reflect the anticipated recommendation of the future Major and Collector Street Plan, the Strategic Plan for Sidewalks and Bikeways, and the intent of the Mayor's Office to implement Complete Streets standards, Planning staff and Metro Public Works recommend an additional required building setback along Elliston Place in addition to the proposed right-of-way reservation. A minimum building setback of 48 feet from street center line along Elliston Place has been added as a condition of approval to provide additional space for the installation of street elements, such as wider sidewalks, tree planters, and bike lanes consistent with Complete Streets. This 48 foot setback would add approximately 6 additional feet to the proposed building setback along Elliston Place. Currently, the proposed plan includes a 42 foot building setback along Elliston Place from the street centerline.

Building Elevations Building elevations submitted with the application provide information on the character and materiality of exterior building facades. Ground floor walls will use a stone veneer. Upper floors will have a combination of EIFS and brick veneer.

Sidewalk entrances are shown on the building elevations. Several entrances are provided along the Elliston Place street frontage, which would provide access to first floor hotel functions or retail. The proposed wine bar facing West End Avenue would provide the only building entrance along the West End sidewalk. A second entrance on the south side of the building is shown adjacent to the circular drive adjacent to the hotel lobby on the interior of the site. As proposed, the hotel would not provide building entrances along 24th Avenue or at the hotel lobby at the corner of 24th Avenue and Elliston Place.

The Elliston Place Detailed Neighborhood Design Plan (DNDP) promotes mixed use development along Elliston Place, including ground floor commercial/retail land uses. Although ground floor commercial/retail land uses are not proposed within this SP along Elliston Place, the building elevations illustrate the intent to provide the semblance of storefront street frontage along Elliston Place. The first floor height along Elliston Place is taller than upper floors to resemble retail floor heights. Additionally, the amount of glazing along the Elliston Place frontage should be increased to reflect retail frontage.

Fall-back Zoning A condition of approval has been added to include a fall back zoning classification for any standards that are not addressed specifically by the SP. The MUI zoning classification is recommended as the fall back zoning classification.

STORMWATER RECOMMENDATION Preliminary SP approved

PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Consistent with the Major Street Plan, Metro Strategic Plan for Sidewalks and Bikeways, and recently reviewed development project(s) along Elliston Place, it is recommended that the building setback be placed 44 feet from the centerline of the Elliston corridor.
- Provide dumpster and recycling access that does not require SU-30 trucks to back into the public ROW.
- Dedicate ROW radii at street corners and sufficient ROW to encompass other street improvements including the 6 foot furnishing zone and 8 foot public sidewalk.
- A TIS and Parking Study will be required prior to development to determine any roadway mitigations or on street parking modifications.

Maximum Uses in Existing Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail center(814)	1.37	0.6 F	35,806 SF	1570	36	108

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel(310)	1.37	-	176,787 SF	1776*	126*	122*

*Trips based on # of rooms

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.37	-	3,168 SF	174	10	30

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	1.37	-	2,000 SF	255	24	23

Traffic changes between Maximum: **CS** and proposed **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+635	+124	+67

STAFF RECOMMENDATION Staff recommends approval with conditions. The proposed project is consistent with the proposed land use policy in terms of proposed uses and design.

CONDITIONS

1. The SP shall provide a minimum building setback of 44 feet from the corridor centerline along Elliston Place.
2. A minimum of 60% of the length of the Elliston Place building elevation shall be comprised of storefront-type window glazing.
3. The dumpster access along Elliston Place must be revised prior to final site plan approval to meet Public Works standards for access and minimal intrusion on the Elliston Place street frontage requested by Metro Planning.
4. The uses of this SP shall be limited to hotel, retail, restaurant and bar uses.
5. 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 MUI zoning district for residential buildings as of the date of the applicable request or application.
6. 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.
7. 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, 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.
8. 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.

Approved with revised conditions. (9-0), Consent Agenda

Resolution No. RS2010-182

“BE IT RESOLVED by The Metropolitan Planning Commission that 2010SP-021-001 **is APPROVED WITH REVISED CONDITIONS. (9-0)**

Conditions of Approval:

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8. 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.

The proposed SP zoning district is consistent with Green Hills/Midtown Community Plan’s Mixed-Use in Neighborhood Urban land use policy that applies to the properties.’