

2010SP-022-001

CARMAX RIVERGATE

Map 026-12, Parcel(s) 004

Council District 10 (I. C. "Rip" Ryman)

Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning for property located at 2353 Gallatin Pike, approximately 400 feet east of Riverchase Boulevard (15.04 acres), to permit a 29,100 square foot expansion to an existing 24,720 square foot auto sales facility for auto sales (new and used), auto service, auto repair, car wash, private fuel storage and dispensing, auto parts sales, and auto storage, requested by Littlejohn Engineering Associates, applicant, on behalf of CarMax Auto Superstores Inc., owner.

Staff Recommendation: APPROVE WITH CONDITIONS

APPLICANT REQUEST -Rezzone to permit auto sales (new and used), auto repair, car wash, private fuel storage and dispensing, auto part sales and auto storage.

Preliminary SP A request to rezone from Commercial Services (CS) to Specific Plan – Auto (SP-A) zoning for property located at 2353 Gallatin Pike, approximately 400 feet east of Riverchase Boulevard (15.04 acres), to permit a 29,100 square foot expansion to an existing 24,720 square foot auto sales facility for auto sales (new and used), auto service, auto repair, car wash, private fuel storage and dispensing, auto parts sales, and auto storage.

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-A District - Specific Plan-Auto 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 automobile uses.

CRITICAL PLANNING GOALS N/A

MADISON COMMUNITY PLAN

Suburban Mixed Use Corridor T3 CM policy is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of suburban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Special Policy This site is within a part of Madison known as the "Motor Mile." The Motor Mile is an area along Gallatin that includes numerous auto dealerships, and the plan recognizes this area and calls for it to be preserved.

Consistent with Policy? Yes, the proposed auto related uses are consistent with uses found within the property's land use policy.

REQUEST DETAILS This is a request to rezone approximately 15.04 acres from CS to SP-A to permit various auto related uses. It is important to note that CarMax is currently located on the site and that the sale of new cars is permitted under the current CS zoning district. The request is to accommodate an expansion of the existing facility and for additional services including the sale of used cars, auto service, auto repair, car wash, private fuel storage and dispensing, auto parts sales (retail) and auto storage (parking). While most of the uses are permitted in the current CS zoning district, auto sales used and auto repair are only permitted in a SP zoning district, and therefore, the SP is required to permit *all* the proposed uses.

The plan identifies the existing facility and proposed expansions. The existing floor area is 24,720 square feet and the proposed expansions will bring the total floor area to 53,820 square feet. Proposed expansions are located near the back of the property approximately 600 feet from Gallatin Road. The plan is consistent with CS bulk standards, with the difference between CS and the proposed SP is that auto sales used, and auto repair would be permitted.

Staff Analysis Staff recommends approval with conditions of the request. The site is currently used for new car

sales. The proposed uses are consistent with uses found in the T-3 Suburban Mixed-Use land use policy which applies to the property. The proposal will not significantly change the appearance of the site, nor will it change the character of the site.

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.

STAFF RECOMMENDATION Staff recommends that the request be approved with conditions. As proposed the request is consistent with the property's land use policy.

CONDITIONS

1. Permitted uses include auto sales new, auto sales used, auto service, auto repair, car wash, private fuel storage and dispensing, auto parts sales (retail), and auto storage (auto parking).
2. 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 CS zoning district as of the date of the applicable request or application.
3. 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.
4. 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.
5. 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 (8-0), Consent Agenda

Resolution No. RS2011-7

"BE IT RESOLVED by The Metropolitan Planning Commission that 2010SP-022-001 is **APPROVED WITH CONDITIONS. (8-0)**

Conditions of Approval:

1. Permitted uses include auto sales new, auto sales used, auto service, auto repair, car wash, private fuel storage and dispensing, auto parts sales (retail), and auto storage (auto parking).
2. 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 CS zoning district as of the date of the applicable request or application.
3. 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

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5. 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 request, with the conditions of approval, is consistent with the T3 CM land use policy and the "Motor Mile" special policy within the Madison Community Plan that apply to the property."