

3. 2011SP-004-001

SMITH SPRINGS ROAD

Map 135, Parcel(s) 146-148, 163
Council District 29 (Vivian Wilhoite)
Staff Reviewer: Brenda Bernards

A request to rezone from R20, RM9, and IWD to SP-MU zoning for properties located at 2114 Smith Springs Road, 1806 Reynolds Road, 1812 Reynolds Road and at Reynolds Road (unnumbered), approximately 1,700 feet north of Smith Springs Road (48.57 acres), to permit a maximum of 950,000 square feet of industrial, office, warehouse and distribution, up to 78 multi-family residential units and open space uses, requested by Dale & Associates, applicant, Stevenson Trust No. 8, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

APPLICANT REQUEST -Permit industrial, office, warehousing and multi-family.

Preliminary SP A request to rezone from Single and Two-Family Residential (R20), Multi-Family Residential (RM9), and Industrial/Warehousing and Distributing (IWD) to Specific Plan-Mixed-Use (SP-MU) zoning for properties located at 2114 Smith Springs Road, 1806 Reynolds Road, 1812 Reynolds Road and at Reynolds Road (unnumbered), approximately 1,700 feet north of Smith Springs Road (48.57 acres), to permit a maximum of 950,000 square feet of industrial, office, warehouse and distribution, up to 78 multi-family residential units and open space uses.

Existing Zoning

R20 District - R20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots.

RM9 District - RM9 is intended for single-family, duplex, and multi-family dwellings at a density of 9 dwelling units per acre.

IWD District - Industrial Warehousing/Distribution is intended for a wide range of warehousing, wholesaling, and bulk distribution 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, warehouse, industrial, multi-family and open space uses.

CRITICAL PLANNING GOALS N/A

ANTIOCH/PRIEST LAKE COMMUNITY PLAN

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

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.

Consistent with Policy? Yes. The area proposed for multi-family uses is located within the NG policy and the area proposed for industrial uses and open space are located within the IN policy. Currently, the portion of these properties zoned R20 fall within the IN policy area. This plan will bring these properties into conformance with the land use policy.

PLAN DETAILS The proposed SP includes three districts, each with its own land uses and bulk standards. While a plan is included showing a potential lot layout, this is meant to be illustrative only and to outline permitted uses and their locations. A public street is shown with stub streets to the north and east. This will be the location of the street with minor alterations that might improve the horizontal or vertical alignments.

The SP district provides a cap on the maximum square footage for the industrial uses and permits medium manufacturing uses as well as the uses permitted in the IWD zoning district. The new public street will provide an alternative to Reynolds Road as the prime access to Smith Springs Road for the rear portion of these properties. Also, the SP provides for areas of permanent open space.

District A District A, with approximately 13 acres in area, is proposed for residential uses to provide a transition from Smith Springs Road to the District B. The uses and bulk standards for this district are similar to those for the RM6 zoning district with a maximum density of 78 residential units. The SP includes setback, height, floor area ratio (FAR) and impervious surface ratio (ISR). Limits are placed on the use of vinyl siding and a B Landscape buffer yard (as defined by the Metro Zoning Code) is shown on the eastern boundary. The proposed plan provides setbacks but does not discuss building orientation. A condition is proposed to require buildings on lots adjacent to Smith Springs Road be oriented towards Smith Springs Road, with the primary pedestrian entrances facing the street.

District B District B, with approximately 28.6 acres in area, is proposed for industrial, office, and warehouse uses in the center of the property and fronting on Reynolds Road. Uses permitted within this sub-district are those allowed under the Industrial Warehousing/ Distribution (IWD) zoning district with the addition of medium manufacturing. The bulk standards of the IWD zoning district will apply in District B and there is a maximum floor area of 950,000 square feet proposed.

Various building materials are permitted. These include various types of concrete, brick and stone, architectural metals and glazing. Gloss, highly reflective metals are prohibited as the primary building material.

A 30 foot D Landscape buffer is identified along the west, east and northwest boundary adjacent to the existing R20 zoning districts.

District C District C is approximately 7 acres in area and is proposed for open space or park only. No permanent structures are permitted. It will be placed in a separate parcel and maintained by a Property Owners Association.

Sidewalks Sidewalks are shown on both sides of the new public street. Sidewalks will also be required along the frontage of the property being rezoned on Smith Springs Road with the development of District A.

Signs Signs for District A are limited to one six foot tall ground sign with external lighting and shall be a monument style sign. Signs for District B are limited to building signs and six foot tall ground signs that shall be monument style signs, with external lighting. No permanent signage shall be permitted in District C. Any phase of development in District B that will include multiple stories and/or tenants shall submit an overall sign program with the final site plan.

Cemetery There is a cemetery located near the eastern property line. A 30 foot wide buffer with a permanent fence outside of the buffer is shown around the cemetery. A note on the plan states that permanent, unencumbered access to the cemetery shall be shown on the final site plan.

HISTORICAL COMMISSION RECOMMENDATION “We agree with the proposed 30’ buffer zone around the existing cemetery as well as the installation of a permanent fence outside of the buffer. The cemetery is not easily accessible at the moment, but the property owner told me that he has plans to build up the grade around it. Hopefully this will improve accessibility to the cemetery—if, by chance, descendants come searching for it. We will continue to research the history of the cemetery for our own files, and hope one day it can be properly surveyed.” (Scarlett Miles, Historical Commission)

NES RECOMMENDATION

- 1) Developer drawing should show any existing utilities easements on property and the utility poles on the property and/or r-o-w.
- 2) 20 foot public utility easement required adjacent to all public r-o-w.
- 3) NES can meet with developer/engineer upon request to determine electrical service options
- 4) NES needs any drawings that will cover any road improvements to Metro r-o-w that Public Works will require.
- 5) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under “Builders and Contractors” tab @ www.nespower.com).
- 6) NES needs to know if the developer has other options on property next to this area, if so NES needs an overall concept plan.

7) 20 foot public utility easement shall be clear of any permanent footings and structures.

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. A TIS will be required prior to development.

Maximum Uses in Existing Zoning District: **R20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential(210)	6.56	2.31 D	15 U	144	12	16

Maximum Uses in Existing Zoning District: **RM9**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential(220)	8.3	9 D	74 U	572	40	59

Maximum Uses in Existing 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)	28.27	0.8 F	985,152 SF	3508	296	316

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	28.6	0.8 F	996,652 SF	3549	299	319

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential(220)	13	6 D	78 U	597	42	61

Traffic changes between Maximum: **R20, RM9, IWD,** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-78	-7	-11

METRO SCHOOL BOARD REPORT A school board report was not generated because the request reduces the overall number of units permitted on this property.

STAFF RECOMMENDATION Staff recommends approval with conditions of the Smith Spring Road SP. The proposed uses are consistent with the Neighborhood General and Industrial land use policies on the property.

CONDITIONS

1. A sidewalk, meeting Public Works standards, shall be required along the frontage of the property on Smith Springs Road with the first phase of development within District A.
2. Ground signs in District A and B shall be monument style signs with a maximum height of six feet.
3. Buildings on lots adjacent to Smith Springs Road shall be oriented towards Smith Springs Road, with the primary pedestrian entrances facing the street.
4. Any phase of development in District B that will include multiple stories and/or tenants shall submit an overall

sign program with each final site plan.

5. The uses of this SP shall be limited to those uses shown on the plan.
6. 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 RM6 zoning district for District A, IWD zoning district for District B and AR2a zoning district for District C as of the date of the applicable request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the 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.
8. 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.
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.

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

Resolution No. RS2011-128

"BE IT RESOLVED by The Metropolitan Planning Commission that 2011SP-004-001 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

1. A sidewalk, meeting Public Works standards, shall be required along the frontage of the property on Smith Springs Road with the first phase of development within District A.
2. Ground signs in District A and B shall be monument style signs with a maximum height of six feet.
3. Buildings on lots adjacent to Smith Springs Road shall be oriented towards Smith Springs Road, with the primary pedestrian entrances facing the street.
4. Any phase of development in District B that will include multiple stories and/or tenants shall submit an overall sign program with each final site plan.
5. The uses of this SP shall be limited to those uses shown on the plan.
6. 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 RM6 zoning district for District A, IWD zoning district for District B and AR2a zoning district for District C as of the date of the applicable request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the 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.

8. 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.
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.

The proposed uses are consistent with the Neighborhood General and Industrial land use policies on the property.”