

9. 2011SP-007-001

DOLLAR GENERAL

Map 043-09, Part of Parcel 002
Council District 04 (Michael Craddock)
Staff Reviewer: Brian Sexton

A request to rezone from CS and IWD to SP-C zoning for a portion of property located at 601 Gallatin Pike, approximately 500 feet north of Dupont Avenue (1.21 acres), to permit a 10,640 square foot retail establishment, requested by Ragan-Smith- Associates Inc., applicant, Union Planters National Bank, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

APPLICANT REQUEST -Rezone to permit a retail use.

Preliminary SP A request to rezone from Commercial Service (CS) and Industrial Warehousing/Distribution (IWD) to Specific Plan - Commercial (SP-C) zoning for a portion of property located at 601 Gallatin Pike, approximately 500 feet north of Dupont Avenue (1.21 acres), to permit a 10,640 square foot retail establishment.

Existing Zoning

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

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

Proposed Zoning

SP-C District Specific Plan-Commercial 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 commercial uses.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods

This SP adds to the creation of a walkable neighborhood. The site proposed for this SP is located west of Gallatin Pike and north of Dupont Avenue. The site is surrounded by a mixture of single family residences, office, industrial, and commercial uses on the north, south and east sides of the property. The SP adds to the walkable neighborhood environment by integrating a community shopping center into an existing neighborhood creating a destination that can be walked to from nearby residential, office, industrial or commercial uses.

MADISON COMMUNITY PLAN

T4 Urban Mixed Use Corridor T4 CM policy is intended to enhance urban 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 urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Consistent with Policy? Yes. While the plan does not achieve a mixture of uses envisioned by the policy, it does meet many of the building form and site design standards of the policy creating a more pedestrian friendly environment. The proposed SP is also compatible with the general character of the existing urban neighborhood. This SP is limited to retail, restaurant and general office uses.

PLAN DETAILS The preliminary site plan proposes a one-story retail use for a Dollar General store located on the west side of Gallatin Pike and north of Dupont Avenue. The applicant is only rezoning the front portion of the property to accommodate the retail use. The existing IWD zoning on the rear portion of the site will remain. The total acreage of the site proposed for this rezoning is approximately 1.21 acres. There is an existing building on the property that will need to be demolished prior to construction of the retail business. The proposed store will be surrounded by existing single family residences, office, industrial, and commercial uses on the north, south and east sides of the property.

Building Orientation/Landscaping The proposed retail building is oriented toward Gallatin Pike. The primary entrance into the building is located on the northeast side of the building fronting Gallatin Pike. A list of building materials was not submitted and will be required prior to Final Site Plan approval for this development. Prohibited building materials include unfinished concrete blocks, plywood, aluminum and vinyl siding. A variety of canopy trees and shrubs are proposed on site and along the perimeter of the property which meets the Urban Foresters requirement for landscaping.

Access/Parking Primary vehicular access to the site is located along Gallatin Pike. A cross access easement is proposed on the northwest portion of the property providing future access to an adjacent lot. Sidewalks are already in place on Gallatin Pike. The parking area is located on the north and west sides of the building. While this property is not within the UZO, the plan proposes to utilize the 10 percent transit reduction and provides a total of 39 on-site parking spaces. The Public Works Department has requested that the applicant provide documentation that the 39 spaces will meet the parking requirements of this retail use in this location.

Signs Sign details were included in this SP. The plan proposes two 116 square foot wall mounted building signs. The first sign will be placed on the front of the building along Gallatin Pike. The second sign will be placed on the north side of the building. An eight foot monument sign is also proposed on the northeast side of the property.

In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs in this SP include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct or indirect ambient light.

STORMWATER Applicant shall ensure, prior to Final SP approval, that discharge location will not adversely affect downstream property owners.

PUBLIC WORKS RECOMMENDATION Prior to approval of final SP, provide documentation that adequate parking is provided.

Typical 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
General Retail (814)	0.47	0.254 F	5,200 SF	261	12	34

Typical 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
Auto Dealer (841)	0.73	0.039 F	1,240 SF	42	3	4

Typical Uses in Proposed Zoning District: **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (814)	1.2	-	10,640 SF	493	16	48

Traffic changes between typical: **CS, IWD** and proposed **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+190	+1	+10

Typical 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
General Retail (814)	0.47	0.6 F	12,283 SF	564	17	51

Typical 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
Auto Dealer(841)	0.73	0.6 F	19,079 SF	637	39	50

Traffic changes between maximum: **CS, IWD** and proposed **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-508	-40	-53

STAFF RECOMMENDATION Staff recommends approval with conditions. The SP is consistent with the design intent of the land use policy and the proposed use is consistent with surrounding development along Gallatin Pike.

CONDITIONS

1. Prior to final site plan approval, the SP plan shall include a set of building materials that shall be reviewed and approved by the Planning Department. Prohibited building materials include unfinished concrete blocks, plywood, aluminum and vinyl siding.
2. Prior to approval of final SP, the applicant shall provide to the Public Works Department documentation that adequate parking is provided.
3. This SP is limited to retail, restaurant, and general office uses.
4. 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 CL zoning district as of the date of the applicable request or application.
5. 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.
6. 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.
7. 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. (7-0), Consent Agenda

Resolution No. RS2011-59

"BE IT RESOLVED by The Metropolitan Planning Commission that 2011SP-007-001 is **APPROVED WITH CONDITIONS.**

Conditions of Approval:

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7. 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 SP is consistent with the design intent of the T4 CM land use policy, and the proposed use is consistent with surrounding development along Gallatin Pike.”