

**20a. 2012SP-003-001**

**RED KAP INDUSTRIES**

Map 031, Parcel(s) 112  
Council District 03 (Walter Hunt)  
Staff Reviewer: Greg Johnson

A request to rezone from OR20 to SP-IND district property located at 554 Hickory Hills Boulevard, approximately 1,000 feet north of Old Hickory Boulevard (25.0 acres), to permit a building expansion to a maximum of 295,000 square feet to an existing building containing 219,425 square feet, containing distributive business, warehouse and light manufacturing uses., requested by J & S Construction, applicant for Red Kap Industries Inc., owner. (See also Planned Unit Development Case # 96-81P-002).

**Staff Recommendation: APPROVE the SP WITH CONDITIONS and DISAPPROVE without all conditions of approval.**

Approve with conditions and disapprove without all conditions of approval, *Consent Agenda* (10-0)

*[Note: Items #20a and #20b were discussed by the Planning Commission at the same time. See Item #20b for staff report, actions, and resolutions. ]*

**20b. 96-81P-002**

**RED CAP INDUSTRIES**

Map 031, Parcel(s) 112  
Council District 03 (Walter Hunt)  
Staff Reviewer: Greg Johnson

A request to cancel the Red Cap Industries Industrial Planned Unit Development Overlay District located at 554 Hickory Hills Boulevard, approximately 1,000 feet north of Old Hickory Boulevard, zoned OR20 and proposed for SP (25.0 acres), requested by J & S Construction, applicant, for VF Imagewear Red Cap Industries Inc., owner. (See also Specific Plan Case # 2012SP-003-001).

**Staff Recommendation: APPROVE the PUD cancellation if the SP is approved.**

**APPLICANT REQUEST - Expand existing warehouse/distribution and light manufacturing uses**

**Zone change** A request to rezone from Office-Residential (OR20) to Specific Plan – Industrial (SP-IND) district property located at 554 Hickory Hills Boulevard, approximately 1,000 feet north of Old Hickory Boulevard (25.0 acres), to permit a building expansion to a maximum of 295,000 square feet to an existing building containing 219,425 square feet, containing distributive business, warehouse and light manufacturing uses.

**Planned Unit Development (PUD)** A request to cancel the Red Cap Industries Industrial Planned Unit Development Overlay District located at 554 Hickory Hills Boulevard, approximately 1,000 feet north of Old Hickory Boulevard, permitting industrial and warehouse uses, zoned OR20 and proposed for SP (25.0 acres).

**Existing Zoning**

OR20 District - Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

**Proposed Zoning**

SP-IND District - Specific Plan-Industrial 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 industrial uses.

**CRITICAL PLANNING GOALS N/A**

**PARKWOOD/UNION HILL COMMUNITY PLAN**

**Commercial Mixed Concentration (CMC)** CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

**Consistent with Policy?** Yes. CMC policy is intended to permit a wide range of commercial development of both consumer goods and services and employment. The range of land uses recommended by the CMC policy includes the proposed business distribution, warehouse, and light manufacturing land uses.

**ZONE CHANGE** The property is currently within the OR20 zoning district and has a PUD overlay for the current warehouse/ distribution and light manufacturing land uses. The owner of the existing business is proposing to enlarge the existing building and requests an SP zone change in order to permit this expansion. The request includes cancellation of the current PUD overlay.

The site plan shows proposed additions to the east and south sides of the existing building. These proposed expansions comprise of approximately 67,000 square feet. The expansion of the current use includes minor revisions to parking areas. Access to the site will not change under the proposed SP zone change.

**Landscape buffers and parking** As proposed, the site plan demonstrates compliance with requirements of the Zoning Code for parking and landscaping buffers. Because the property is located adjacent to a residential zone to the east and north, a type D landscape buffer will be required along these property lines. The intent to install this buffer is shown on the site plan. These buffers are identified on the plan.

The buffer along the east property line coincides with a public utility easement. Prior to receiving final SP approval, the applicant must receive approval from applicable Metro departments and utility agencies to plant the required buffer within the easement. If the applicant cannot secure approvals from these departments, the buffer will need to be redesigned. Depending on the extent of the changes to the site plan to incorporate this redesign, an amendment to the SP may be required.

**Trailer storage** Although truck parking is typically included within the definition of the current distributive nature of the current land use, the site plan lists temporary trailer storage as a permitted use on the site, which has approximately 60 truck parking spaces.

**Permitted land uses** Although the applicant intends to continue the current distributive business/warehouse/light manufacturing use on the site, the SP proposes additional permitted uses from the CS and IWD zoning districts that will be adaptable to the site configuration and compatible to adjacent residential development. These permitted uses include printing and publishing, inventory stock, custom assembly, laundry plant, and business service. Land uses from these zoning districts that are considered less compatible with residential development, such as rock quarry and heavy manufacturing, are specifically listed as prohibited land uses.

**Signage** The site includes one existing monument-style ground sign at the southern driveway entrance to the site. The SP application does not propose additional ground signs. Additional ground signs may be permitted using the ground sign spacing requirements of the MUL zoning district. Any future ground signs within the SP shall be monument-style signs with a maximum size of 32 square feet and a maximum height of 6 feet.

**PLANNED UNIT DEVELOPMENT**

**Plan Details** The existing PUD approval includes the existing site layout. Because the applicant wishes to expand the existing building by more than 10%, an amendment to the PUD would be required. In addition, a zone change to a district that is compatible with the current land uses would be required. Instead of requesting a base zone change and a PUD amendment, the applicant has opted to request an SP zone change with a PUD cancellation. The SP zone change includes a site plan for expansion of the current use, which nullifies the need for a PUD amendment.

**STORMWATER RECOMMENDATION** Amendment to preliminary approved. Approved construction drawings will be required prior to Final PUD approval.

**PUBLIC WORKS RECOMMENDATION**

1. 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.
2. Label and dimension existing ROW on Hickory Hills Boulevard.
3. Provide solid waste plan (dumpsters, recycling, pickup schedule, etc.)
4. Demonstrate via turn templates that turnaround for waste disposal vehicle is sufficient to allow for SU-30 vehicle turning movements.
5. Construct left turn lane on Old Hickory Blvd; submit construction drawings for PW approval. Or submit access study to determine roadway improvements.

**Maximum Uses in Existing Zoning District: OR20**

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

Warehouse / Distribution(150)	25	-	219,452 SF*	782	66	71
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\*Floor area controlled by PUD

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehouse / Distribution(150)	25	-	286,208 SF*	1019	86	92

\*Floor area controlled by PUD

**Traffic changes between Maximum: OR20 and proposed SP-IND**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 66,756 SF	+237	+20	+21

**STAFF RECOMMENDATION** Staff recommends approval of the SP with conditions and disapproval without the Planning Commission required conditions. Staff recommends approval of the PUD cancellation if the SP is approved. With conditions, the proposed SP will be consistent with the current land use policy and will be compatible with surrounding development.

**SP CONDITIONS**

- Any future ground signs within the SP shall be monument-style signs with a maximum size of 32 square feet and a maximum height of 6 feet.
- Prior to final SP approval, a utility easement encroachment agreement to permit the concurrent location of the public utility easement and the landscape buffer along the east property line, signed by all applicable Metro departments and agencies, shall be submitted to Metro Planning.
- The development shall comply with conditions of approval from Metro Public Works.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application.
- A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro 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.
- 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.
- 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.

Approve the SP with Conditions and Disapprove without Conditions and Approve the PUD cancellation, *Consent Agenda* (10-0)

**Resolution No. RS2012-15**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2012SP-003-001 is **APPROVED THE SP WITH CONDITIONS AND DISAPPROVE THE SP WITHOUT CONDITIONS. (10-0)**

**Conditions of Approval:**

1. Any future ground signs within the SP shall be monument-style signs with a maximum size of 32 square feet and a maximum height of 6 feet.
2. Prior to final SP approval, a utility easement encroachment agreement to permit the concurrent location of the public utility easement and the landscape buffer along the east property line, signed by all applicable Metro departments and agencies, shall be submitted to Metro Planning.
3. The development shall comply with conditions of approval from Metro Public Works.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the IWD 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 Metro 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.

**With conditions, the proposed SP will be consistent with the current land use policy and will be compatible with surrounding development."**