

## 2014SP-006-001

### DODSON CHAPEL CHILDCARE II, PH II (PRELIM & FINAL)

Map 086, Parcel(s) 055

Council District 14 (James Bruce Stanley)

Staff Reviewer: Latisha Birkeland

A request to rezone from RS15 to SP-INS zoning and for final site plan approval for property located at 4190 Dodson Chapel Road, at the southwest corner of Dodson Chapel Road and Dodson Chapel Court (7.2 Acres), to permit a daycare of up to 207 persons within an existing facility, requested by Anderson Architects, applicant; Dodson Chapel United Methodist Church, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

### APPLICANT REQUEST

**Preliminary and Final SP to permit a daycare facility for up to 207 persons.**

#### Preliminary and Final Site Plan

A request to rezone from Single Family Residential (RS15) to Specific Plan-Institutional (SP-INS) zoning and for final site plan approval for property located at 4190 Dodson Chapel Road, at the southwest corner of Dodson Chapel Road and Dodson Chapel Court (7.2 Acres), to permit a daycare of up to 207 persons within an existing facility.

#### **Existing Zoning**

Single Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *RS15 would permit a maximum of 20 units.*

#### **Proposed Zoning**

Specific Plan-Institutional (SP-INS) 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 institutional uses.

### CRITICAL PLANNING GOALS

N/A

### DONELSON – HERMITAGE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

#### Consistent with Policy?

Yes. The policy supports institution uses within residential districts. Expanding the existing daycare use in the T3 Suburban Neighborhood Evolving policy will provide additional daycare opportunities to accommodate the evolving residential uses surrounding the property.

### PLAN DETAILS

The approximate 7.2 acre site is located at 4190 Dodson Chapel Road and is located within the Dodson Chapel Worthy of Conservation district. This property currently has an existing daycare facility located on the site. The Dodson Chapel Child Care Center currently has programs for up to 75 children, from 6 weeks to 12 years old. The proposed expansion of the childcare program includes renovating 5,494 square feet of the existing 14,000 square foot, one-story building to allow for a total capacity of 207 students and 26 employees. This property has been designated Worthy of Conservation.

The site currently has six access points; five along Dodson Chapel Road and one along Dodson Chapel Court. One access drive and one parking area will be removed along Dodson Chapel Road. The remaining four access points will be established as "one-way" only. Vehicles on the north side of the facility will exit onto Dodson Chapel Court while vehicles on the south side of the facility will exit onto Dodson Chapel Road.

The site will provide 31 parking stalls placed along the drive isles for parent/student morning drop offs and afternoon pick-ups. The 26 staff members will park in the existing parking lot of the Dodson Chapel United Methodist Church, on the north side of Dodson Chapel Court. This off-site parking area will also hold overflow parking for yearly events at the daycare. The parking provided meets the Metro Codes parking standards.

Sidewalks are not proposed on the SP plan. However, staff recommends that six foot sidewalks shall be installed to facilitate safe pedestrian movement. A six foot sidewalk shall be installed along the northern side of the southern drive isle, south of the existing daycare building. A six foot sidewalk shall be installed along the southern side of the northern drive isle, extending from Dodson Chapel Court to Dodson Chapel Road.

**ANALYSIS**

The expansion of the existing daycare use is supported by the T3 Neighborhood Evolving policy. Based upon the T3 Neighborhood Evolving policy and the standards in the proposed SP, staff recommends approval of the SP.

**METROPOLITAN HISTORIC ZONING COMMISSION STAFF RECOMMENDATION**

**No exception taken**

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

- Fire Code issues for the structures will be addressed at permit application review

**STORMWATER RECOMMENDATION**

**Approved**

**PUBLIC WORKS RECOMMENDATION**

**Approve with conditions**

- 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.
- MPW understands that the operation of childcare facilities is such that guardians must walk each student into the facility and sign them in, thus additional parking may be required.
- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Comply with the parking and arrival and dismissal study recommendations dated 7/10/15.

**METRO WATER RECOMMENDATION**

**Approve with conditions**

- As all our previous issues have been addressed via the latest SP plan revision (stamped received June 30th), including payment of capacity fees, we recommend approval on the following conditions:
  - 1) Approval does not apply to private water and sewer design. These must be submitted via a separate review process with Metro Water Permits, and approved before connection permits are issued.

Maximum Uses in Existing Zoning District: **RS15**

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)	7.2	2.90 D	20 U	192	15	21

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Daycare (565)	7.2	-	207 persons	937	157	143

Traffic changes between maximum: **RS15** and **SP-INS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+745	+142	+122

## **METRO SCHOOL BOARD REPORT**

According to information provided by Metro Schools, this request will not generate additional students. This information is based upon data from the school board last updated October 2014.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

### **CONDITIONS**

1. Uses within this SP shall be limited to permit a daycare use of up to 207 kids.
2. A six foot sidewalk shall be installed along the northern side of the southern drive isle, south of the existing daycare building. A six foot sidewalk shall be installed along the southern side of the northern drive isle, extending from Dodson Chapel Court to Dodson Chapel Road.
3. 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 or with final site plan application.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. 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.
6. 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 with conditions and disapprove without all conditions. (7-0), Consent Agenda

### **Resolution No. RS2015-264**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-006-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

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