

11. 2014SP-035-001

7347 CHARLOTTE PIKE

Map 114, Parcel(s) 148

Council District 22 (Sheri Weiner)

Staff Reviewer: Melissa Sajid

A request to rezone from R15 to SP-MU zoning for property located at 7347 Charlotte Pike, approximately 395 feet east of Old Hickory Boulevard, (1.74 acres), to permit an office and retail development, requested by Dale & Associates, applicant; Akm and Abu Fakhruddin, owners.

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

APPLICANT REQUEST

Preliminary SP to permit office and retail uses.

Preliminary SP

A request to rezone from One and Two Family Residential (R15) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 7347 Charlotte Pike, approximately 395 feet east of Old Hickory Boulevard (1.74 acres), to permit an office and retail development.

Existing Zoning

One and Two Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 5 lots with 1 duplex lot for a total of 6 units.*

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) 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 residential uses in addition to office and/or commercial uses.

CRITICAL PLANNING GOALS

N/A

BELLEVUE 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.

Consistent with Policy?

Yes. The proposed SP is consistent with the Suburban Mixed Use Corridor policy. As proposed, the request would allow for a new office/retail building that is located just east of the intersection of Charlotte Pike and Old Hickory Boulevard both of which are scenic arterials.

PLAN DETAILS

The site is located east of the intersection of Charlotte Pike and Old Hickory Boulevard. Currently, there is an existing single-family dwelling on the property which is proposed to be demolished. Surrounding zoning includes R15, CS, CL, OR20 and R40, and the area includes a mixture of uses. Access to the site is from Charlotte Pike, which is also designated as a scenic corridor.

Site Plan

The SP proposes an 8,000 square foot office/retail building on the site. Ample parking is located to the side and rear of the building, and the dumpster and recycling collection area is to be located at the rear of the building. Primary access to the site is from Charlotte Pike.

The site has frontage on a portion of Charlotte Pike that is identified as a scenic arterial. Since the site is located on a scenic corridor, the Zoning Code requires a 10' scenic landscape buffer along the front of the property. The plan, however, includes a 50' scenic landscape buffer but also proposes to set back the building a minimum of 100' from Charlotte Pike to maintain the existing scenic landscape. Sidewalks are to be provided along Charlotte Pike, and landscape buffers are proposed along the side and rear property lines. Type B-3 (10 feet wide) landscape buffers are proposed between the SP and adjacent residential properties to the east and west. Also, a type C-3 buffer (20 feet wide) is proposed between the site and Gower Elementary School to the south. Signs must meet the requirements of the MUL-A district which prohibits LED and digital display signs with the exception of time/temperature/date signs.

ANALYSIS

Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- Prior to Final SP, verify adequate sight distance at access drive.
- Prior to Final SP, modify WB left turn lane and transition on Charlotte Pike to provide appropriate left turn lane storage.
- Prior to Final SP, identify joint use driveways.

HARPETH VALLEY UTILITY DISTRICT RECOMMENDATION

Approved with conditions

- Revise Water & Sewer Note 6 as follows: "All water meters shall be a minimum of 18" below finished grade."
- Revise Water & Sewer Note 7 as follows: "Pressure regulating devices will be required on the customer side of the meter."
- Remove Water & Sewer Note 8.
- An availability letter will need to be requested for water and sewer.

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.
- 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.
- Comply with MPW Traffic Engineer.

Maximum Uses in Existing Zoning District: **R15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	1.74	3.09 D	6 U*	58	5	7

*Based off one two-family lot

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
Retail (814)	1.74	-	8,000 SF	380	14	41

Traffic changes between maximum: **R15** 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
-	-	-	-	+322	+9	+34

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all condition.

CONDITIONS

1. Uses within the SP shall be limited to the office and retail uses.
2. 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 MUL-A zoning district as of the date of the applicable request or application.
3. Signage shall meet the requirements of the MUL-A zoning district.
4. The final site plan shall include a 50' scenic landscaped buffer along the Charlotte Pike frontage.
5. Prior to Final SP, adequate sight distance at access drive shall be verified.

6. Prior to Final SP, the westbound left turn lane and transition on Charlotte Pike shall be modified to provide appropriate left turn lane storage.
7. Prior to Final SP, joint use driveways shall be identified.
8. 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.
9. 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.
10. 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.
11. Revise note on the plan to read as follows: Building and parking area to be setback a minimum of 100' from Charlotte Pike right-of-way with area maintained in a park-like setting.

Approved with conditions and disapproved without all conditions (8-0), Consent Agenda

Resolution No. RS2014-142

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-035-001 is **Approved with conditions and disapproved without all conditions. (8-0)**

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