

9. 2014SP-059-001

1035 WEST EASTLAND

Map 083-05, Parcel(s) 096

Council District 05 (Scott Davis)

Staff Reviewer: Latisha Birkeland

A request to rezone from Office/Residential (OR20) to Specific Plan – Mixed Use (SP-MU) zoning for property located at 1035 West Eastland Avenue, at the corner of W. Eastland Avenue and Bailey Street (0.8 Acres), to permit up to 65 units and a maximum commercial square footage of 8,000 square feet, requested by Hastings Architecture Associates and the Metro Planning Department, applicants; Christopher and Carter Dawson, owners.

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

APPLICANT REQUEST

Preliminary SP to permit a mixed use development.

Preliminary SP

A request to rezone from Office/Residential (OR20) to Specific Plan – Mixed Use (SP-MU) zoning for property located at 1035 West Eastland, at the corner of W. Eastland and Bailey Street (0.8 Acres), to permit up to 65 units and a maximum commercial square footage of 8,000 square feet.

Existing Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of 16 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 commercial uses.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices

This area is located in the East Nashville and is served by adequate infrastructure. The site is within walking distance to Gallatin Pike, an active corridor, providing retail and services. Bus service is located along Gallatin Pike and bus stops are within walking distance of the subject properties.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Community Center (T4 CC) policy is intended to preserve, enhance, and create urban community centers encouraging their development and redevelopment as intense mixed use areas that are compatible with the general character of urban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Community Centers are pedestrian friendly areas, generally located at intersections of prominent urban streets. T4 Urban Community Centers serve urban communities within a 5 minute drive or a 5 to 10 minute walk.

Consistent with Policy?

Yes. The SP would permit residential uses and a variety of commercial uses consistent with the T4 CC land use policy. The proposed mixed use development limits the scale of non-residential uses so that they are accessory to the residential use, which will complement the adjacent neighborhoods.

PLAN DETAILS

The proposed SP is regulatory in nature. The SP will permit residential and commercial uses based on the land uses allowed in the MUL-A zoning district. Uses along Bailey Street are limited to residential. The ground floor on West Eastland will be active with residential and/or commercial uses. The proposed SP includes up to 65 units and a maximum commercial square footage of 8,000 square feet. The site, approximately 0.8 acre, is located at the corner of West Eastland and Bailey Street, and is currently used as a paved parking lot.

Development Standards

The proposed SP permits buildings to be a maximum of four stories in 48 feet. The building will occupy the corner of the parcel at the intersection of West Eastland and Bailey Street. The minimum build-to-zone is 3-15 feet on West Eastland and 5-15 on Bailey Street.

The maximum FAR and ISR is as follows:

Max FAR: 1.5
 Max ISR: 0.9

The preliminary SP will comply with the Major and Collector Street Plan and other Metro Public Works standards for auto and pedestrian infrastructure. Cross sections for the minimum standards for sidewalks, street tree planting areas, stoops / porches have been provided along Bailey Street and West Eastland.

Parking/Access

As proposed the required number of parking spaces will be consistent with current requirements stipulated in the Metro Zoning Code. If shared parking is used, access agreements shall be required with any final site plan. Access into the site will be permitted from West Eastland and from the alley. Pedestrian access to the parking area will be from Bailey Street and West Eastland. Access locations will be determined with any final site plan and would be subject to Public Works approval.

ANALYSIS

The SP provides a preliminary site plan and provides a development plan with the necessary conditions that will be used to regulate future development within the SP boundary. The SP is consistent with T4 CC land use polices. The proposed SP is consistent with the land use polices and staff recommends approval with conditions.

FIRE MARSHAL'S OFFICE

N/A

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.
- Prior to the approval of the building permit dedicate ROW to the back of the proposed sidewalks and +/- 4 along the alley.
- An access easement should be coordinated with the adjoining owner for the parking deck prior to building permit submittal.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic Study may be required at the time of development, contact MPW Traffic Engineer to confirm.

STORMWATER RECOMMENDATION

Approved with conditions

- Development of this site may require the construction of off-site stormwater improvements.

WATER RECOMMENDATION

Approved

- Approved as Preliminary SP/ Will need to pay required Capacity fees before FINAL SP stage.

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
Multi-Family Residential (220)	0.8	20 D	16 U	107	9	10

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)	0.8	-	65 U	518	36	54

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)	0.8	-	8,000 SF	380	14	41

Traffic changes between maximum: **OR20** 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
-	-	-	-	+791	+41	+85

METRO SCHOOL BOARD REPORT

Projected student generation existing **OR20** district: 2 Elementary 1 Middle 1 High
 Projected student generation proposed **SP-MU** district: 0 Elementary 0 Middle 0 High

The proposed SP-MU zoning district would generate no more students than what is typically generated under the existing OR20 zoning district using the urban infill factor. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, and Maplewood High School. Hattie Cotton Elementary School is over capacity. There is capacity within the cluster for additional elementary students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all staff conditions.

CONDITIONS

1. Uses shall be limited to the uses specified in the Council approved SP document. No other uses shall be permitted without Council approval.
2. Street-facing facades shall be articulated in a manner consistent with the illustrative examples shown on pages 13-16 of the Specific Plan document. Tools for articulation will include at least one of the following but preferably all: changes in plane, material, or finish. Unarticulated massing shall not exceed 40' in width. In addition, the building facade cannot exceed 60' in width without a change in plane or vertical break.
3. 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 MUL-A zoning district as of the date of the applicable request or application.
4. 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.
5. 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.
6. Where non-residential and residential uses are allowed along West Eastland Avenue, as depicted on page four of the development standards, the height shall be limited to 52 feet. Where only residential uses are allowed along Bailey Street, as depicted on page four of the development standards, the height shall be limited to 48 feet.

Ms. Birkeland presented the staff recommendation of approval with conditions and disapproval without all conditions.

Councilman Scott Davis spoke in favor of the application.

Joni Priest with Hastings Architecture spoke in favor of the application.

Bob Borzak, 1503 Woodland Street, spoke in opposition to the application and noted that the intersection needs to be improved before this project becomes fully operational.

Brett Withers, 1113 Granada Ave, spoke in opposition to the application and noted that while it is a good project, the neighbors would like the councilmember to continue talking to them about the future improvements to the intersection.

Joni Priest stated that Hastings can't fix problems that are not part of or adjacent to their property but they are certainly open to conversations regarding the intersection improvements.

Vice Chairman Adkins closed the Public Hearing.

Ms. Farr spoke in favor of the application.

Chairman McLean moved and Councilmember Hunt seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2014-205

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-059-001 is **Approved with conditions and disapproved without all conditions. (7-0)**

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