

## 10. 2014SP-065-001

### PDG GERMANTOWN

Map 082-09, Parcel(s) 193, 198

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Melissa Sajid

A request to rezone from IR to SP-R zoning for properties located at 1309 3rd Avenue North and 1304 4th Avenue North, north of Monroe Street and located within the Germantown Historic Preservation Overlay District, (2.79 acres), to permit up to 256 multifamily units, requested by Price Development Group, applicant; Wang's Enterprises, Inc., and Angelo Formosa Foods, Inc., owners.

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

### APPLICANT REQUEST

**Permit 256 multi-family units.**

#### Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Residential (SP-R) zoning for properties located at 1309 3rd Avenue North and 1304 4th Avenue North, north of Monroe Street and located within the Germantown Historic Preservation Overlay District, (2.79 acres), to permit up to 256 multifamily units.

#### **Existing Zoning**

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

#### **Proposed Zoning**

Specific Plan-Residential (SP-R) 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 only one residential building type.

### CRITICAL PLANNING GOALS

- Supports a Variety of Transportation Choices
- Supports Infill Development
- Promotes Compact Building Design
- Provides a Range of Housing Choices
- Promotes Walkable Neighborhoods

The proposed SP-R promotes walkable neighborhoods by incorporating building placement and design elements to create a streetscape that enhances the pedestrian experience. The SP also expands the range of housing choices in the area by permitting a mixture of uses and encourages compact building design by building up rather than out. Existing infrastructure is available to the subject property, which supports infill development. In addition, the site is served by an existing sidewalk network as well as a transit route that runs along 3<sup>rd</sup> Avenue North which will be supported by the additional density proposed by the SP.

### NORTH NASHVILLE COMMUNITY PLAN

Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

#### Consistent with Policy?

The Urban Mixed Use Neighborhood policy encourages a mixture of uses including significant moderate to high density residential. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the surrounding area.

### PLAN DETAILS

The site includes two parcels. One parcel fronts 3<sup>rd</sup> Avenue North and Monroe Street, and the other parcel has frontage on 4<sup>th</sup> Avenue North and Monroe Street. An existing improved alley located off Monroe Street separates the two parcels. All existing structures and pavement on the site are proposed to be removed. Surrounding zoning includes IR, MUN and SP, and the entire site is located in the Germantown Historic Preservation District. The area is characterized by a variety of land uses.

#### Site Plan

The plan proposes 256 multi-family residential units. Two buildings are proposed on the site. One building is proposed for the parcel located at the corner of 3<sup>rd</sup> Avenue North and Monroe Street and includes an interior parking structure that will serve the development. The other building is located at the corner of 4<sup>th</sup> Avenue North and Monroe and includes an interior pool

courtyard. A pedestrian sky bridge is proposed to connect both buildings across the alley, and primary vehicular access to the site is from 3<sup>rd</sup> Avenue North and the alley.

Since the proposed development is located in a historic overlay, the Historic Zoning Commission must approve the number of building stories, height, placements and elevations, as well as all site improvements. Therefore, it is likely that the proposed buildings may change depending on the outcome of that commission's review.

The SP includes standards intended to enhance the pedestrian landscape at this location. The buildings are situated close to the street along all street frontages. Also, a minimum of 66% of ground floor residential units will include a porch, stoop or front door that has direct access to the sidewalk network. These elements, along with significant glazing as depicted in the architectural elevations, encourage street-level transparency and a rhythmic building appearance that helps to create a positive pedestrian experience.

In addition, the site is located near existing public transit infrastructure that will be supported by the increased density proposed by the SP. The site is directly adjacent to an existing transit line that runs along 3<sup>rd</sup> Avenue North, and MTA stops are located in close proximity to the site. One stop is located at the corner of 3<sup>rd</sup> Avenue North and Monroe Street. The SP also proposes multiple enhanced sidewalk connections that will tie into the extensive network that already exists in the area.

**ANALYSIS**

The proposed SP is consistent with the Urban Mixed Use Neighborhood policy and meets five critical planning goals. Staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

N/A

**HISTORIC ZONING RECOMMENDATION**

**Approved with conditions**

•Per MHZC Historic Zoning Administrator: The MHZC staff recommend approval of the PDG Germantown project with the conditions that the number of building stories, height, placements and elevations, as well as all site improvements be approved by the MHZC. Five stories is not supported by the Germantown Design Guidelines.

**STORMWATER RECOMMENDATION**

**Approved**

**TRAFFIC & PARKING RECOMMENDATION**

**Approved with conditions**

- Provide pedestrian crosswalks at the intersection of 4th Avenue North and Monroe Street.
- Provide pedestrian crosswalks at the intersection of 3rd Avenue North and Monroe Street.
- Refurbish centerline pavement markings on Monroe Street between 3rd Avenue North and 4th Avenue North.
- Provide "No Parking" signs along the north side of Monroe Street between 3rd Avenue North and 4th Avenue North in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD). Coordinate the approval and installation with the Traffic and Parking Commission.

**WATER SERVICES RECOMMENDATION**

**Approved**

- Approved as Preliminary SP.
- Applicant will be required to submit construction plans and pay capacity fees before the Final SP will be approved.

**PUBLIC WORKS RECOMMENDATION**

**Returned**

- 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.
- Indicate on the plans the installation of No parking signage on the North side of Monroe. Coordinate the approval and installation with Traffic and Parking Commission, prior to building permit submittal
- All ROW dedications must be recorded prior to MPW sign off on the building permit.
- With building permit submittal include detail sheet(s) that include MPW standard details for curbs, sidewalks, etc.
- Indicate sight distance at 3rd Ave access point, with proposed landscaping.
- Remove the proposed grass strip on 4th Ave.

Maximum Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.79	0.6 F	72,919 SF	376	70	49

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
<b>Multi-Family Residential (220)</b>	<b>2.79</b>	<b>-</b>	<b>256 U</b>	<b>1675</b>	<b>129</b>	<b>158</b>

Traffic changes between maximum: **IR** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>+1299</b>	<b>+59</b>	<b>+109</b>

**SCHOOL BOARD REPORT**

Projected student generation existing IR district: **0** Elementary **0** Middle **0** High

Projected student generation proposed SP-R district: **1** Elementary **1** Middle **1** High

The proposed SP-R zoning district would generate three more students than what is typically generated under the existing R6 district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. John Early Middle School has been identified as over capacity. There is capacity within the cluster for elementary school 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 conditions.

**CONDITIONS**

1. Uses within the SP shall be limited to 256 residential units and uses as shown on the plan.
2. A minimum of 66% of ground floor residential units shall include a porch, stoop or front door that has direct access to the sidewalk network.
3. The planting strip on 4<sup>th</sup> Avenue North shall begin approximately 4' farther north to accommodate an 8' wide sidewalk.
4. The number of building stories, height, placements and elevations, as well as all site improvements ~~shall be approved by~~ **are the exclusive purview of** the MHZC.
5. The final site plan shall meet the above conditions of Metro Traffic and Parking.
6. Indicate on the plans the installation of No parking signage on the North side of Monroe. Coordinate the approval and installation with Traffic and Parking Commission, prior to building permit submittal
7. All ROW dedications must be recorded prior to MPW sign off on the building permit.
8. With building permit submittal include detail sheet(s) that include MPW standard details for curbs, sidewalks, etc.
9. Indicate sight distance at 3rd Ave access point, with proposed landscaping.
10. 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 RM100-A zoning district as of the date of the applicable request or application.
11. 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.
12. 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.
13. 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 and disapproved without all conditions.(9-0), Consent Agenda

**Resolution No. RS2014-230**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-065-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

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