

## 2015SP-034-001

### THE ROW AT MERIDIAN

Map 071-07, Parcel(s) 217

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to SP-R zoning for property located at 1901 Meridian Street, approximately 170 feet south of East Trinity Lane, (0.48 acres), to permit up to 8 residential units, requested by Dean Design Group, LLC., applicant; Capital Homes, LP, owner.

**Staff Recommendation: Disapprove.**

### APPLICANT REQUEST

**Preliminary SP to permit 8 townhomes.**

#### Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan - Residential (SP-R) zoning for property located at 1901 Meridian Street, approximately 170 feet south of East Trinity Lane, (0.48 acres), to permit up to 8 residential units.

#### **Existing Zoning**

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of four units.*

#### **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

N/A

### EAST NASHVILLE COMMUNITY PLAN

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

### DRAFT Preferred Future Policy

No changes are proposed.

#### Consistent with Policy?

No. The policy supports all types of residential development that fits in with the general character of the surrounding area or for development that provides an adequate transition between zoning districts permitting incompatible land uses or areas characterized by different development patterns. In this case, the property borders a commercial zoning district to the north, which makes the site an appropriate transition site between the commercial district and the single-family district along Meridian Street and Edwin Street. While the site is an appropriate transitional area, staff finds that the layout does not provide the appropriate transition. Staff's primary concern with the layout is how it addresses Edwin. It would be more appropriate if the layout included units fronting on to Edwin that have setbacks consistent with the existing setbacks along Edwin.

### PLAN DETAILS

The approximately half acre site is located at the north east quadrant of Meridian Street and Edwin Street. The property is currently vacant, free of significant vegetation and contains no known environmental constraints. The site is bordered on the north by an unbuilt alley that runs from Meridian to Lischey Avenue to the east. All the properties north of the unbuilt alley from Meridian to Lischey are zoned commercial (CS) and front onto E. Trinity Lane. Approximately 82 feet of the site, starting at the northwester property line, also faces commercial zoning on the opposite side of Meridian.

#### Site Plan

The plan calls for eight townhomes with a density of approximately 16 units per acre. The townhomes are separated into four sets of two attached units. All units front onto Meridian. The units are staggered with setbacks of approximately 15 feet and 18 feet. The plan would permit units to be setback within 10 feet of Meridian and 15 feet of Edwin. The plan limits height to two stories in 30 feet. The unit at the corner is planned to addresses both streets. The plan does not provide building elevations, but it does provide some development standards, which are as follows:

- Building facades fronting a street shall provide a minimum of one principle entrance (doorway) onto street and a minimum of 25% glazing.

- Windows shall be vertically oriented at a ratio of 2:1 or greater.
- Eifs and vinyl siding shall be prohibited.
- Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 30 inches from the abutting average ground elevation.
- Porches shall provide a minimum of six feet of depth.

Vehicular ingress/egress into the site is proposed from the unbuilt alley to the north, which will require that the alley be improved. The plan calls for 22 parking spaces. A sidewalk is proposed along the properties frontage along Meridian and Edwin. The proposed sidewalk is five feet in width and includes a four foot planting strip.

#### **ANALYSIS**

Staff is recommending disapproval because it is not consistent with T4 NM policy. It is also important to note that Public Works is requesting that access be from Edwin Street and not the unbuilt alley to the rear. Planning would recommend that the only access be from the unbuilt alley. If the request is approved or deferred, this issue should be resolved prior to any Council approval.

#### **FIRE MARSHAL'S OFFICE**

##### **Approved with conditions**

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

#### **PUBLIC WORKS RECOMMENDATION**

##### **Returned for corrections**

- 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.
- Remove the 4' ROW dedication.
- Indicate that the development's driveway is to connect to Edwin and not to the alley.
- Indicate installation of No Parking signs on both streets, petition Traffic and Parking for approval prior to building permit.
- Roadside cross section for both streets should be, at a minimum, the following: install ST-200 curb and gutter at existing edge of pavement, 4' grass strip and 5' ST-210 concrete sidewalk. May require ROW dedication to the back of sidewalk if this cross section does not fit within the existing ROW.

#### **STORMWATER RECOMMENDATION**

##### **Conditions if approved**

- Storm improvements to ROW may be required.

#### **WATER SERVICES**

##### **Approved**

- Public construction plans must be submitted and approved prior to Final SP stage.
- The required capacity fees must be paid prior to Final SP approval.

#### **METRO SCHOOL BOARD REPORT**

**Projected student generation existing RS5 district: 1 Elementary 1 Middle 1 High**

**Projected student generation proposed SP-R district: 3 Elementary 1 Middle 1 High**

The proposed SP-R zoning district would generate two additional students than what is typically generated under the existing RS5 zoning district. Students would attend Tom Joy Elementary, Jere-Baxter Middle School, and Maplewood High School. None of the schools are identified as over capacity and there is additional capacity within the cluster. This information is based upon data from the school board last updated October 2014.

#### **STAFF RECOMMENDATION**

Staff recommends disapproval as the request is not consistent with T4 NM policy.

#### **CONDITIONS (if approved)**

1. Uses shall be limited to a maximum of 8 multi-family residential units.
2. Access into the development shall be provided from the alley. No vehicular access shall be permitted onto Edwin Street. The alley shall be improved to Metro Public Works' standards.
3. The required sidewalks on Meridian Street and Edwin Street shall be at a minimum five feet in width and shall include a four foot planting strip.
4. Side façades of units that face a public street shall have front façade requirements. Elevations of side façades units facing a public street shall be submitted with the final site plan.
5. 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 RM20 zoning district as of the date of the applicable request or application.
6. 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.

7. 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.

8. 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.

Mr. Swaggart presented the staff recommendation of disapproval.

Charlie Dean, 1633 West Main Street, spoke in favor of the staff recommendation and noted that the developer has worked with the councilmember and the neighbors and it's an introduction to reinvestment in this area.

Amanda Hudgins, 1814 Meridian Street, spoke in opposition to the application due to concerns with stormwater runoff, traffic, and increased crime in the area.

Harold Hudgins, 1814 Meridian Street, spoke in opposition to the application due to stormwater concerns.

Debra Alexander, 1810 Meridian Street, spoke in opposition to the applications due to increased crime concerns.

Charlie Dean clarified that drainage will be handled by Metro Storm Water.

**Mr. Adkins closed the Public Hearing.**

Ms. LeQuire asked Metro Storm Water to address the neighbor's concerns.

Steve Mishu, Metro Storm Water, stated that during the final construction phase, they will work with the engineer to make sure all fine details are worked out. It won't be approved unless it meets all stormwater criteria. Bio retention ponds work very well and should make things better for this area, not worse.

Ms. Farr expressed excitement to see new investment in this area.

**Ms. Farr moved and Mr. Gee seconded the motion to approve with conditions, including a condition requiring a wraparound porch on the corner unit, because it is an appropriate transition from a commercial policy area and meets several critical planning goals. (7-1) Mr. Dalton voted against.**

**Resolution No. RS2015-78**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-034-001 is Approved with conditions, including a condition requiring a wraparound porch on the corner unit, because it is an appropriate transition from a commercial policy area and meets several critical planning goals. (7-1)"**

**CONDITIONS**

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