

2015SP-036-001

MAPCO EXPRESS, INC.

Map 053-02, Parcel(s) 082-083, 108

Council District 11 (Larry Hagar)

Staff Reviewer: Melissa Sajid

A request to rezone from CN to SP-C zoning for property located at 1500 and 1504 Robinson Road and Merritt Street (unnumbered), at the southeast corner of Merritt Street and Robinson Road (1.23 acres), to permit a 4,522 square foot automobile convenience, requested by Fulmer Engineering, LLC., applicant; Freda Cox, Thomas and Alice Williams, and John Dean Norris, owners.

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

APPLICANT REQUEST

Preliminary SP to permit a convenience store with fuel sales.

Preliminary SP

A request to rezone from Commercial Neighborhood (CN) to Specific Plan-Commercial (SP-C) zoning for property located at 1500 and 1504 Robinson Road and Merritt Street (unnumbered), at the southeast corner of Merritt Street and Robinson Road (1.23 acres), to permit a 4,522 square foot automobile convenience.

Existing Zoning

Commercial Neighborhood (CN) is intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

Proposed Zoning

Specific Plan-Commercial (SP-C) 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 commercial uses.

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed SP creates an opportunity for infill development in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

DONELSON-HERMITAGE COMMUNITY PLAN

Existing Policy

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.

DRAFT Preferred Future Policy

No change proposed.

Consistent with Policy?

Yes, the SP is consistent with the Urban Community Center policy. The Urban Community Center policy is intended to create intense mixed use areas that serve nearby urban communities. The SP proposes a commercial use that will provide a service to the neighborhood. The site is also in close proximity to other properties zoned CS which permit the proposed use. In addition, the SP proposes to provide sidewalks in an area where they are currently not present.

PLAN DETAILS

The site is located at the southeast corner of the intersection of Robinson Road and Merritt Street. Surrounding zoning includes CN, CS and R10, and the area is characterized by a mixture of residential, commercial and office uses. Access is proposed from one driveway on Robinson Road and one driveway on Merritt Street.

Site Plan

The SP proposes a 4,522 SF automobile convenience store with fuel sales that includes 8 gas pumps. The plan includes a rectangular building that is oriented to Merritt Street which is necessary to provide security at the gas pumps. The side façade of the building oriented toward Robinson Road incorporates additional glazing in order to address the street.

Parking is dispersed throughout the site, and the dumpster is shown at the rear of the building. A 9' landscape buffer yard that includes densely planted evergreen trees and shrubs and an opaque is provided to screen the site from the existing residential to the southwest. Also, the façade of the gas canopy facing the adjacent residential property shall not be illuminated. The plan incorporates an earthen berm along the Merritt Street frontage and the Robinson Road frontage west of the driveway to that public street. Staff recommends that a knee wall constructed of brick or stone be located along the Robinson Road frontage west of the driveway to the public street. The frontage east of the driveway onto Robinson Road includes a grade change so that the parking is recessed lower than the sidewalk.

Sidewalks are required along both the Robinson Road and Merritt Street frontages. Since Merritt Street is a local road, the plan incorporates a 5' sidewalk and 4' planting strip. Part of Robinson Road along the site is constrained and part is not. Along the constrained part of the street, the final plan includes a 6' sidewalk and 4' planting strip while an 8' sidewalk and 4' planting strip along are shown on the non-constrained part of the Robinson Road frontage. Signage will be limited to a monument sign with a maximum height of 8' and a maximum area of 68 SF.

ANALYSIS

The proposed SP is consistent with Urban Community Center land use policy and meets a critical planning goal. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approve

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- Relocate Merritt St access drive near western property line opposite existing commercial drive.
- Public Works will allow a second driveway onto SR45/Robinson Rd. Applicant shall continue working with Public Works to determine the appropriate location.

WATER SERVICES RECOMMENDATION

Approve

- Approved as a Preliminary SP only. Applicant shall ensure proposed landscaping does not impact any existing public sewer and water mains.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

1. 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.
2. Sidewalks along public streets are to be located within ROW and are to meet the MCSP, may require ROW dedication.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.23	0.25 F	13,394 SF	611	18	54

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Automobile Convenience (945)	1.23	-	16 Pumps 4,500 SF	2605	161	215

Traffic changes between maximum: **CN** and **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,994	+143	+161

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to automobile convenience.
2. Note 1 shall be updated to reflect the use shown on the plan: "The purpose of this SP is to permit automobile convenience."
3. The brick on the gas island pillars shall extend to the canopy.
4. The ground sign shall incorporate elements of a monument sign and shall be limited to 8' in height and 68 square feet in area on each side.
5. The plan shall incorporate a minimum 2 foot tall knee wall constructed of brick or stone along the Robinson Road frontage west of the driveway to that public street.
6. The canopy and signage on the canopy shall not be illuminated on the façade facing the existing residential property located southwest of the site.
7. 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 CS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.

Approve with conditions and disapprove without all conditions. (7-0), Consent Agenda

Resolution No. RS2015-97

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-036-001 is **Approved with conditions and disapproved without conditions. (7-0)**"

CONDITIONS

1. **Uses within the SP shall be limited to automobile convenience.**
 2. **Note 1 shall be updated to reflect the use shown on the plan: "The purpose of this SP is to permit automobile convenience."**
 3. **The brick on the gas island pillars shall extend to the canopy.**
 4. **The ground sign shall incorporate elements of a monument sign and shall be limited to 8' in height and 68 square feet in area on each side.**
 5. **The plan shall incorporate a minimum 2 foot tall knee wall constructed of brick or stone along the Robinson Road frontage west of the driveway to that public street.**
 6. **The canopy and signage on the canopy shall not be illuminated on the façade facing the existing residential property located southwest of the site.**
 7. **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 CS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**
 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.**
-