

## 2015SP-051-001

### MADISON STREET APARTMENTS

Map 082-09, Parcel(s) 356-357, 499-500

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from IR to SP-MU zoning for property located at 200 and 206 Madison Street and 1212 and 1214 3rd Avenue North, (0.83 acres), at the intersection of 2nd Avenue North and Madison Street, to permit a mixed-use development with up to 101 multi-family dwelling units, requested by T-Square Engineering, Inc., applicant; GP Luxury, LLC and Volpar, Inc., owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit up to 101 dwelling units.**

#### Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 200 and 206 Madison Street and 1212 and 1214 3rd Avenue North, (0.83 acres), at the intersection of 2nd Avenue North and Madison Street, to permit a mixed-use development with up to 101 multi-family dwelling 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-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

- Creates Walkable Neighborhoods
- Supports Infill Development
- Provides a Range of Housing Options

This proposal meets three critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project will intensify development on an infill site. Sidewalks are being improved along 2<sup>nd</sup> Avenue N, 3<sup>rd</sup> Avenue N, and Madison Street to create a more pedestrian friendly and walkable area. Also, the development will provide additional housing options in an existing urban neighborhood.

### NORTH NASHVILLE COMMUNITY PLAN

#### **CCM Policy**

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas may include commercial and even light industrial uses in addition to vertical mixed use and a significant amount of moderate to high density residential development.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Mixed Use Neighborhood policy. The project is providing for multi-family residential dwelling units as well as a small amount of retail. The future residents will be able to walk to other mixed use developments that are being constructed in the immediate area, adding to the vitality and success of the urban neighborhood.

### PLAN DETAILS

The site is located at 200 and 206 Madison Street, on the north side of Madison Street between 2<sup>nd</sup> Avenue N and 3<sup>rd</sup> Avenue N. The site is approximately 0.83 acres in size and is currently vacant.

#### Site Plan

The plan proposes a mixed use development with up to 101 multi-family residential units and approximately 700 square feet of retail space. The Madison Street elevation includes amenity areas for residents as well as a leasing office. The retail space is the only part of the development that is not associated directly with the residential use as either living space or amenity space. Residential amenities include a fitness center and courtyard.

An underground parking area is planned to serve the residents as well as the retail space. Access to the garage is from 3<sup>rd</sup> Avenue N on the northern boundary of the site. An existing alley runs through the middle of the site. The alley will be improved. The building is proposed to be built over and span across the existing alley. The sidewalks along 2<sup>nd</sup> Avenue N, 3<sup>rd</sup> Avenue N, and Madison Street will be improved to include a 4 foot planting strip and 8 foot sidewalk. On part of the 3<sup>rd</sup> Avenue N frontage, the building is proposed to cantilever over the sidewalk.

The project is located within the Phillips-Jackson Street Redevelopment District and MDHA has approved the project.

Proposed building materials include masonry, fiber cement panels, and wood grain stained panels. Portions of the parking garage will be visible on 3<sup>rd</sup> Avenue N as well as internal from the alley. A series of decorative metal panels are proposed for screening of the parking garage.

#### **ANALYSIS**

The plan is consistent with the T4 Urban Mixed Use Neighborhood policy. The project introduces additional residential dwelling units into an emerging mixed use neighborhood. Future residents will be able to walk to uses within other developments that are currently under construction contributing to the success and vibrancy of the neighborhood. The 3<sup>rd</sup> Avenue N façade includes a cantilevered element. The original design included columns within the right-of-way. A revised plan removed the columns.

#### **MDHA**

**Approved**

#### **FIRE DEPARTMENT RECOMMENDATION**

**Approved with conditions**

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

#### **STORMWATER RECOMMENDATION**

**Approved with conditions**

- Storm connection into the public system will need to be made to an approved location determined by Metro Sewer.

#### **WATER SERVICES**

**Approved with conditions**

- Approved as a Preliminary SP only. Applicant will need to submit public sewer construction plans for review and approval before the Final SP is approved (double sewer pump system may not be allowed in this scenario). The required capacity fees must also be paid prior to Final SP approval.

#### **PUBLIC WORKS RECOMMENDATION**

**Approved 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.
- Comply with MPW Traffic Engineer
- Prior to Final SP approval an Aerial Encroachment and a Mandatory Referral application will be required to be submitted. The aerial encroachment is for construction above the alley at a minimum of 18' clear. The mandatory referral is for construction below the alley ROW and must facilitate the existing and proposed utilities within the alley. Additionally, the building overhang on 3rd Ave N will need to be submitted with the MR application

#### **TRAFFIC AND PARKING RECOMMENDATION**

**Conditions if approved**

In accordance with TIS findings, comply with TIS recommendations.

- Provide adequate sight distance at garage access driveways with existing alley (proposed to be modified) and at alley intersection with Madison St. and Driveway at 3rd Ave.
- Provide adequate truck turning movement on alley with adjacent properties.
- If garage is gated, gates shall be a minimum of 40ft from to public ROW. Identify denial lane.
- Apply to T&P to restrict parking along Madison St, 3rd and 2nd Ave frontages.
- Provide parking per Metro code with guest parking.
- Extend a left turn lane on Madison St along Madison frontage to connect with the existing turn lane on Madison St at 3rd Ave, and coordinate design with the proposed 50 ft left turn lane on Madison at 2nd Ave to be constructed by LC Germantown multi-family mixed use project on 2nd Ave between Madison St and Monroe.
- Provide a signage and striping plan with construction documents for the center turn lane on Madison St.

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)	0.83	0.6 F	21,692 SF	78	7	7

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
Multi-Family Residential (220)	0.83	-	101 U	736	54	74

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
Retail (814)	0.83	-	707 SF	68	8	24

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+726	+55	+91

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed SP-MU district: 0 Elementary 0 Middle 0 High

The proposed SP-MU zoning district could generate no more students than what is typically generated under the existing IR zoning district, utilizing the Urban Infill Factor. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl Cohn High School. All of the schools have been identified as over capacity. This information is based upon data from the school board last updated October 2014.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 101 multi-family residential units and Retail.
2. On the corrected set, provide Bicycle Parking as per the adopted Bicycle Parking Ordinance. Provide 25 spaces for the residential uses. 5 of these must be publicly available. Provide 2 publicly available spaces for the Retail use.
3. Submit finalized elevations with the submittal of the Final SP. The elevations must be consistent with the elevations as submitted to the Planning Department and approved by MDHA, with the exception of the removal of the columns from the 3<sup>rd</sup> Avenue façade. If additional changes are made to the elevations, it may require an amendment to the Preliminary SP and approval by Metro Council.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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 MUG-A zoning district as of the date of the application request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the 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.

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

Daniel (last name unclear), spoke in favor of the application and expressed excitement to bring this project to the Germantown community.

Gene Greene, 219 Donna Drive, spoke in opposition to the application due to being detrimental to his small business.

Daniel noted that they developed a plan that would not only keep the alley open, but would enhance it.

**Chairman McLean closed the Public Hearing.**

Ms. LeQuire stated she would like to see an opportunity created for future retail options.

Ms. Farr stated she would like to eventually get a list of all the projects approved in Germantown over the last six months or so in order to keep an eye on the cumulative number of units going in.

**Mr. Clifton moved and Councilman Hunt seconded the motion to approve with conditions and disapprove without all conditions. (6-0)**

### **Resolution No. RS2015-233**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-051-001 is Approved with conditions and disapproved without all conditions. (6-0)"**

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