

## 2015SP-056-001

### OCEOLA PARK

Map 103-02, Parcel(s) 131.01, 131

Council District 20 (Buddy Baker)

Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for properties located at 108 and 110 Oceola Avenue, approximately 150 feet north of Demoss Road, (0.64 acres), to permit up to seven detached units, requested by Dale and Associates, applicant; 265 White Bridge Road, LLC. and Peters Property Management and Abbas Taherian, owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit up to 7 dwelling units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for properties located at 108 and 110 Oceola Avenue, approximately 150 feet north of Demoss Road, (0.64 acres), to permit up to seven detached units.

#### **Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 4 lots with 1 duplex lot for a total of 5 units.*

#### **Proposed Zoning**

Specific Plan-Residential (SP-R) 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**

- Creates Walkable Neighborhoods
- Supports Infill Development

This proposal meets two 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 provided along Oceola Avenue and a sidewalk connection is being provided to the adjacent commercial property to create a more pedestrian friendly and walkable area.

#### **WEST NASHVILLE COMMUNITY PLAN**

##### **Current Policy**

T3 Suburban Neighborhood Evolving (T3 NE) T3 NE policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

##### **Growth and Preservation Concept Map**

No change proposed.

##### Consistent with Policy?

Yes. The proposed SP is consistent with the T3 Suburban Neighborhood Evolving Policy. The proposed plan is compatible with the general character of the surrounding neighborhood. The proposed development is intensifying an underutilized urban lot and provides for additional housing choice within the neighborhood. The development is also respectful of the existing land use patterns in the area by keeping a consistent setback along Oceola Avenue and proposing only single-family detached units.

##### **PLAN DETAILS**

The site is located at 108 and 110 Oceola Avenue, on the east side of Oceola Avenue. The site is approximately 0.64 acres in size. The property at 108 Oceola Avenue is currently in use as a duplex while the property at 110 Oceola Avenue is currently vacant.

**Site Plan**

The plan proposes a multi-family residential development with up to 7 dwelling units. All units are proposed to be single-family detached.

The plan proposes three units fronting on Oceola Avenue with an access drive located at the rear of the units. Three additional units back up to the access drive and front onto a courtyard. The last unit is located at the end of the main drive off of Oceola Avenue and fronts onto a courtyard area. Sidewalks are proposed along Oceola Avenue and within the development. A sidewalk is also proposed to run along the southern boundary line from Oceola Avenue to the commercially zoned property at the rear of the development. The sidewalk connection to the rear property will be within a public access easement. All units have two garage parking spaces and additional parking spaces are provided for guest parking.

The developer has proposed architectural guidelines for the project. Buildings facades facing a street or courtyard shall provide a minimum of one principal entrance and a minimum of 25% glazing. Standards are provided for window orientation, prohibited materials, raised foundations, and porch depths.

**ANALYSIS**

The plan is consistent with the T4 Suburban Neighborhood Evolving policy by providing for additional housing options on an underutilized site while respecting the existing form of the neighborhood. By providing single-family detached units within the development and maintaining a generally consistent setback along Oceola Avenue, the development is able to provide for a higher density while respecting the existing development pattern of the neighborhood.

**FIRE DEPARTMENT RECOMMENDATION**

**Approved with conditions**

- Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads. Fire Code issues for the structures will be addressed at permit application review.

**STORMWATER RECOMMENDATION**

**Approved with conditions**

- Offsite improvements may be required.

**WATER SERVICES**

**Approved with conditions**

- Approved as a Preliminary SP only. Public sewer construction plans must be submitted and approved before Final SP approval. The required capacity fees must also be paid for 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.
- With the sidewalk installation the existing roadside ditch will need to be piped and routed across the site. Coordinate with MPW and Metro Stormwater.
- Add a minimum of 1 additional parking stall to the proposed 90 degree parking stalls off the private driveway.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.64	7.26 D	5 U*	48	4	6

\*Based on one two-family lot.

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 (210)	0.64	-	7 U	67	6	8

Traffic changes between maximum: **RS7.5** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+19	+2	+2

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High**

**Projected student generation proposed SP-R district: 1 Elementary 1 Middle 0 High**

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing R6 zoning district. Students would attend Charlotte Park Elementary School, H.G. Hills Middle School, and Hillwood High School. Charlotte Park Elementary and H. G. Hill Middle have been identified as over capacity. There is capacity within the cluster for elementary school students, but there is no capacity within the cluster for additional middle school students. This information is based upon data from the school board last updated October 2014.

**Fiscal Liability**

The fiscal liability of 1 new middle school student is \$26,000 (1 X \$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as the plan is consistent with the policy for the area and provides additional housing options.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 7 multi-family residential units.
2. 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.
3. 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 RM9 zoning district as of the date of the application request or application.
4. 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.
5. 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.
6. 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. (9-0), Consent Agenda

**Resolution No. RS2015-195**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-056-001 is Approved with conditions and disapprove without all conditions. (9-0)"**

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