

2015SP-059-001

SMITH SPRINGS COMMUNITY CENTER

Map 136, Parcel(s) 071, 113 Map 136-14, Parcel(s) 167-168

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Lisa Milligan

A request to rezone from SP-R to SP-S zoning for properties located at 2801 and 2803 Smith Springs Road, Starboard Court (unnumbered) and Starboard Drive (unnumbered), approximately 665 feet east of Clearlake Drive West (15.41 acres), to permit a 30,000 SF community center and associated accessory uses, requested by Barge Cauthen & Associates, applicant; Metro Government, owner.

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

APPLICANT REQUEST

Preliminary SP to permit a community center and associated accessory uses.

Preliminary SP

A request to rezone from Specific Plan-Residential (SP-R) to Specific Plan-Support/Public Benefit (SP-S) zoning for properties located at 2801 and 2803 Smith Springs Road, Starboard Court (unnumbered) and Starboard Drive (unnumbered), approximately 665 feet east of Clearlake Drive West (15.41 acres), to permit a 30,000 SF community center and associated accessory uses.

Existing Zoning

Specific Plan-Residential (SP-R) 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.

Proposed Zoning

Specific Plan-Support/Public Benefit (SP-S) 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 support and public benefit uses and services.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Creates Open Space

This proposal meets two critical planning goals. The project is providing for a recreation and open space use for the surrounding neighborhoods. Sidewalks are being provided to connect to Smith Springs Road and sidewalk connections are being provided to surrounding existing neighborhoods. This allows for existing residents to walk to the recreation area and take advantage of the new park and recreation facilities.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

Current Policy

T3 Suburban Open Space (T3-OS) is intended to preserve and enhance existing open space in suburban areas. T3 OS policy includes public parks and may also include private land held in conservation by land trusts and private groups or individuals. Enhancements to existing open space are guided by the *Metropolitan Parks and Greenways Master Plan*.

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

Yes. The proposed SP is consistent with the T3 Suburban Open Space policy in that it is providing for a new park and recreation facility to serve the surrounding existing neighborhoods.

PLAN DETAILS

The site is located at 2801 and 2803 Smith Springs Road on the south side of Smith Springs Road. The site is approximately 15.41 acres in size and is currently vacant. There is a currently approved residential SP for the property that would allow for the development of 138 townhomes.

Site Plan

The plan proposes the development of a community center and associated accessory recreational uses. The proposed community center would be a 2-story, 30,000 square feet facility. Associated parking, playfields, trails, playgrounds, and courts are proposed.

Sidewalks are being proposed along Smith Springs Road and connections will be provided from the sidewalk to the asphalt walking trail. A sidewalk connection is also being provided to Starboard Drive on the southern end of the site. A vehicular connection is proposed to Harbour View Road to the east.

Landscape buffers are being provided to screen the proposed surface parking area. The plan will likely be constructed in phases with the 1st phase consisting of the community center, parking area, a playground, and picnic facilities. The remainder of the improvements will be constructed over time as funding allows.

ANALYSIS

The plan is consistent with the policy for the area and provides for a needed recreational facility for the existing and future residents of the area.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

- Fire Code issues for the structures will be addressed at permit application review.
- The structure will be required to meet the requirements for water flow for firefighting purposes of the table B105.1 in the appendix B of the 2006 IFC

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved with conditions

- Approved as a Preliminary SP only. The required capacity fees must be paid before 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 the conditions of the MPW Traffic Engineer
- If sidewalks are required along Smith Springs Rd, then they should be shown on the plans per ST-210 and be located within dedicated ROW.

TRAFFIC AND PARKING RECOMMENDATION

Condition if approved

- An access and parking study is required prior to Final SP approval.

Maximum Uses in Existing 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)	15.41	-	138 U	960	72	94

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Community Center (495)	15.41	-	30,000 SF	686	49	49

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-274	-23	-45

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-R district: 58 Elementary 27 Middle 20 High

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

The proposed SP-S zoning district would generate 0 students as opposed to the possible 105 generated by the existing SP-R zoning.

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 a recreational and open space opportunity for residents.

CONDITIONS

1. Permitted land uses shall be limited to Recreation Center, Park, and Temporary Festival.
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 R10 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. RS2015-198

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-059-001 is Approved with conditions and disapproved without all conditions. (9-0)"

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