

2015SP-100-001

CITADEL SELF STORAGE

Map 106, Parcel(s) 153

Council District 19 (Freddie O'Connell)

Staff Reviewer: Latisha Birkeland

A request to rezone from CS to SP-IND for property located at 506 Fesslers Lane, approximately 225 feet north of Elm Hill Pike (1.72 acres) to permit a self-service storage facility, requested by Ragan-Smith Associates, applicant; Citadel Storage Partners I, LP, owner.

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

APPLICANT REQUEST

Rezone to permit a self-service storage facility.

Preliminary SP

A request to rezone from Commercial Service (CS) to Specific Plan-Industrial (SP-IND) for property located at 506 Fesslers Lane, approximately 225 feet north of Elm Hill Pike (1.72 acres) to permit a self-service storage facility.

Existing Zoning

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning

Specific Plan-Industrial (SP-IND) 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 a self-storage facility.

CRITICAL PLANNING GOALS

N/A

SOUTH NASHVILLE COMMUNITY PLAN

District Industrial (D IN) is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Conservation (CO) is intended to preserve and enhance environmentally sensitive land in all Transect Categories except T1 Natural, T5 Center, and 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. The guidance for preserving or enhancing these features varies with what Transect they area in and whether or not they have already been disturbed.

Consistent with Policy?

Yes. The policy supports commercial uses, such as self-storage facilities, in order to support principle industrial activity and contribute to the vitality of the Industrial District policy. The proposed self-storage facility will be located in a strategic area and served by an arterial-boulevard and is close to the interstate system in order to serve the overall community. The project will also provide sidewalk improvements.

PLAN DETAILS

This site is located at 506 Fesslers Lane, south of I-40, and is currently vacant. The plan proposes a self-service storage facility within a three level structure with a partial basement. The proposed building will have frontage along Fesslers Lane and the lot abuts I-40 to the north.

Vehicular access will be limited to one driveway on Fesslers Lane along the southwestern portion of the property. The proposed parking exceeds the Metro Code requirements and will be installed along the southern property line. The proposed parking is located to the side of the building, which is consistent with the intent of the District Industrial policy. The second and third floor of the building will cantilever over the entrance and a majority of the parking stalls, providing a canopy.

The proposed SP limits construction and disturbance to portions of the site that do not contain steep slopes. A retaining wall will be installed along the eastern and southern sides of the parking area. The proposed plan includes an 8 foot sidewalk and 6 foot planting strip along Fesslers Lane. The new sidewalk on Fesslers Lane will connect to an existing sidewalk that extends north of the site and continues north of I-40. Landscaping will be provided to screen the parking area along the southern property line.

ANALYSIS

The plan is consistent with the District Industrial policy since uses, such as storage functions, support the main activity and contribute to the vitality of the Industrial Districts. The location of the proposed self-service storage facility is respectful to the surrounding development pattern in the area and supported by the existing infrastructure facility.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. The required capacity fees have been paid.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Developer shall extend SB left turn lane on Fesslers Lane to provide an additional 75ft of storage with transition per AASHTO standards. Construction plans for the Left turn lane shall be included with Final SP.

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.
- Submit copy of recorded ROW dedication prior to building permit signoff by MPW.
- Comply with MPW Traffic Engineer conditions

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.72	0.6 F	44,953 SF	1961	43	130

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Self-Storage (151)	1.72	-	35,000 SF	88	6	10

Traffic changes between maximum: **CS** and **SP-IND**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-1,873	-37	-120

The Metro School Board report was not generated because the proposed SP would not generate students.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions of the proposed SP as it is consistent with the South Nashville community Plan.

CONDITIONS

1. Uses within this SP shall be limited self-service storage.
2. Height shall be limited to three stories.

3. 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.
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. 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.
6. 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.
7. 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.
8. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

Approve with conditions and disapprove without all conditions. (6-0), Consent Agenda

Resolution No. RS2015-365

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-100-001 is Approved with conditions and disapproved without all conditions. (6-0)"

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