

2016SP-012-001

THE PRESERVE: SLEEP INN/MAINSTAY SUITES

Map 107, Part of Parcel(s) 180
Council District 15 (Jeff Syracuse)
Staff Reviewer: Latisha Birkeland

A request to rezone from IWD to SP-C zoning for a portion of property located at 2535 Perimeter Place Drive, approximately 1,350 feet south of Royal Parkway (3.6 acres), to permit a 3-story hotel, requested by Barge, Cauthen & Associates, applicant; Corporate Investors Partnership V, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit a 3-story hotel development.

Preliminary SP

A request to rezone from Industrial Warehousing/Distribution (IWD) to Specific Plan-Commercial (SP-C) zoning for a portion of property located at 2535 Perimeter Place Drive, approximately 1,350 feet south of Royal Parkway (3.6 acres), to permit a 3-story hotel.

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

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

- Preserves environmental features

The proposed plan minimizes impacts on sensitive environmental features by properly working within the confines of the site to avoid steep slopes. Furthermore dense vegetation that is located on the steep slope will be preserved.

SOUTHEAST COMMUNITY PLAN

D Employment Center (D EC) is intended to preserve, create, and enhance concentrations of employment that are often in a campus-like setting. A mixture of office, commercial, and even light industrial uses are present, but are not necessarily vertically mixed. Complementary uses are also present and are encouraged as secondary and supportive to the primary function of D Employment Center areas as places of intense economic activity featuring large numbers of jobs. Daily convenience retail, restaurants, and services for the employees and medium to high density residential are appropriate secondary and supportive uses within the D Employment Center Area. These uses may also be found in mixed use areas close to the D Employment Center area. In general, secondary and supportive uses do not occupy more than about quarter of the land in any given D Employment Center area in order to protect its primary function of providing intense concentrations of jobs.

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 plan is consistent with the District Employment Center Policy. The policy supports commercial uses, including hotels, as they contribute to an active employment center. The location of the proposed hotel minimizes the impact to sensitive environmental features located along the northern property line. The proposed plan provides pedestrian connectivity within the site and external to the site.

PLAN DETAILS

The entire parcel is 22 acres in size and is located on Perimeter Place Drive, east of Century Boulevard. The proposed SP includes only a portion of the 22 acres parcel. The proposed hotel will occupy 3.6 acres, located along the southeastern portion of the parcel. The properties surrounding the site are commercially and industrially zoned and include commercial and distribution uses.

Site Plan

The plan proposes a 3-story hotel, with a maximum of 81 rooms. The proposed hotel building will be located on the rear portion of the 22-acre parcel. The parcel has Conservation Policy and steep slopes along the northern property

lines. By locating the proposed building and parking in the rear portion of the property, the plan preserves the sensitive environmental features of the site.

The maximum building height would be limited to a maximum of 46 feet in 3 stories. The plan proposes 91 surface parking spaces, meeting the Metro Zoning Code parking requirements.

Access to the proposed hotel will be provided by a new public road extending from Perimeter Place Drive to the private drive for the proposed hotel. The plan proposes a five foot wide sidewalk and four foot planting strip along Perimeter Place Drive and along the proposed public road to the hotel. A five foot sidewalk and four foot planting strip shall be installed along the private drive that connects the public road to the hotel to provide a full connection to Perimeter Place Drive.

ANALYSIS

The plan is consistent with the land use policy and preserves the sensitive environmental features of the site. The plan proposes a hotel option within the area which is supported by the D Employment Center Policy. Sidewalks will be provided to create a walkable site and provide an important connection to Perimeter Place Drive, creating a pedestrian-orientated environment also supported by the D Employment Center.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Two Fire Dept Access points are required per the 2012 IFC Appendix DS 104 for commercial buildings exceeding 30' or 3 stories. 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 must be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approve 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.
- Prior to issuance of building permits the ROW is to be dedicated.
- The proposed public road must comply with MPW and AASHTO design standards prior to Final SP approval, may require modifications to the preliminary SP.
- Prior to the Final SP approval by MPW a temporary construction easement and a permanent maintenance easement is to be recorded along the southwest portion of the proposed retaining wall. If these easements cannot be obtained then a revised road layout will be required indicating all construction and long term maintenance can occur from properties under control by this development.

TRAFFIC AND PARKING RECOMMENDATION

Conditions is approved

- A TIS is required prior to final SP approval. Provide adequate sight distance at road intersection with Perimeter Place Dr.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.8	0.8 F	97. 574 SF	348	30	32

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	2.8	-	81 Rooms	759	37	44

Traffic changes between maximum: **IWD** and **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+411	+7	+12

METRO SCHOOL BOARD REPORT

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

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Principle land uses shall be limited to a hotel with up to 81 rooms.
2. The maximum height of the building is limited to 3 stories in 46 feet.
3. A 5 foot sidewalk and a 4 foot planting strip shall be installed along the private drive.
4. Pedestrian connections shall be included from the private drive extending to the parking lot and building
5. Elevations shall be included with the final site plan.
6. Public right-of-way shall be dedicated by plat and bonded prior to issuance of building permit.
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 ORI zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. This approval does not include any signs. There shall be no pole or billboard signs, changeable LED, video signs or similar signs allowing automatic changeable messages. All other signs shall meet the ORI zoning requirements.
9. 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.
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.
11. 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.
12. 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.
13. 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. (5-0-1), Consent Agenda

Resolution No. RS2016-72

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-012-001 is **Approved with conditions and disapproved without all conditions. (5-0-1)**”

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