

2016SP-020-001

ONE MUSIC CIRCLE SOUTH OFFICE

Map 093-13, Parcel(s) 335

Council District 19 (Freddie O'Connell)

Staff Reviewer: Jason Swaggart

A request to rezone from ORI and OR20 to SP-O zoning for property located at 1 Music Circle S., approximately 450 feet east of Music Square E (0.90 acres), to permit an office building, requested by Barge Cauthen & Associates, applicant; Country Music Association, Inc., owner.

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

APPLICANT REQUEST

Zone change to permit an office building.

Zone Change

A request to rezone from Office/Residential Intensive (ORI) and Office/Residential (OR20) to Specific Plan – Office (SP-O) zoning for property located at 1 Music Circle S., approximately 450 feet east of Music Square E (0.90 acres), to permit an office building.

Existing Zoning

Office/Residential Intensive (ORI) is intended for high intensity office and/or multi-family residential uses with limited retail opportunities.

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of nine units.*

Proposed Zoning

Specific Plan-Office (SP-O) 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 office uses.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

The area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The plan calls for the sidewalk and planting strip along Music Circle South be widened. While the proposed building includes a motor court between the public sidewalk and the main entrance, the plan calls for an enhanced pedestrian way from the public sidewalk to the entrance. These features support walkable neighborhoods.

GREENHILLS – MIDTOWN COMMUNITY PLAN

District Office Concentration (D OC) is intended to preserve, enhance, and create districts where office use is predominant and where opportunities for the addition of complementary uses are present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities.

Consistent with Policy?

Yes. The plan is consistent with the D OC as it calls for an office use that is supported by the policy. Buildings of all types are permitted in the D OC policy and the policy supports varying heights. The policy calls for appropriate transitions between the D OC policy and adjacent lower intensity policy areas. Since Music Circle South is adjacent to lower intensity policy areas, it is appropriate for building heights along Music Circle South to be shorter than what would be supported north of Music Circle South. The proposed five story building is shorter than what the policy could support north of the subject site, and would provide for a transition in height between the area where the policy supports taller buildings and the T3 NM policy area south of the site. It is also important to note that while the development pattern in the adjacent T4 NE policy area to the east of the subject site currently consists of lower density development, the T4 NE policy could support more intense residential development.

Consideration for height in a transition area is also based on the width and prominence of the street. The policy would support taller buildings on sites that are located on wider more prominent streets, and shorter buildings on narrower less prominent streets. While this project is located on a local street rather than an arterial-boulevard or collector-avenue, additional height is acceptable at this location due to its location at the intersection of three policy areas as it provides a transition in height from the areas to the west that are located along wider more prominent streets, and the areas north of the site where the policy could support more height. The D OC policy recognizes that alleys can provide additional transition between different policy areas. There is an alley located at the back of the subject site.

As proposed the plan calls for the alley to be widened, which provides further separation between the D OC policy area and the T4 NM policy area south of the site. Also, primary vehicular access is not proposed from the alley minimizing nonresidential traffic in the alley.

The proposed plan enhances the pedestrian realm by providing an eight foot wide sidewalk and four foot planting strip along Music Circle South consistent with the policy goal of contributing to pedestrian improvements in D OC areas. It is also important to note that Music Circle South is a local street which would only require a five foot wide sidewalk and four foot wide planting strip. The D OC policy does not support surface parking lots adjacent to lower intensity policy areas. The plan does not propose surface parking adjacent to the adjacent T4 NM and T4 NE policies. The policy calls for buildings to be oriented back-to-back between areas permitting higher intensity buildings and those permitting lower intensity buildings. The building backs to the lower intensity policy area to the south of the site, consistent with the policy.

This property is within the Music Row Study area, but it is not within the area where the Planning Commission directed staff to recommend disapproval of zone changes while the Music Row study is being conducted since it is not fronting onto Music Row. Staff has been working on proposed policy amendments for the study area, which would include special polices. The subject site is part of a larger area that is being considered for a Transition (TR) policy that would include a special policy. The proposed TR policy would provide guidance for the transition between policy areas supporting higher intensity development, and areas that support lower intensity development. The proposed TR policy could support heights up to five stories. As mentioned above, the D OC policy also calls for a transition between certain policy areas. The proposed TR policy would provide more clarification and clearly call out the area where a transition should occur. This area includes properties located along the east side of Music Square East from Music Circle South to Edgehill Avenue and the properties along the south side of Music Circle South. The proposed policy area on the north side of Music Circle South, directly across from the subject site, could support up to eight stories. The proposed plan calls for a maximum of five stories and would be supported by the proposed TR policy. In summary, both the current D OC policy and the proposed TR policy can support five stories at this location as it provides a transition from the proposed policy area to the north that could support up to eight stories in height, and the residential policies to the south.

PLAN DETAILS

The approximately one acre site is located on the south side of Music Circle South, approximately one block from Music Square East to the west. The site is developed and contains a building that once housed CMA. The existing building is one story along Music Circle south. The grade drops from north to south and the rear of the building is two stories. The property is split zoned. Half the property is zoned OR20 and the other half is zoned ORI-A.

Site Plan

The plan calls for a five story office building with a maximum floor area of three (3.0 FAR). The proposed FAR would permit a maximum of 117,612 square feet. Vehicular access is proposed from Music Circle South, and includes a two-way drive along the western portion of the building and a one-way (exit) closer to the eastern side of the building. The plan calls for an eight foot wide sidewalk and four foot planting strip along Music Circle South. As proposed the ROW of the alley would be increased to Metro Public Works standards.

ANALYSIS

Staff is recommending that the proposed SP be approved with conditions and disapproved without all conditions as the request is consistent with the D OC policy, and meets several critical planning goals. The plan calls for an office use, and provides for an appropriate transition from the properties D OC policy area to the adjacent residential policy south and east of the site. Since the alley at the rear of the site is shared by the single-family residential neighborhood to the south, then staff is not recommending that it be used for access into the proposed development

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

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. Pending the approved TIS, corrections may be requested.
- Prior to building permit approval, dedicate ROW to the back of the proposed sidewalk and ½ MPW standard alley ROW.

TRAFFIC & PARKING RECOMMENDATION

Approved with conditions

In accordance with TIS findings, Developer shall construct the following improvements.

Division Street and Music Circle East

- Construct pedestrian crosswalk pavement markings for all four legs of the intersection. ADA-compliant pedestrian curb ramps with detectable warning mats should be provided on the southwest, northeast, and northwest corners of the intersection.
- Refurbish the stop line pavement markings for all approaches to the intersection.
- Signal warrant analyses presented indicate that the traffic volumes at the intersection of Division Street and Music Circle East are expected to meet the volume thresholds of a signal warrant based on background traffic volumes and the background plus project-generated traffic for the four-hour and peak hour warrant. However, the capacity analyses indicate that the intersection will operate at LOS D during the AM peak hour and LOS E during the PM peak hour following completion of the development, which is adequate. Furthermore, the all-way stop-control meters the traffic that enters and exits the Division Street leg of the roundabout. Therefore, the intersection of Division Street and Music Circle East should continue to be controlled by all-way stop.
- Developer shall submit a signal warrant analysis after 6 months of use & occupancy of the new office and submit traffic signal plans to metro traffic engineer if signal is warranted and approved by MPW traffic engineer. Developer shall install traffic signal or make monetary contribution for signal cost when directed by MPW traffic engineer.

Music Circle South/Music Circle East

- Refurbish the double solid yellow centerlines on Music Circle South/Music Circle East from Music Square East (16th Avenue South) to Division Street.
- Restrict the on-street parking on the south side of Music Circle South between the site accesses. “No Parking Any Time” (R7-1) signs should be provided just east of Site Access 1 and just west of Site Access 2.
- Developer shall apply to T & P staff for parking restrictions and “turn” signage.
- Provide a “Turn” (W1-1L) warning sign and a “15 MPH” (W13-1P) advisory speed plaque facing eastbound traffic on Music Circle South. The sign and plaque should be located on the south side of Music Circle South on the west property line of the project site.
- Provide a “Turn” (W1-1R) warning sign and a “15 MPH” (W13-1P) advisory speed plaque facing southbound traffic on Music Circle East. The sign and plaque should be located on the west side of Music Circle East approximately 220 feet north of Music Circle South.

West Site Access (Site Access 1) at Music Circle South

- The west garage access on Music Circle South should be designed to include sufficient width for one entering travel lane and one exiting travel lane. A minimum of 24 feet is recommended.

East Site Access (Site Access 2) at Music Circle South

- The east garage access on Music Circle South should be designed to include sufficient width for one exiting travel lane. A minimum of 12 feet is recommended.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (150)	0.45	3 F	58,806 SF	887	123	145

Maximum Uses in Existing Zoning District: **OR-20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (150)	0.45	.8 F	15,681 SF	321	43	43

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (150)	0.90	3.0	117,612 SF	1536	218	214

Traffic changes between maximum: **ORI, OR-20 and SP-O**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 43,125 SF	+328	+52	+26

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.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the proposed SP is consistent with the Green Hills-Midtown D OC land use policy.

CONDITIONS

1. Uses in the SP shall be limited to general office, audio/video tape transfer, and multi-media production.
2. A minimum eight foot wide sidewalk and four foot planting strip is required along Music Circle South.
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 ORI-A zoning district as of the date of the applicable request or application.
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.

Approve with conditions and disapprove without all conditions. (8-0-1), Consent Agenda

Resolution No. RS2016-111

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-020-001 is **Approved with conditions and disapproved without all conditions. (8-0-1)**"

CONDITIONS

1. Uses in the SP shall be limited to general office, audio/video tape transfer, and multi-media production.
2. A minimum eight foot wide sidewalk and four foot planting strip is required along Music Circle South.
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 ORI-A zoning district as of the date of the applicable request or application.
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.