

## 2016SP-045-001

BL2016-299/Sledge  
**12TH AND WEDGEWOOD SP**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Lisa Milligan

A request to rezone from RM20 to SP-R zoning for properties located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South, (approximately 1.8 acres), to permit a maximum of 150 multifamily units, requested by Metro Government, applicant; Metro Government and M.D.H.A., owners. (See associated case # 2016CP-010-002)

**Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. If the plan amendment is not approved, staff recommends disapproval.**

### APPLICANT REQUEST

**Permit a residential development with up to 150 units.**

#### Preliminary SP

A request to rezone from Multi-Family Residential (RM20) to Specific Plan-Residential (SP-R) zoning for properties located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South, (approximately 1.8 acres) to permit a maximum of 150 multifamily units.

#### **Existing Zoning**

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 36 units.*

#### **Proposed Zoning**

Specific Plan-Residential (SP-R) 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 only one residential building type.

#### **CRITICAL PLANNING GOALS**

- Supports Infill Development
- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choice
- Provides a Range of Housing Choices

The proposed development meets several critical planning goals. Development in areas with adequate infrastructure is more appropriate than development in areas 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 proposes development on an infill site. Sidewalks will be improved along both Wedgewood Avenue and 12<sup>th</sup> Avenue South providing for a better pedestrian environment. There is a bus line running along 12<sup>th</sup> Avenue South providing for future residents to have a variety of transportation choices. Additionally, bike parking will be provided on site. The developer may also choose to provide public bike sharing in lieu of a portion of the required spaces that are not publically available.

#### **GREEN HILLS-MIDTOWN COMMUNITY PLAN**

##### **Existing Policy**

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies 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 are in and whether or not they have already been disturbed.

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

Civic (CI) is intended to serve two purposes. The primary intent of CI is to preserve and enhance publicly owned civic properties so that they can continue to serve public purposes over time, even if the specific purpose changes. This recognizes that locating sites for new public facilities will become more difficult as available sites become scarcer and more costly. The secondary intent of CI is to guide rezoning of sites for which it is ultimately determined that conveying the property in question to the private sector is in the best interest of the public.

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are

expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

### **Proposed Policy**

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies 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 are in and whether or not they have already been disturbed.

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

### Consistent with Policy?

Yes. The SP is consistent with the proposed T4 Urban Neighborhood Evolving policy. The policy encourages the creation of urban residential neighborhoods with a diverse mix of housing types at moderate to high intensities. The location of the site at the intersection of Wedgewood Avenue and 12<sup>th</sup> Avenue South makes it an appropriate location for multi-family residential development.

### **PLAN DETAILS**

The site is located at 1440 and 1500 12<sup>th</sup> Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12<sup>th</sup> Avenue South. The site is approximately 1.8 acres in size and is currently vacant.

### Regulatory Plan

The proposed Specific Plan is a regulatory plan. The plan limits uses in the SP to a maximum of 150 multi-family uses. All other uses, including Short Term Rental Property (STRP), are prohibited by the SP.

Height is limited to five stories, plus habitable space at the garage level along 12<sup>th</sup> Avenue South. Architectural standards are proposed including glazing requirements, minimum raised foundations, window orientation, and prohibited materials. Sign standards are also included for ground signs, building signs, and awning signs. Standards specify size, lighting, and location.

Sidewalks are proposed to be upgraded along both Wedgewood Avenue and 12<sup>th</sup> Avenue South. Along Wedgewood Avenue an 11 foot planting strip and six foot sidewalk will be provided. The 11 foot planting strip allows for one foot to be used for a future bike lane and ten feet to remain as a planting strip, consistent with the existing planting strip along this portion of Wedgewood Avenue.

Along 12<sup>th</sup> Avenue South a four foot planting strip, eight foot sidewalk, and four foot frontage zone will be provided. A minimum of four pedestrian entrances shall be provided for the façade along 12<sup>th</sup> Avenue South. All vehicular access is limited to the alley.

### **ANALYSIS**

The proposed development provides for an urban development on an infill site. Standards in the SP provide for pedestrian entrances along 12<sup>th</sup> Avenue South as well as improved sidewalks along both Wedgewood Avenue and 12<sup>th</sup> Avenue South. Architectural standards are included with the plan. The plan is consistent with the proposed land use policy and provides an opportunity for additional housing within an urban area.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approve with conditions**

- Regulatory SP approved (Stormwater Review Only). Any construction will need to meet the Stormwater Management Manual and be approved prior to Final Site Plan approval.

**WATER SERVICES RECOMMENDATION**

**Approved with conditions**

- Approved as a Preliminary SP only. Public water and sewer construction plans must be approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. (If applicable) - The required capacity fees must also be paid prior to Final Site Plan/SP approval.

**PUBLIC WORKS RECOMMENDATION**

**Approved with conditions**

- This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must comply with the design regulations established by the Department of Public Works in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design and improvements may vary based on actual field conditions.
- All work completed within the ROW is to comply with MPW standards and specifications.
- Comply with the approved TIS conditions of approval.
- The proposed sidewalks are to be clear of all vertical obstructions, i.e. relocate any power poles, signs, fire hydrants, etc. that are within the proposed sidewalk.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved with conditions**

- A traffic study may be required with the submittal of the final SP to determine if any roadway improvements are required.

Maximum Uses in Existing Zoning District: **RM20**

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)	1.6	20 U	32 U	318	20	36

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 (220)	1.6	-	150 U	1033	78	101

Traffic changes between maximum: **RM20** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+118 U	+715	+58	+65

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RM20 district: 1 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 3 Elementary 2 Middle 1 High

The proposed SP-R zoning district could generate 5 more students than what is typically generated under the existing RM20 zoning district. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated March 2016.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions if the associated plan amendment is approved. If the associated plan amendment is not approved, staff recommends disapproval.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 150 multi-family residential units. All other uses, including Short Term Rental Property (STRP) shall be prohibited.
2. Wedgewood Avenue sidewalks shall be improved as follows: 11 foot planting strip; 6 foot sidewalk.
3. 12<sup>th</sup> Avenue South sidewalks shall be improved as follows: 4 foot planting strip; 8 foot sidewalk; 4 foot frontage zone.

4. A minimum of 4 pedestrian entrances shall be provided from the 12<sup>th</sup> Avenue South façade.
5. Comply with TIS conditions as reviewed and approved by Metro Public Works and Metro Planning Department.
6. 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 RM60-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
7. 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.
8. 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.
9. 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), Consent Agenda

**Resolution No. RS2016-180**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-045-001 is **Approved with conditions and disapproved without all conditions. (8-0)**"

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