

PLANNING COMMISSION CASE REPORT

Case Number: 2015-018

PC Meeting Date: 02-09-15

Applicant Request**Rezone property from M-1 Manufacturing Zone to C-3 Central Business Zone**

Property Location:	1428 Riverside Drive
Property Owner:	Westview Drive L.P.
Applicant:	Wes Bradley w/ University Housing Group

Project Description

- The applicant is proposing to develop student housing at 1428 Riverside Drive.
- The applicant's site plan shows 174 units, four 4-story buildings, one 3-story building, and 619 surface parking spaces.

Site Analysis**Site Description**

- The 13.5-acre vacant site is located on the south side of Riverside drive approximately 1,000 feet from where Citico Creek joins the Tennessee River.
- Access: Currently, access to the site is from Riverside Drive, however the applicant plans to provide additional access from the proposed Central Avenue extension.
- Land Uses: North and West- Riverside Drive right-of-way; South- Citico Creek and proposed multi-family residential; East- offices and warehouse.

Zoning History

- The site is currently zoned M-1 Manufacturing.
- Except for the area to the south of the site across Citico Creek, all surrounding properties are zoned M-1 Manufacturing.
- The area to the south of the site across Citico Creek was zoned from M-1 to R-4 Special Zone in 2014 (Ordinance No. 12870).

Plans/Policies/Regulations

- The site is just outside of the 2004 Downtown Plan boundary.
- There is no current adopted land use plan for this area.
- The M-1 Manufacturing Zone only permits non-residential uses.

Key Findings

- Although this is a new use for this area, the proposed use is not incompatible with surrounding uses.
- Currently, no multi-family housing exists in the immediate vicinity, however the City of Chattanooga desires more multi-family housing in the urban area and the University is in need of additional housing for students.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone, however the applicant is proposing multi-story buildings that will front the proposed Central Avenue extension and therefore is requesting the C-3 Zone to accommodate the urban setbacks for four of the five buildings.
- The proposal would set a precedent for future requests.

Staff Recommendation

Approve, with the following conditions:

1. Review.

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The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

- A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:
 - (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
 - (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
 - (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.
- B. For any activity requiring a residential building permit for new construction:
 - (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. Setbacks.

- A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.
 - (1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.
- B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.
- C. For properties fronting the Tennessee River, a public easement a minimum of thirty-five (35) feet in width shall be provided along the river for the continuation of the Riverwalk.
- D. Building setbacks and vehicular connections shall be aligned with the new Central Avenue extension.
- E. Building number five (5), as identified on the submitted site plan, shall be exempt from the zero building setback due to the large size of the site and the absence of roads throughout the property.

3. Height Requirements.

- A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.
- B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be five (5) stories.

4. Access to sites and buildings.

- A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.

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- B. Alleys, where they exist, shall be used as the principal vehicular access.
- C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
- D. Shared drives should be used wherever possible.
- E. The primary pedestrian entrance to new buildings shall be provided from the primary street.
- F. To encourage walkability and keep with the intent of the C-3 zone, sidewalks and an established tree rhythm shall be provided on primary drive aisles connecting between buildings or other amenities.

5. Off-street parking.

- A. New off-street parking shall not be permitted between a building and the primary street frontage.
- B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:
 - (1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.
 - (2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
- C. Garages for new residential dwellings shall be located behind the primary building.
- D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
 - (1) Proximity to transit stops
 - (2) Provision of bicycle facilities
 - (3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
 - (4) Type of uses and hours of operation
 - (5) Square footage of commercial uses or number of residential units
 - (6) Fire Department access

6. Street Frontage.

- A. Where a street edge is required, it shall be provided as follows:
 - (1) The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and shall consist of:
 - a. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - b. A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - c. An evergreen hedge, with a minimum height at maturity of 3 feet.
 - d. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
 - (2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.

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- (3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
- (4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.