

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

October 3, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Tony Espinosa, Jeff Duncan, Grady McNeal, Mayor Rusty Tinnin, Scott Trew, and Judy Wheeler

Absent: Jeff Parnell

Also Present: Addam McCormick (Staff), Tim Ellis- City Manager, Russell Freeman-City Attorney, Sharon Reed (Staff) and Alex West (Staff)

Tony Espinosa called the meeting to order, and Trew offered prayer.

Item #1 Approval of Agenda: Tinnin made a motion to approve the agenda, Duncan seconded the motion. The motion passed unanimously.

Item #2 Approval of September 12, 2022 Meeting Minutes: Trew made a motion to approve the minutes of the September 12, 2022, McNeal seconded the motion. Motion passed unanimously.

Item #3 Espinosa opened the Public Forum on Planning Related Topics.

No one requested to speak at the meeting. Duncan made a motion to close the public forum, seconded by Tinnin. The motion passed unanimously. The Public Forum was closed.

AGENDA

Item #4 Dry Creek Townhomes Phase One / Ragan Smith Associates Inc: Request final subdivision plat approval for two (2) lots and public right of way dedication on 9.61 acres on Robert Cartwright Drive. Properties referenced as Davidson County Tax Map/Parcel#03300029700 and a portion of 03300004200 and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Dry Creek. LLC

Item Representative: Adam McCormick-Staff

Staff Discussion:

- The subdivision plat is to dedicate the public road right-of-way for the project and define the project boundary area for phase one.
- The town home lots will be recorded per a horizontal property regime recording process.
- Request to record the roads as a public right-of-way and split the project in two (2) different parts.
- Staff recommends approval.

Planning Commission Discussion: N/A

Motion: Motion by Duncan to approve the request, seconded by Trew. The motion passed unanimously.

DISCUSSION ITEM

-Ellen Drive Subdivision Conceptual Layout

- The lots/properties are zoned R-25, Low Density Residential.
- The existing two (2) building-four (4) unit town homes that were constructed in 1968 are legal non-conforming uses in the R-25 zoning district.
- Staff has received a request to remodel the town home units and review the possibility of subdividing additional lots for the construction of new one family dwelling homes.
- The four (4) lots/properties total 4.9 acres.
- The lots/properties include areas of 0.9, 1.2, 1.3, and 1.5 acres.
- Since the lots/properties are included in a developed subdivision and non-conforming uses and buildings are included on the lots/properties, the Planning Commission must review all requests to re-subdivide the lot/properties per the Subdivision Regulations.
- Staff has discussed with the applicant the possibility of re-subdivide the lots/properties to include the existing town homes buildings on one or two (2) lots and reviewing two (2) to three (3) lots for one family dwelling homes along the Ellen Drive frontage in front of the town homes to fit in with the appearance of the majority of other properties along Ellen Drive.
- Referenced Subdivision Regulations:

1-108.2 Limitation on Re-subdivision -- Within any existing subdivision which has been approved, recorded and at least partially developed, no re-subdivision or replating shall be permitted which reduces the average lot size in such recorded subdivision.

- Phase three (3) recorded in the mid 60's not including lot 131 (8 acres), the average lot size in the subdivision is thirty-five thousand (35,000) sq. ft.
- Duncan asked McCormick since they are aged non-confirming can they permit to remodel if they are not changing the unit count.
- McCormick responded yes, they can restore and repair.
- Duncan discussed the number of lots four (4) and number of units eight (8) on the site.
- McCormick responded four (4) in each unit that is correct.
- Trew asked what was the condition of the units?
- McCormick responded they are rough and did not think they are currently occupied.
- Duncan discussed his willingness to work with the property owner as much as the public would be accepting of it.
- Duncan discussed the elevation and options for the property
- McCormick responded the quads would have to be on a lot and meet the minimum zoning requirements.
- Duncan made note this is his opinion and not the opinion of the board.

-Rivergate Mixed Use Project

- The applicant is requesting discussion on a revised project design including the amount of dedicated commercial square footage required with the Zoning Ordinance Regional Center Planned Unit Development Section requirements and the parking design.

-The proposal includes a 10,000 sq. ft. retail center at the front of site and the proposed parking is based on 1.4 spaces per residential unit versus the City Zoning Ordinance requirement of 1.5 parking spaces for each one bedroom and two (2) parking spaces for all two (2) and three (3) bedroom units.

-Based on the project proposal, the City's Ordinance would require 643 spaces for residential units and forty (40) spaces for the commercial center.

-The applicant is requesting reduced parking 525 spaces based on the shared parking agreement in the Rivergate Mall area.

Referenced Zoning Ordinance Sections:

(5) RC1 to include minimum ground floor non-residential uses along Rivergate Parkway and within 500 feet of the center points of Rivergate Parkway and secondary street intersections with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use

(4) Minimum parking requirements can be met on-site or in a collective off-site shared private or public parking area except that all required residential use parking shall be met on-site only. A parking needs study may be submitted with the preliminary master plan for proposed reduced parking needs due to the intention of the Regional Center pedestrian oriented mixed-use design

Representative: Matthew Beck – RangeWater Real Estate

-Beck discussed RangeWater's fully integrated real estate firm they develop, manage and acquire multi-family communities.

-Beck presented the conceptual plan for the Macy's parcel at Rivergate mall.

-Beck discussed and presented renderings of current local projects Marathon Village and the Gossett.

-Beck discussed the proposal for 375 units, including 1-, 2- and 3-bedroom units, four story building serviced by elevators.

-Beck discussed eleven thousand square feet of amenities including green space, pool, and fitness center.

-Beck discussed the proposal of sub-dividing the lot to provide retail on the front parcel.

-Beck discussed the retail building and the proposed 10,000 sq. ft. based on feedback from retail brokers.

-Beck discussed the proposed parking and formula being one (1) space per bedroom.

-McCormick asked Beck if he thinks the Rivergate Mall shared parking agreement will remain in place?

-Beck responded he is not sure the conservations are ongoing.

-Espinosa asked the board for thoughts and comments.

-Duncan commented that the Marathon Village example listed in provided meeting information is what he thinks the board envisioned for the live, work, play scenario.

-Duncan expressed more flexibility if there was some office space or other commercial space and would not have to be all retail.

-Duncan discussed employment of people that could live, work, play and stay in the area use and flourish.

-Duncan commented in his opinion he would not have a problem, negotiating a deal with a separate building

-Ellis commented the shared parking agreement in Rivergate Mall area expires in 2023.

-Ellis discussed for the project to move forward they would have to have consent of all the current owners which is Hendon properties, Dillard's, JC Penny, and Sears building lease holder.

- Ellis mentioned a 100,000 sq. ft. retail project that will be before the board next month.
- Ellis discussed if the Macy's site was totally residential staff would have never recommended the change.
- Ellis commented in his opinion it is a good mixed-use product, but converting all to residential a poor decision for the City.
- Tinnin clarified the proposal for the board and anyone watching live.
- Beck discussed the proposed Rivergate site plan.
- Tinnin expressed his opinion of the plan was taking a parking lot and building all condominiums.
- McCormick asked Beck if they had a break down of the square footage?
- Beck responded the whole area is 400,000 sq. ft. and floors would be 75,000 sq. ft. the size of the Macy's
- Beck asked the board what they envision with the retail and type of usage in this area?
- Trew responded he would like something that would revitalize the Rivergate Mall experience.
- Duncan discussed the requirement of retail and commercial can be a bank, restaurant or office space does not have to be one continuous space
- McCormick responded it can be personal services, financial services anything allowed in that zoning district.
- Duncan commented he would assume the cliental would be the young professionals so he would be looking at things that would serve them, modern classy restaurants, bars, shopping, small business space and work long term in the area for the City.
- Espinosa commented his enthusiasm for a project like this is really high and discussed young professionals' attraction to the Bellevue area.
- Espinosa discussed being just 20 minutes from downtown and looking at the area there is hardly a coffee shop you can sit at in the area.
- Espinosa discussed the demographic opportunities available in the area
- Espinosa discussed the shared parking space agreement.
- Beck responded and shared their perspective for the parking space requirement.
- McCormick responded the City Zoning Ordinance requirement of 1.5 parking spaces for one bedroom and two (2) parking spaces for all two (2) and three (3) bedroom units.
- McCormick discussed dedicated parking for people living there and overflow parking availability.
- Tinnin commented one parking space per unit is pushing it and would be more comfortable with 1.4 parking space per unit.
- Beck responded to clarify one space per bedroom and averages 1.4 space per unit.
- Wheeler asked about the research that determines the design.
- Beck discussed the property management team at RangeWater.
- Espinosa thanked Mr. Beck for his time and hope the information was helpful.

With no further business, the meeting adjourned at 5:45 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant