



MEMORANDUM

Date: January 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Public Storage Golden Bear
FMDP/Site Plan
Map – 078
Parcel(s) – 010.18

Request: Kimley Horn, on behalf of their client, Public Storage Golden Bear, is requesting approval for a Site Plan and Final Master Development Plan, for a new storage facility. This building is to be located on a parcel located at the corner of Golden Bear Gateway and Rutland Drive.

Analysis: The site is located on a parcel in between Golden Bear Gateway and Rutland Drive and is currently an undeveloped parcel of land. The zoning for this parcel is IR-PUD and will include a 117,420 sf multi-story storage facility on 2.44 acres. Currently the area is located on a portion of Lot 2 of Project Jolene.

Pedestrian Access/Sidewalks: There is a proposed 10' multi-use path as required via the PUD Ordinance 22-30, that is to run alongside Golden Bear Gateway in front of the proposed building. This multi-use path will also follow alongside Rutland Drive. Sidewalks are to be widened to 7' where adjacent to the parking lot to accommodate vehicular overhang.

Article IX Parking: The total number of spaces provided does not meet the requirements (28 required, 16 provided, of which includes 1 van accessible ADA space). A variance is being requested for the parking based on the site functionality, and need for the proposed amount of spaces. No wheel stops are proposed. Plan designs note that bollards are to be painted black, and parking lot lighting will be decorative in nature.

Access: Access to the site is via both Rutland Road and a spine road that is to eventually connect over to Athletes Way that will run alongside Golden Bear Gateway and will be included upon further development of the overall Project Jolene site. There will be no direct access via Golden Bear Gateway.

6-103.7 Industrial Building Design: The proposed building is approximately 116,632 gross square footage with four stories, at 53'8" in height. The building is primarily brick (86.85 %) with a small amount of secondary materials proposed as metal accents to be utilized as coping around the roof line (3.04%), and glass (10.11%). The HVAC equipment is located on the building, and not visible

due to the parapet roofline. Staff requests any wall mounted utility equipment (if proposed) is painted a color complimentary to the building. Decorative wall lighting is to be utilized, as wall packs are not permitted. Staff does recommend additional architectural features for the South End of the building, as it will be highly visible from Rutland Drive.

Article X Landscaping: The landscaping plans are currently under review by the City's landscape consultant and netted several comments. The development is located within an industrial district, however, the rear/Southern portion of the property abuts a local church, and a landscape buffer with a required 6' tall low maintenance privacy fence along the Southern property line. This is being put in place to buffer the negative impact of an industrial building on the adjacent retail area. Detention ponds are also to be screened with vegetation.

Other: Bicycle racks and decorative trash receptacles are shown and the details reflect that are in compliance with the design standards. The bicycle rack location is shown on the Eastern side of the parking lot adjacent to the front of the building to avoid any safety impacts. The proposed parking lot lighting details, as shown, are decorative in nature and in compliance with the required codes. The trash enclosure is shown to be completed in brick complimentary to the building façade, with the required steel gates along with a pedestrian door for accessibility.

All fencing around the perimeter shall be decorative in nature and chain link is not allowed. All poles and posts throughout the facility shall be painted black and be tubular metal, as channel posts are not allowed.

Waivers and Variances: The following variance is requested.

1. 9-103.2.3.xvi – Parking spaces required for self service storage. Required parking is shown as 28 spaces, and the applicant is proposing 16 spaces of which includes 1 ADA space. Requested reduction of 12 spaces. – STAFF SUPPORTS

Final Master Development Plan: The final master development plan is in substantial conformance with the previously approved preliminary master development plan for Project Jolene (ord. 22-30). The overall site layout was established with the PMDP and has not changed significantly with this specific FMDP submittal. The FMDP and site plan reflect many of the changes requested by staff, Planning Commission and Board of Commissioners.

Summary: The final master development plan is in substantial conformance with the Preliminary Master Development Plan for Project Jolene, (ord. 22-30) that incorporates multiple parcels. The site plan reflects the work the applicant has performed in conjunction with staff during multiple prior reviews and meetings.

Recommendation: Staff recommends approval of the Final Master Development Plan and the Site Plan for the Public Storage at Golden Bear, subject to the conditions as noted below:

Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, Ord. 22-30 (Project Jolene), shall be adhered to.

2. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
3. All brick shall be clay, baked and individually laid.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
6. All signage shall be reviewed under separate application to the planning department.
7. All wall mounted exterior lighting fixtures shall be decorative. Wall packs are not permitted.
8. All bollards shall be painted a color complimentary to the building façade. No yellow bollards are permitted.
9. All fencing shall be low maintenance, decorative type.
10. Combustible landscaping material is prohibited within 3' of the building.
11. Provide architectural features to the South end of the building to break up the monotony and provide visual impact for those traveling on Rutland Road.
12. Provide a 50' wide landscape buffer, and privacy fencing along the Southern border to adequately shield the church, as noted in Ord. 22-30.
13. The site data table and the label on the site layout do not match regarding the total square footage of the building, revise.
14. HVAC shall be screened from horizontal view, via a parapet wall.
15. Revise the photometric plan to show zero light bleed at property lines adjacent to residential zoning.
16. Update the following contact information on the cover sheet, to include the correction of:
Fire Department - Chief Mark Foulks, and Fire Marshal (not inspector) to Brent Blamires.
Planning/Zoning - City Planner Jon Baughman
Building Department - Building Official Mark Kirk

Public Works:

1. Stormwater: Water Quality - TN Rule 400-10-.04 applies.
2. Stormwater: Water Quality - 100-year flood detention required (with 1' freeboard).
3. Drainage report is under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
 - a. The stormwater collection system shall be designed for a 25-year storm event, not a 10-year event.
4. Sidewalk along the parking shall be at least 7' wide.
5. No wheel stops shall be provided.
6. The dumpster drain shall tie into the stormwater collection system.
7. Roof drains shall be subsurface and connect to the storm collection system.
8. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
9. Landscaping plans shall be approved before construction plans are approved.
10. The ADA space must be as close to a building entry as possible.
11. An autoturn template will be required with the design vehicle being a single unit box truck.
12. On sheet C8-10, details 2 and 5 shall be changed to match the equivalent City of Mt. Juliet details.

13. Drive aisles with perpendicular parking shall be at least 26'. However, parking spaces only need to be 17.5' long.
14. On sheet C0-03, update pavement information note 1C to 3,500 psi concrete.
15. The utility contacts on the cover sheet are out of date. These shall be updated upon construction plans.
16. The revision block shall be updated upon construction revisions.
17. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District

2. There is an existing water line along Golden Bear that is not shown the Existing Conditions sheet C1-00.
3. Need to show the existing water line along Rutland Drive. The proposed Multi-Use Path shall not be over the water line.
4. Show all existing water lines on sheet C2-00. More comments maybe forth coming once shown.
5. Show all existing water lines on sheet C4-00. More comments maybe forthcoming once shown.
6. There shall be a minimum of 18" vertical clearance at water/storm crossings. Has anyone checked the depth of the water line?
7. On Sheet C6-00 I am seeing a water valve with no water line to it?
8. The meters and backflow devices will be set on the north side of the drive.
9. The fire hydrant will not be relocated as shown.
10. If the water line is in the proposed pavement a Hold Harmless will be required.
11. Water lines shall have a minimum of 3' of cover and a maximum of 10' of cover.
12. One should show all water lines and not by scaling other plans. Once shown more comments will be forthcoming.