



MEMORANDUM

Date: February 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Director of Development Services
Jon Baughman, City Planner

Re: Eastside Bowl
Final Master Development Plan, Site Plan
Map - 078
Parcel(s) – p/o 17.01

Request: CSDG, on behalf of the owner and developer, seeks Final Master Development Plan and Site Plan approval for Eastside Bowl in the Golden Bear Place mixed use PUD off Golden Bear Gateway in District 3.

History: The development area is located in the PUD formerly known as Gateway Business Park East and Beckwith Interchange Park, originally receiving PMDP approval in 2017 with CI and CRC base zoning. The PUD was amended substantially receiving a positive recommendation from the Planning Commission in 2022 Planning Commission. It was ultimately approved by the Board of Commissioners in 2023.

Site Plan: The base zoning for this portion of the PUD is IR, entertainment and amusement uses being permitted.

7-103 Bulk Regulations: The Eastside Bowl facility is proposed for phase 2B, on lot 6 (of 9). Lot 6 is 5.14 acres. The building is 2 stories (42', 4" tall) and 59,475sf. The building setbacks are correctly displayed at 20'f, 10's, and 20' rear. Then lot is covered with impervious surfaces, mostly parking, 70% (70% max.). Building coverage is at 18.8% (50% max.). Article 7-103.4#7 requires 100' open area, located on the industrially zoned lot, where adjacent to residentially zoned property. The rear of this lot is affected by this requirement being adjacent to RM-16 zoned property to the east.

Parking: The bowling alley use is not regulated by a parking minimum; the Planning Commission is given the discretion to determine the amount required. The required parking is listed as 159 spaces for entertainment uses. One-hundred seventy parking spaces are proposed including 7 ADA accessible spaces. Spaces are adequately sized (9'x18'). Drive aisles are 25' wide and bicycle parking is provided.

Access: Two access points are proposed to Golden Bear Gateway for the PUD as whole, the northern most (labeled Golden Bear Place) is full movement while the southern one (Old Beckwith Road) is right in/right out. Internally the bowling alley and the adjacent development to the south

are served by both Golden Bear Place and Old Beckwith Road with full movement access points. A one-way southbound cross access is provided behind the storage facility and the bowling alley. The sidewalk network is complete. As the parking and access is shared with the development to the north, the appropriate access easements are identified.

Landscaping: Initial landscape plan review netted several comments dates 1/29/2024. The most recent landscape plan set is currently under review. Any outstanding comments shall be addressed prior to submittal of construction plans.

7-103.9 Industrial Design Regulations: The building was granted waivers from the requirements of this section via the PMDP process, utilizing a mix of brick with a variety of secondary materials including EIFS, simulated stone, nichiha and metal. Wall mounted lighting fixtures are decorative designs, with backlighting proposed as well. Any utility and meter equipment shall be painted to match the façade. Rooftop utility equipment is screened via parapet walls.

Amenities: The PUD includes 10' wide trails throughout and this phase includes portions of these. The trails are located in 10' wide public access easements. Between the storage building and the development to the north is an outdoor amenity space spanning across the lot line, this amenity is within a shared use easement. Proposed uses for this space include dining, live music, movie projection and other uses programmed by Eastside Bowl. Eastside Bowl will maintain the space according to notes. Staff requests benches and trash cans along the trail.

Other: The dumpster detail indicates zoning compliance but lacks a man door, this shall be included. Retaining walls are proposed and notes are provided which indicate compliance with regulations (brick or stone or segmental block). Trash receptacles are noted to be provided but locations are not identified. Guardrails are noted to be painted black as are poles. Fencing details indicate metal, painted black. Parking lot lighting fixtures are D-series mounted to black poles and the photometric plan is compliant with regulations.

Final Master Development Plan: The Final Master Development Plan is in substantial conformance with the previously approved Preliminary Master Development Plan and the conditions of approval have been substantially adhered to, excepting anything noted in this report.

Summary: Outstandings issues are found in the conditions of approval below. A development timeline is not provided in the plans, but the resubmittal letter indicates completion at the end of 2027.

Recommendation: Staff recommends approval of the Site Plan for Eastside Bowl in the Golden Bear Place PUD on Golden Bear Gateway, subject to the conditions of approval below:

Planning and Zoning:

1. All conditions of the Preliminary Master Development Plan shall be adhered to.
2. Excepting any waivers, all design requirements, 7-103.9, shall be adhered to.
3. Landscape plan review comments shall be addressed before submittal of construction plans.
4. Limits of disturbance shown on the plans shall not be deviated from.

5. The dumpster enclosure shall include a man door.
6. A Final Plat shall be submitted and approved before permits are issued.
7. Identify the 100' wide open space required where adjacent to residential zoning per 7-103.4#7.

Public Works:

1. Landscaping plans shall be approved prior to the start of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. The preliminary drainage report is under further review. A comprehensive review of the drainage report will take place at the construction plan review.
4. Utility plan sheet indicates 15,000-gal grease trap. Staff recommends a 1,500-gal grease trap to be installed.
5. Submit the flood study used to determine FFE of the proposed buildings to the Certified Floodplain Manager. The Certified Floodplain Manager reserves the right to ask for an update to the 2017 study if deemed necessary.
6. Show the limit of floodway on existing conditions plan, site plan and proposed grading plan in this set.
7. Stormwater: Showing both 60 ft buffer. Provide stream determination.
8. Previously approved PUD conditions apply.
9. Remove proposed roadways from the existing conditions sheet.
10. Show center median and right-in right-out drives to parcels on new connection to Golden Bear.
11. Access points to site may need to be adjusted to not conflict with round-a-bout.
12. Sidewalks shown at the round-a-bout are from a previous intersection configuration. Revise these so the sidewalks function with the round-a-bout.
13. Crosswalk locations need to be updated with the addition of the round-a-bout.
14. Turn lane arrows at the roundabout need to be updated.
15. Make the crosswalk at the southern end of the site in front of the storage facility a raised crosswalk.
16. Suggest that either of the crosswalks in front of the bowling alley a raised crosswalk.
17. What is the purpose of the path in front of the parking stalls on the western side of the site?
18. The access to the site in the middle of the cul-de-sac will require curb ramps and a crosswalk.
19. Check with MJFD Fire Marshal on needed width behind site for FD apparatus.
20. Details of round-a-bout turn lane arrows need to be added to the Civil Notes and Details sheet.
21. Why does the path behind the site stub out?

West Wilson Utility District:

1. No comments provided this review cycle.

Mt. Juliet Fire Marshal:

1. No combustible material (mulch, bark, etc.) within 3 ft. From the structure. Only material that can be next to a structure is no combustible (rock, brick, concrete, etc.)