

Case No. 17ZONE1023

Amendment to Tyler Town Center PDD Related to Maximum Lighting Heights



Planning/Zoning, Land Design and Development
Committee

Brian Mabry, AICP, Planning Supervisor

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Request

Amendment to Tyler Town Center PDD related to maximum lighting heights

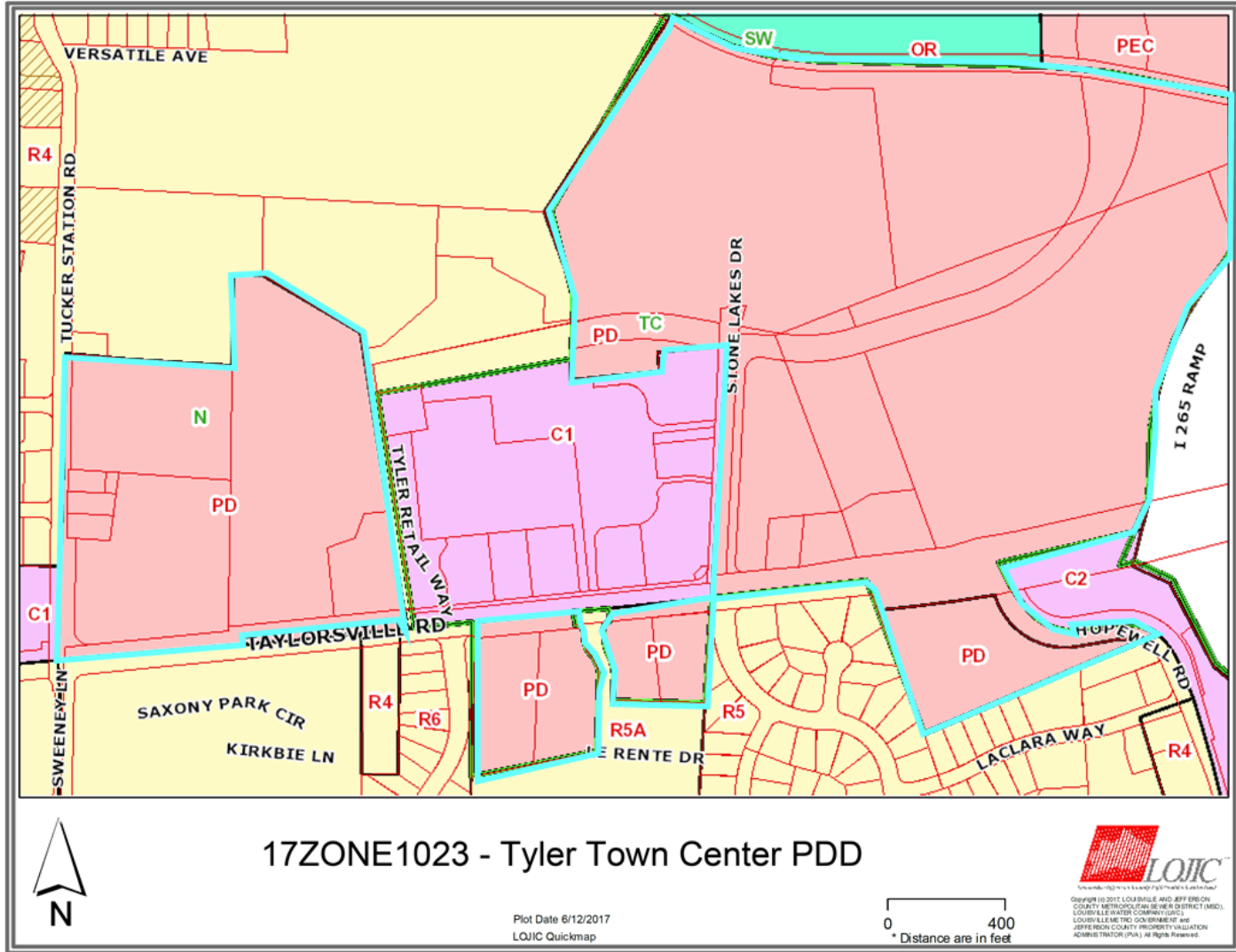
Background

- Metro Council approved the Tyler Town Center Planned Development District (TTCPDD) on November 18, 2010.
- Consists of multiple properties south of the Norfolk-Southern Railroad Corridor, between Tyler Retail Way and Gene Snyder Freeway, and north and south of Taylorsville Road.
- Most of TTCPDD is in Town Center form district; westernmost portion is in Neighborhood form.
- Currently, TTCPDD is mostly undeveloped.
- As stated in the PDD document, the Vision for the Tyler Town Center is "...to create a compact and economically viable mixed-use development pattern. It is a pedestrian-friendly community center with multi-modal access and design guidelines that promote sustainable building and site development practices."

Background

- Developed areas consist of multiple uses, including but not limited to, mini-warehouse, school, automobile service, religious building, and residential. Residential and retail uses along with undeveloped land are adjacent to the PDD.
- Lighting Section in PDD is silent on matters related to height or light intensity.
- The purpose of this proposed amendment is to address this issue.
- If Metro Council approves the LDC text amendment for case 17AMEND1000 as recommended by Staff, then the maximum lighting height for the PDD will be 20 feet, whether a specific property is in the Town Center or Neighborhood form district.

Zoning / Form Districts



Aerial Photo / Land Use

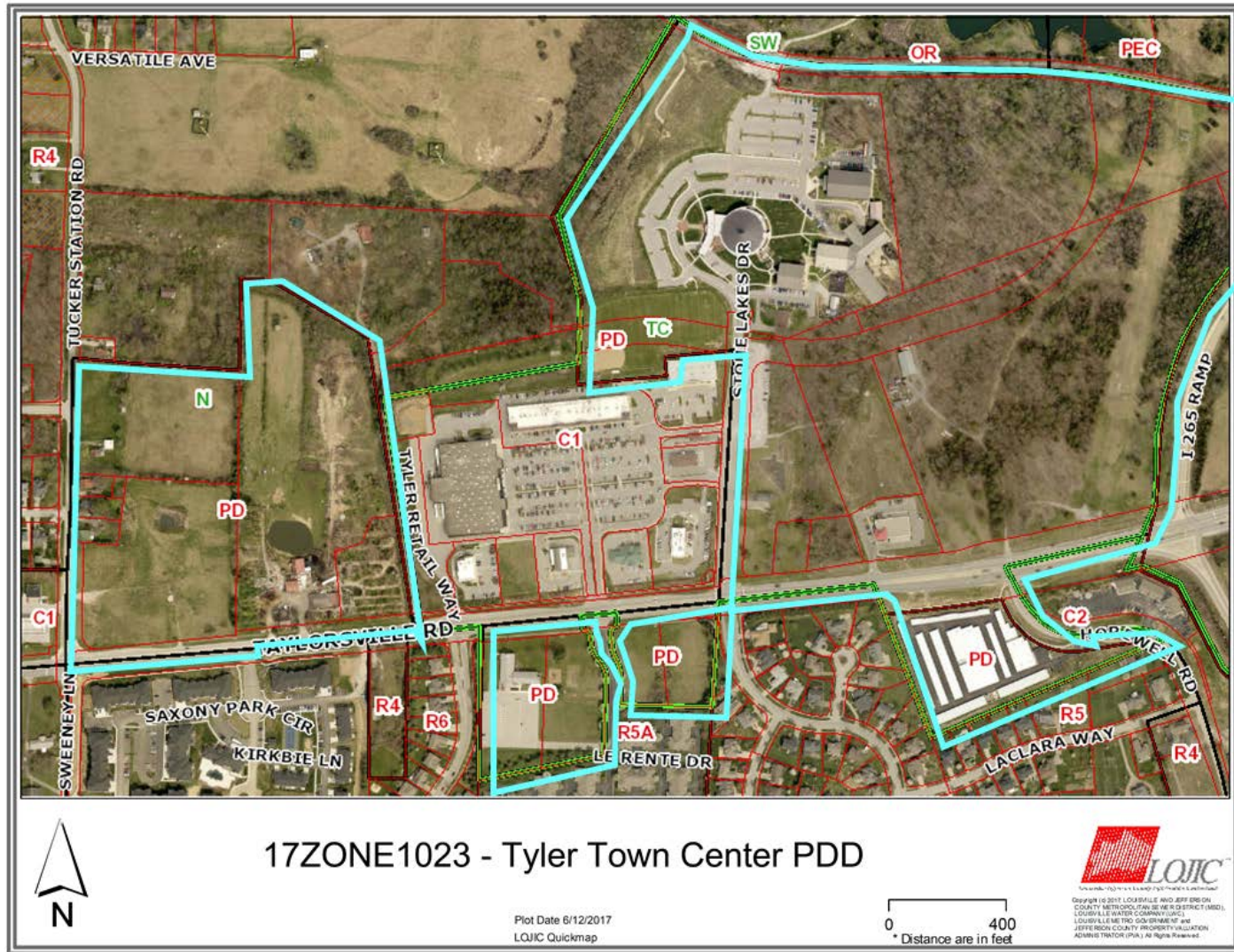
Subject Property:

- Existing: mini-warehouse, school, automobile service, religious building, and residential
- Proposed: N/A

Adjacent Uses:

- Retail, residential, undeveloped

Aerial Photo / Land Use



Proposed Text Amendment

4.4.3 Lighting

- A. Street: The developer or property owner shall install ornamental street lighting along the street frontage when fronting the street. The lighting shall be adequate to provide visibility for pedestrians and drivers at night and to provide a distinct identity within the district. The poles shall be no greater than 16 feet in height and located in the amenity zone of the sidewalk. Lighting shall be fully shielded and directed downward. The lighting levels shall conform to standards found within the LDC, except that lighting under canopies (drive-through or gas station canopies) shall be limited to no more than thirty foot candles.
- B. Lot Area: The developer or property owner shall provide adequate outdoor lighting for private parking, private and public open space, rear and side of buildings. The lighting shall be arranged to provide security but minimize glare and reflection on adjacent lots and public streets. Lighting shall be fully shielded, and directed downward, and shall comply with the lighting provisions in Section 4.1.3 of the Land Development Code. To ensure adequate lighting design a lighting plan shall be submitted from a qualified lighting professional demonstrating compliance.
- C. Building Lighting: All exterior building lighting, attached or detached, shall be fully shielded, shall utilize flat or hidden lenses and shall be directed downward.

Applicable Plans and Policies

- These proposed amendments to the TTCPPDD text are consistent with the following policies & objectives of Cornerstone 2020
 - Marketplace Strategy, Goal A1, Objective A1.2: Clear, consistent, and reasonable standards
 - Marketplace Strategy, Goal C1, Objective C1.1: Improve efficiency and effectiveness of the development review
 - Community Form/Land Use, Compatibility, Policy 8: Lighting
- These proposed amendments to the TTCPPDD text are consistent with the following policy of the Tyler Rural Settlement District Neighborhood Plan.
 - Land Use Recommendation 7: “...Focus new development standards on items related to lighting, height, landscape, and any other item that protects the District's unique character.”

Planning Commission Recommendation

- The Planning Commission conducted a public hearing on 6/29/2017
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the text amendment as presented today to the Planning/Zoning, Land Design and Development Committee (6 members voted)