

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

#3

CASE NUMBER:S.E. 13-03

L.U.C.B. MEETING: December 12, 2013

LOCATION: East side of South Second Street, opposite Talbot Avenue

APPLICANT: New Blossom Partners, LP

REPRESENTATIVE: W.H. Porter Consultants, PLLC

REQUEST: Special Exception to permit development of the property to exceed the maximum street frontage requirement of 100 linear feet in Paragraph 7.2.2.D.3 of the Unified Development Code for new development in the South Main Zoning District

AREA: 1.37 Acres

CONCLUSIONS:

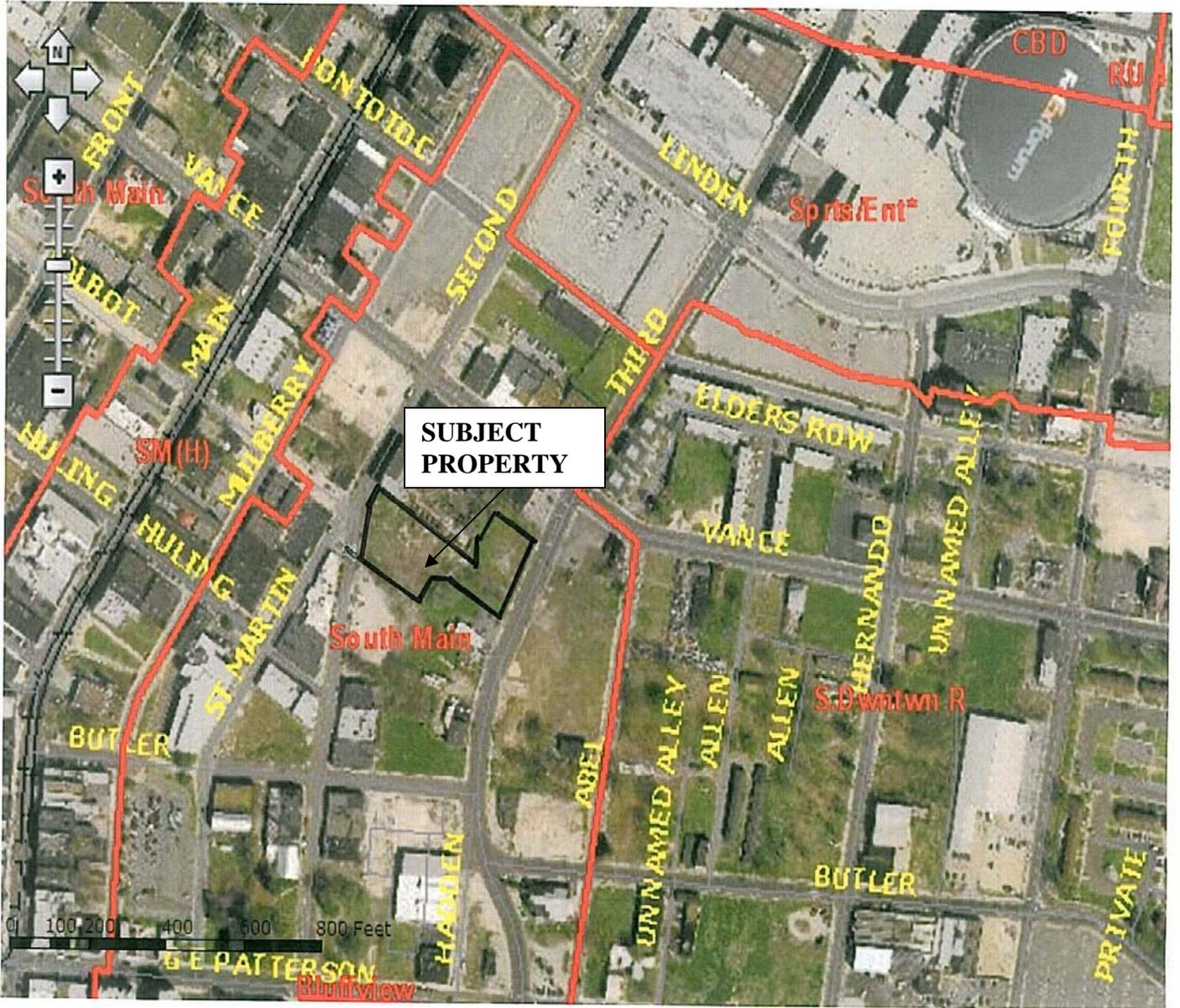
1. The maximum street frontage requirement is to protect the compact development character of the South Main Area that has a variety of shopfronts and other facades that, because of their limited frontage, do not dominate a city block with one appearance or use.
2. The proposed development includes 171 feet of street frontage on South Second Street and 158 feet on South Third Street. In terms of building width coverage along each street, the South Second Street façade will be 107 feet in width while the South Third Street faced will be 118 feet in width.
3. The street side facades include building elements such as pilasters, wrought iron railing, balconies, multiple windows, canopies, and commercial space to provide visual variety.
4. The site was previously approved for a hotel by the City Council in 2005. This included approval of a site design exceeding the 100 linear-foot requirement.

STAFF RECOMMENDATION:

Approval

Staff: Chip Saliba

E-Mail:chip.saliba@memphistn.gov





The Subject Property is currently vacant. It was previously approved in 2005 for a Microtel Hotel that never developed.



South Second Street Site Frontage



Looking south on South Second Street



Buildings immediately north of the subject property on South Second Street



Buildings immediately south of subject property on South Second Street



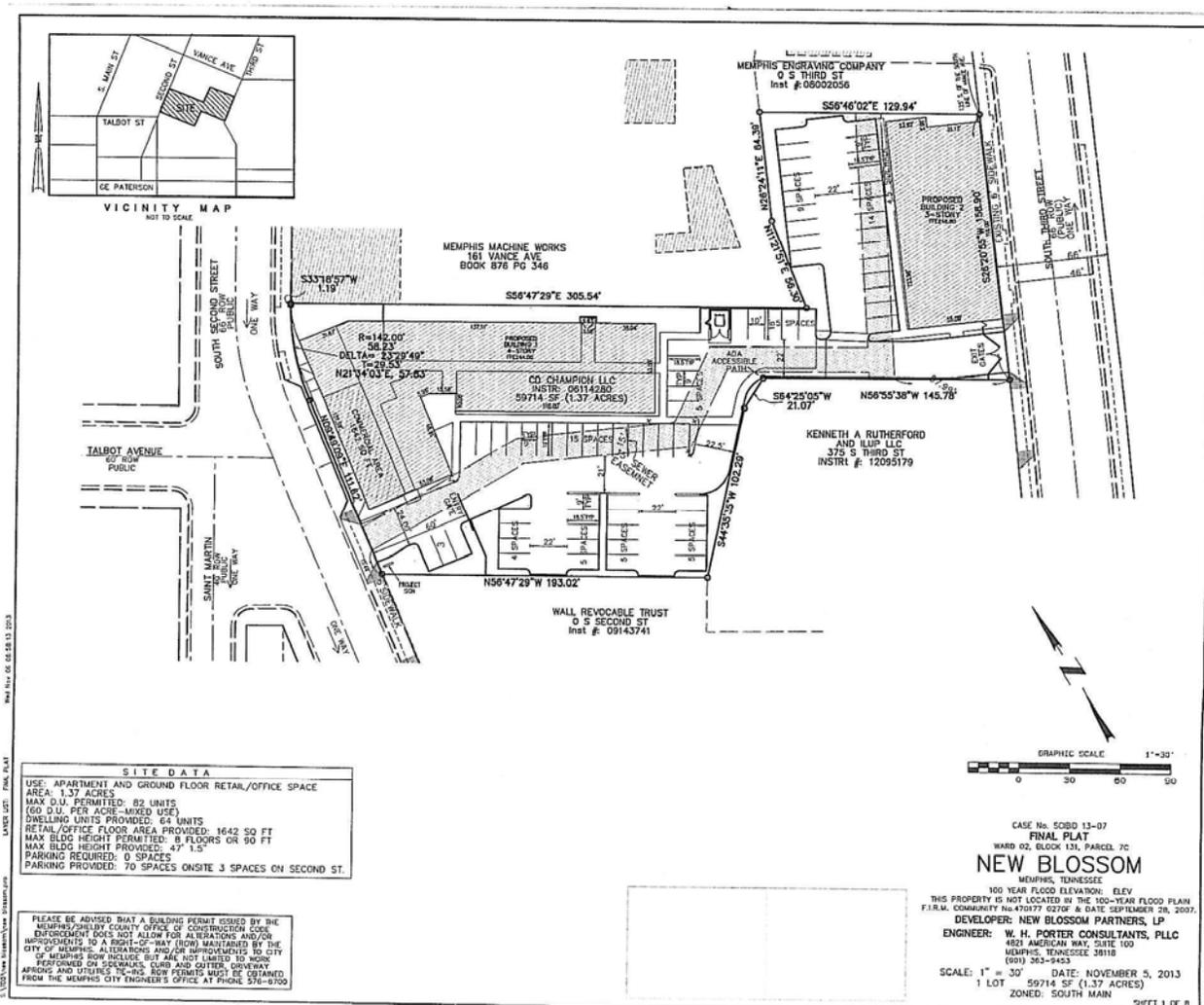
Happy Mexican Restaurant opposite the subject property on the west side of South Second Street



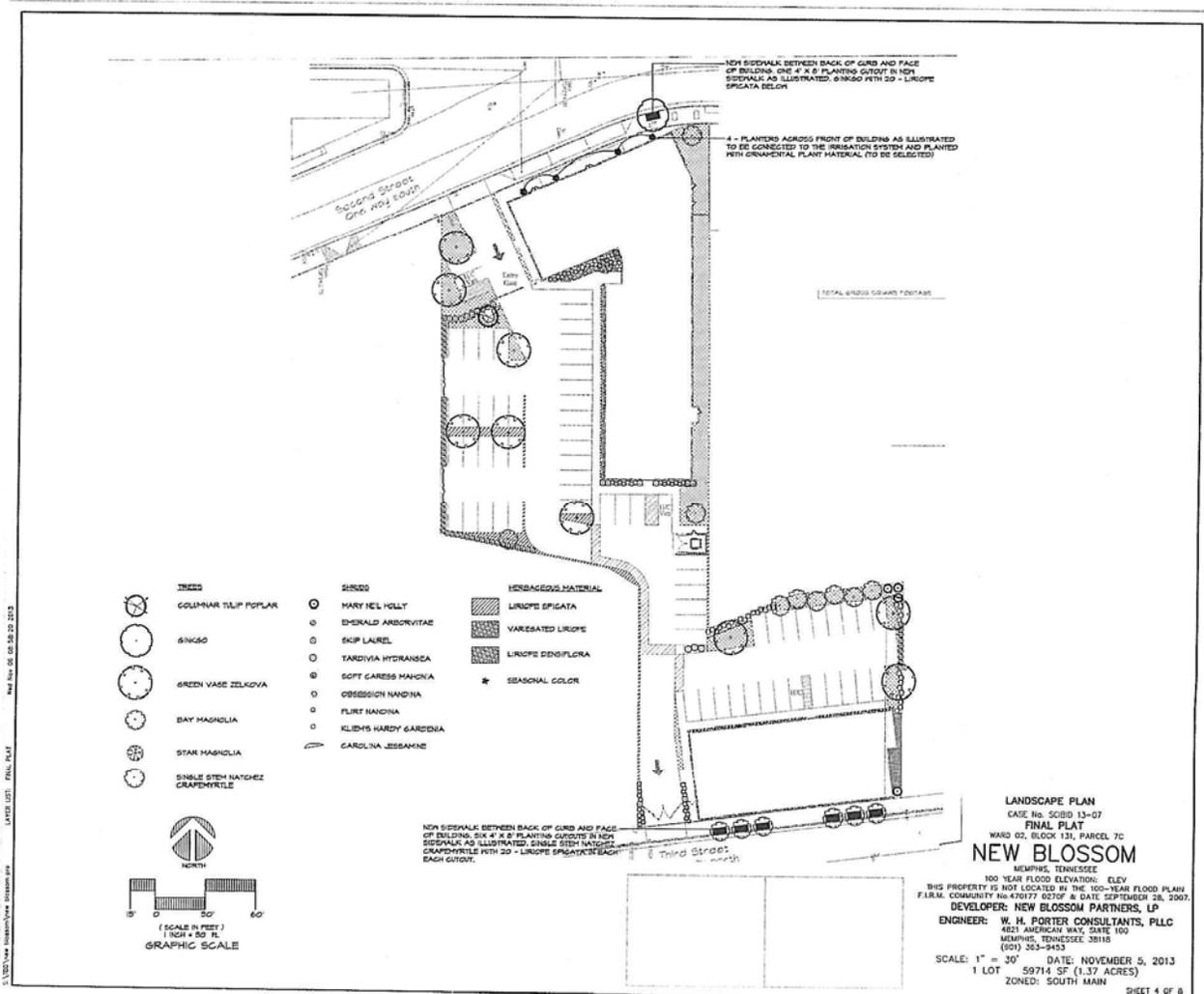
South Third Street frontage of subject property



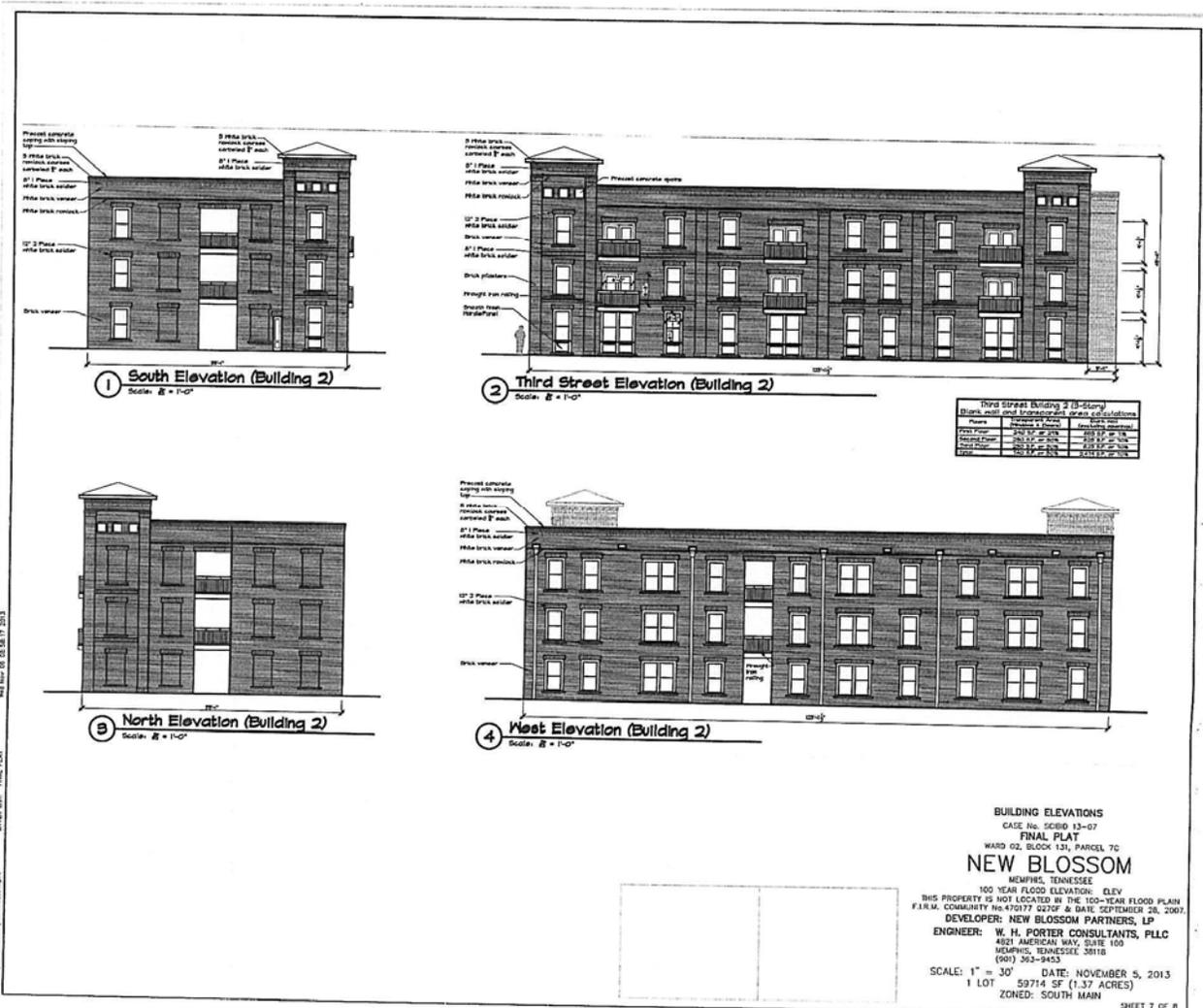
This is a view of the east side of South Third Street opposite the subject property.



The proposed development plan is illustrated. A total of 64 apartments will be provided including 1,642 square feet of ground floor office/retail space in Building 1 on South Second Street.



Landscaping Plan



The South Third Street elevation includes pilasters, vertical end caps at each end of the building, wrought iron railing, and balconies to provide variety to the building façade.

STAFF ANALYSIS

Included with the adoption of the South Main Zoning District in 2002 were several requirements to encourage redevelopment of the area by removing traditional bulk and minimum setback requirements normally found in zoning district requirements in favor of more form-based review and approval of development/redevelopment. This was largely due to the existing compact, urban form in the South Main area with a consensus that retaining this form was important to this part of Downtown Memphis (see Page 7 of this report for an illustration of this typical urban form in the area). To promote the protection of this urban form, a requirement was included limiting development/redevelopment to a maximum linear street frontage of 100 feet.

The proposed New Blossom Apartments development exceeds the maximum frontage requirement along both streets it fronts (South Second Street and South Third Street). In large part this is due to the type of proposed development (apartments) that are being developed with surface parking spaces requiring a portion of the frontage on each street to serve as vehicular ingress and egress. Without the availability of a north/south alley to serve the site for access (which could eliminate the need to provide access to South Second Street and South Third Street by providing internal access), the resulting site plan attempts to accommodate a streetscape characterized with a majority of the frontage consisting of building façade at the back of the sidewalk. In terms of linear frontage, the building along South Second Street is 107 feet wide while the building on South Third Street is 118 feet wide.

The request to exceed the frontage requirement is supported. Keeping the intent of the requirement in mind, the width of each building is slightly over the 100-foot requirement. More importantly, the building facades offer architectural elements that break up the building massing with the use of pilasters, wrought iron railing, balconies, multiple windows, canopies, and commercial ground-floor space.

RECOMMENDATION: Approval

DEPARTMENTAL COMMENTS:

The following comments were provided by Inter-governmental Agencies and Neighborhood Associations to which this application was referred:

CITY ENGINEERING COMMENTS DATE: 12/6/2013

CASE: SE 13-03 NAME: New Blossom Apartments

1. No objections to this Special Exception request.
2. City sanitary sewers are available at developer's expense.
3. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
4. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards,
5. The City/ Engineer shall approve the design, number and location of curb cuts.
6. Any existing nonconforming curb cuts shall be modified to meet current City/Standards or closed with curb, gutter and sidewalk.
7. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis Drainage Design Manual.
8. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
9. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.
10. The width of all existing off-street sewer easements shall be widened to meet current city standards.
11. Required landscaping shall not be placed on sewer or drainage easements.

Fire Services: No comments received.

Memphis, Light, Gas & Water:

- **Street Names:** It is the responsibility of the owner/applicant to contact MLGW–Address Assignment @ 729-8628 and submit proposed street names for review and approval. Please use the following link to the MLGW Land & Mapping website for **Street Naming Guidelines** and the **Online Street Name Search**:
<http://www.mlgw.com/builders/landandmapping>
- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities.
- **No permanent structures** will be allowed within any utility easements, without prior MLGW approval.
- **It is the responsibility of the owner/applicant** to contact **TN-1-CALL** @ 1.800.351.1111, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc.
- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **Landscaping is prohibited** within any MLGW easement or dedicated utility easement without prior MLGW approval.
- **Fire Protection Water Services:** It is the responsibility of the owner/applicant to contact **MLGW - Water Engineering** @ 901-528-4720 to obtain fire protection/water flow information. If water main extensions and/or an increase in existing main sizes are needed to meet the minimum fire flow rate to serve the proposed development, the owner/applicant will be responsible for the cost of these improvements.
 - Please refer to Section 4.3 and Section 17 - Appendix A of the **MLGW Service Policy Manual**, which is available online at the following MLGW website:
<http://www.mlgw.com/images/ElectricGasWaterServicePolicyManual2012.pdf>
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.
 - All residential developers must contact MLGW's Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.
 - All commercial developers must contact MLGW's Builder Services line at 729-8630 (select option 2) to initiate the utility application process.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

AT&T: No comment.

Memphis & Shelby County Health Department: No objection.

Downtown Memphis Commission: No comments received.

Neighborhood Associations/Organizations:

Downtown Neighborhood Association: No comments received.

South Main District Historic Association: No comments received.

