



STAFF REPORT

AGENDA ITEM: 6

CASE NUMBER: SUP16-02 **L.U.C.B. MEETING:** February 11, 2016
LOCATION: 235 Union (SW corner of Union and Fourth Street)
COUNCIL DISTRICT(S): District 6-Super District 8-Positions 1, 2 & 3
OWNER/APPLICANT: Nitinkumar Patel
REPRESENTATIVE: Solomito Land Planning
REQUEST: To develop a six-story hotel within the SE District
AREA: 1.28 Acres
EXISTING LAND USE & ZONING: SE (Sports and Entertainment) in the SCBID (South Central Business Improvement District)

CONCLUSIONS

The applicant is requesting to develop a six-story hotel within the sports and entertainment (SE) District located within the SCIBD. The hotel is being proposed with 115 rooms and 109 surface parking stalls. The revisions to the site plan, landscape plan and building elevations, as recommended by OPD Staff will meet the character of the SCIBD and strengthen the aesthetics and pedestrian safety within the immediate area.

RECOMMENDATION

Approval with Conditions

Staff Writer: *Calvin Abram*

E-mail:

calvin.abram@memphistn.gov

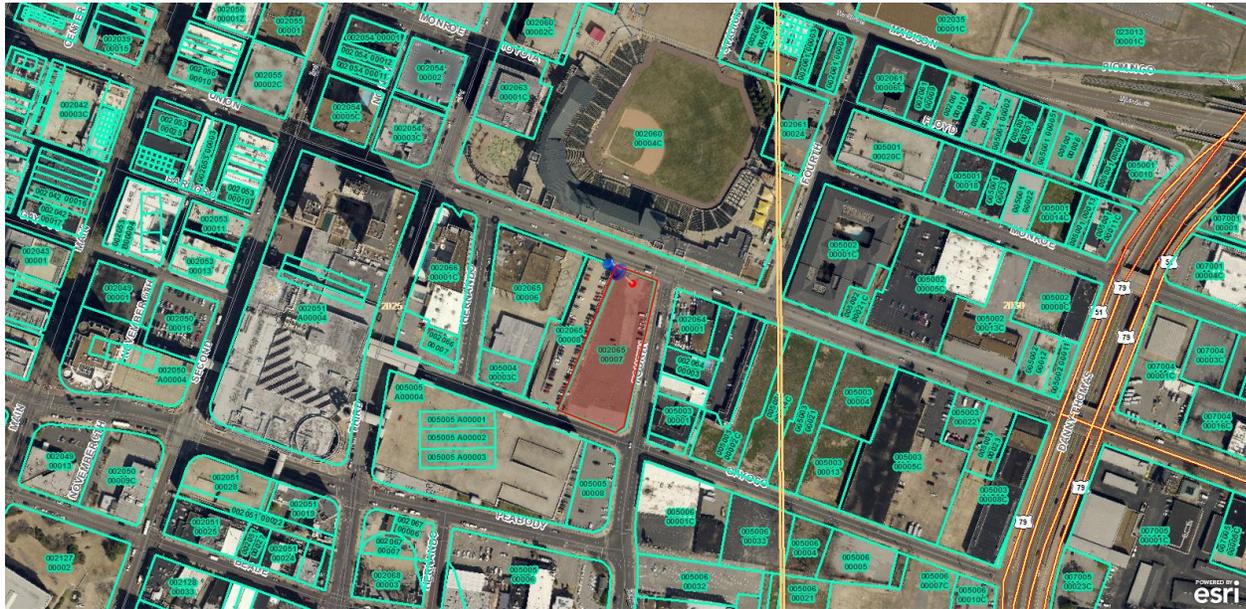
VICINITY MAP Vicinity Map



ZONING MAP



LAND USE MAP



Building Elevations

- Metal Panel
- Brick (stacked)
- Brick
- EIFS



EAST ELEVATION

Holiday Inn Express & Suites

Memphis, Tennessee

20 May 2014

ELEVATION



- Metal Panel
- Brick (stacked)
- Brick
- EIFS



NORTH ELEVATION

Holiday Inn Express & Suites

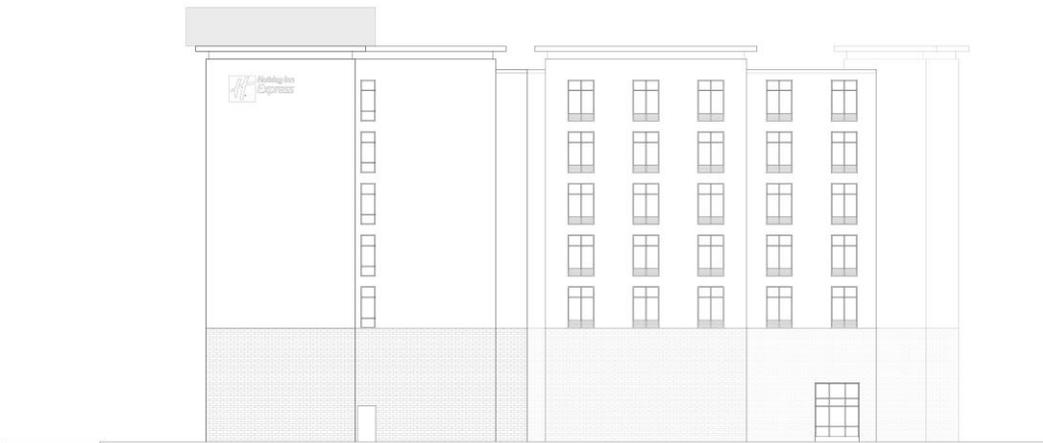
Memphis, Tennessee

20 May 2014

ELEVATION



- Metal Panel
- Brick (stacked)
- Brick
- EIFS



WEST ELEVATION

Holiday Inn Express & Suites

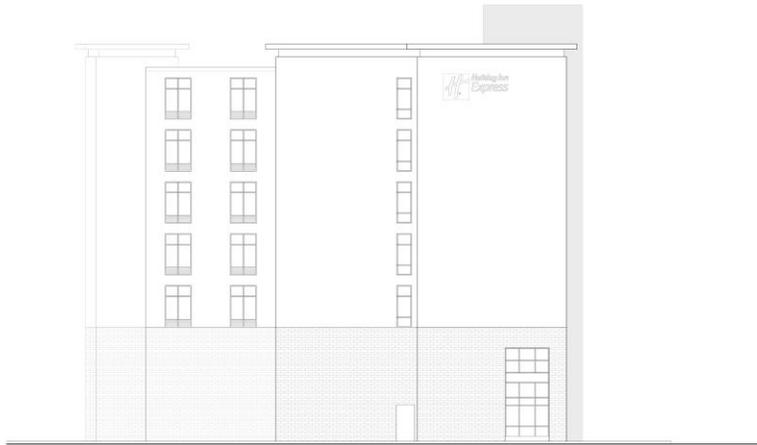
Memphis, Tennessee

20 May 2014

ELEVATION



-  Metal Panel
-  Brick (stacked)
-  Brick
-  EIFS



SOUTH ELEVATION

Holiday Inn Express & Suites
Memphis, Tennessee

20 May 2014

ELEVATION



Holiday Inn Express & Suites
Memphis, Tennessee

20 May 2014

EXTERIOR RENDERINGS



SITE PLAN



Overall Site Plan

PREPARED BY:

 784 Deans Creek Drive, Collierville, TN 38017
 (901) 431-8928 | (901) 233-3367 [www.propertysolutions.net](mailto:info@propertysolutions.net)
Brenda Solomito-Basar
 Solomito Land Planning
 2067 Kirby Parkway • Memphis, TN 38119
brendasolomito@solomitoplanning.net
 Office (901) 755-7495 • Cell (901) 569-0310
 DATE: 1/14/2016 JOB No: 15080

UNION-HERNANDO
 MEMPHIS, TENNESSEE

TOTAL AREA: 1.68 Acres
 WARD 002, BLOCK 065, PARCEL 00006
 WARD 005, BLOCK 004, PARCEL 00093C
 No. OF LOTS: 1
 100 YEAR FLOOD ELEV.: 232.00
 OWNER/DEVELOPER:
 NITINKUMAR PATEL
 326 Lovell Road
 Knoxville, TN 37934

UNION-FOURTH ST.
 MEMPHIS, TENNESSEE

TOTAL AREA: 1.28 Acres
 WARD 002, BLOCK 065, PARCEL 00007
 No. OF LOTS: 1
 100 YEAR FLOOD ELEV.: 232.00
 OWNER/DEVELOPER:
 NITINKUMAR PATEL
 326 Lovell Road
 Knoxville, TN 37934



Union Ave
looking
east



Fourth Street
looking north



Fourth Street
looking south



Gayoso
looking west



Subject site
looking NE
from Union



Subject site
looking SE



NEIGHBORHOOD MEETING

January 14th, 2016 at the Peabody Hotel (149 Union Avenue)

NOTICE

Signs were posted on this site on February 1st, 2016 and public notices were mailed on January 28th, 2016.

STAFF ANALYSIS

The area was zoned South Central Business Improvement District (SCBID) in 2003 following extensive study of the area from Union Avenue to South Crump Boulevard and from the river to Danny Thomas Boulevard. The intent of the Sports and Entertainment district (SE) is to permit a mixture of uses and activities that will complement the sports and entertainment facilities that are located in the area.

The subject site is a 1.28-acre parcel, located in the Sports and Entertainment District within the South Central Improvement Business District. The site has frontage on Fourth Street, Gayoso and Union Avenue and is being identified at the address of 235 Union Avenue. The applicant is requesting to construct a six (6) story Holiday Inn Express that contains 115 rooms and provides surface parking for 109 vehicles.

Site Plan:

The hotel main access will be located on Union Avenue and the applicant's site plan details a drop-off lane along the Union Avenue frontage of the Hotel. The applicant was informed at the Technical Review Committee Meeting by OPD Staff and the Engineering Department, the site plan as currently

designed would not allow a safe drop-off lane and that it would encroach into traffic travelling east on Union Avenue. The applicant must work with OPD and the City of Memphis Engineering Department to submit a site plan that would eliminate the drop-off lane encroachment.

Building Design:

The applicant is proposing a six (6) story hotel that consists of the following:

- Exterior insulation and finishing system (EIFS) – 47 percent
- Brick – 26 percent
- Metal Panel – 6 percent
- Fenestration – 21 percent

Staff has reviewed several more recent developments in the area to include hotels in the Pinch and SCIBD and it was concluded the building materials as proposed for this hotel fails to be consistent with the recently developed buildings in the area. This site is in close proximity to Auto Zone Park Stadium which is red brick, the Fielder Square Apartments which are red brick and SUP14-240 (310 Union Avenue), LaQuinta Inn that was approved by City Council, which has less than 25 percent of EIFS material. Staff recommends that applicant provide a maximum of 21 percent EIFS to the building design and a minimum of 55 percent brick.

Landscaping and Parking:

The applicant has provided a site plan with renderings showing the placement of trees and or shrubs; however, this landscape plan is not consistent with the character of the area. This landscape plan should identify an increase in plantings along Fourth Street along the building and the applicant should include planters with festive seasonal plantings along the Union Avenue frontage to include tree grates.

The parcel if approved would have three street frontages (Fourth, Gayoso and Union), the intent of the SCBID is to assist with the improvement of development along this portion of Union Avenue; but, if the SCBID surface parking lot standards as detailed in the UDC Subsection 7.2.9F(Surface Parking Lot Requirements), are applied without taking into consideration the unique characteristics of this parcel, the UDC could have an unintended impact which would limit the possible development of this parcel. OPD Staff has recognized the uniqueness of this parcel and interprets UDC Subsection 7.2.9F was not intended for parcels having more than two street frontages.

RECOMMEDATION

OPD Staff recommends approval with conditions and this finding is supported by the UDC approval criteria to include Subsection 9.6.9A:

The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

Approval with Conditions

Conditions of approval for SUP16-02

1. The applicant shall submit a revised site plan, landscape plan and building elevations prior to the application being scheduled to be heard at the Memphis City Council. The applicant shall comply with the revised site plan as submitted and approved by the Memphis City Council.
2. The landscape plan shall exceed the requirements of the UDC and incorporate planters along Union in addition to tree grates and additional plantings adjacent to the Hotel along Fourth Street.
3. The site plan shall reflect the drop-off lane encroaching into the east bound travel lanes to include the City of Memphis Engineering Departments comments addressing the drop-off lane.
4. The building elevations shall reflect a six (6) story hotel with a building material consisting of a minimum of 55 percent brick, a maximum of 25 percent EIFS and a minimum of 21 percent fenestration.
5. Uses shall comply with Sec. 2.6.3 D Use Standards for Hotels and Motels. No hourly rates shall be allowed.
6. A surface parking area shall be permitted.
7. The subject site shall comply with the SE zoning district with the exception to the conditions as identified within SUP16-02.
8. Signage shall be in compliance with the SE as it relates to the SCIBD. The site shall not have any pole mounted signage.
9. Refuse containers and facilities shall be hidden by an opaque wall or masonry wall of sufficient height to screen the bin and any appurtenances, but not less than six-feet in height. Building materials shall be constructed to match the architectural detail of the principal structure and contain a securable gate to minimize blowing refuse.
10. All surface parking areas shall be paved with asphalt or concrete. All pre-existing building foundations shall be removed and the parking surface graded to provide positive surface drainage prior to pavement application.
11. The City Engineer shall approve the design, number, and location of curb cuts.
12. 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.
13. The application if approved by the Memphis City Council shall complete the Memorandum of Conformance Process. The City of Memphis Engineers comments shall be addressed at that time.

GENERAL INFORMATION

Zoning Atlas Page: 2025

Parcel ID: 002065 00007

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City/County Engineer: Comments received.

1. Standard Subdivision Contract as required in Section 5.5.5 of the Unified Development Code.

Sewers:

2. City sanitary sewers are available at developer's expense.

Roads:

3. Dedicate Union Avenue right of way to accommodate a ten foot wide vehicular drop off area for passengers and an additional 10 feet of dedication offset from the curb line of the drop off area for sidewalks.
4. Dedicate a 5 foot property line radius at the intersection of Union and Fourth street to accommodate a standard access ramp and any future traffic signal modifications at the intersection.
5. Dedicate a traffic signal easement on the chord of the property line radius (from end of radius to end of radius) at the southwest corner of Union and Fourth.
6. Dedicate additional right of way on Fourth Street to provide a continuous 10 foot sidewalk from the existing taper to the intersection of Gayoso.
7. Dedicate Gayoso Street to provide a 10 foot wide sidewalk. The site plan submitted shows existing 8 foot sidewalk but it is actually 6 feet wide more or less.
8. The developer's engineer shall provide a traffic study showing the combined traffic impacts on the adjacent streets and intersections for both SUP 16-02 and SUP 16-03.
9. This development does not appear to be effected by a project that has been identified by TDOT or the MPO on the LTRP to receive future improvements. However, the applicant is advised to inquire with the MPO, MATA, TDOT and any adjacent railroad authority regarding any future projects that may impact this site.

Traffic Control Provisions

10. The developer shall provide a traffic control plan to the city engineer which shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5 foot wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5 foot clear pedestrian path, an exception may be considered.
11. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.

Curb Cuts/Access:

12. The City Engineer shall approve the design, number and location of curb cuts.
13. 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.
14. 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,
15. Any existing nonconforming curb cuts shall be closed with curb, gutter and sidewalk.
16. One curb cut along the Fourth Street frontage will be permitted.

Drainage:

17. 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.

Site Plan Notes:

18. The proposed handicapped parking space nearest Fourth Street drive opening shall be eliminated.
19. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate.
20. Adequate maneuvering room shall be provided between the right-of-way and the gate for

vehicles to exit by forward motion.

21. What is the building setback from private drives?

22. The minimum sign setback from the street right-of-way shall be 15 feet.

General Notes:

23. The width of all existing off-street sewer easements shall be widened to meet current city standards.

24. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.

25. All connections to the sewer shall be at manholes only.

26. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.

Required landscaping shall not be placed on sewer or drainage easements.

City/County Fire Division: No comments received.

City Real Estate: No comments received.

City/County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Neighborhood Associations: No comments received.

APPLICATION



Memphis and Shelby County
Office of Planning and Development
CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

**APPLICATION FOR SPECIAL USE PERMIT
APPROVAL/AMENDMENT**

Date: 11-30-2015 Case #: _____

PLEASE TYPE OR PRINT

Property Owner of Record: Nitinkumar Patel Phone #: 865-246-2426
Mailing Address: 326 Lovell Rd. City/State: Knoxville, TN Zip 37934
Property Owner E-Mail Address: _____
Applicant: Beale Street Hotel Group Phone # 865-246-2426
Mailing Address: 326 Lovell Rd. City/State: Knoxville, TN Zip 37934
Applicant E- Mail Address: _____
Representative: Solomito Land Planning – Brenda Solomito Basar Phone #: 901-569-0310
Mailing Address: 2067 Kirby Parkway City/State: Memphis, TN Zip 38119
Representative E-Mail Address: brendasolomito@bellsouth.net
Engineer/Surveyor: The Bray-Davis Firm, LLC Phone # 901-383-8668
Mailing Address: 2950 Stage Plaza North City/State: Bartlett, TN Zip 38134
Engineer/Surveyor E-Mail Address: dqbray@comcast.net
Street Address Location: 235 Union
Distance to nearest intersecting street: _____
Southwest corner of the intersection of Union Avenue and Fourth Street

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>1.28</u>	_____	_____
Existing Zoning:	<u>Sports & Entertainment (SE) in the SCBID</u>	_____	_____
Existing Use of Property	<u>Commercial Parking Lot</u>	_____	_____
Requested Use of Property	<u>Hotel</u>	_____	_____

Amendment(s): Any revision to an approved Special Use Permit that does not meet the provisions for Major or Minor Modifications shall be proposed as an amendment. Time extensions (see Subsection 9.6.14B of the UDC) to and requests to exceed 24-month limitation on discontinuance (see Subsection 9.6.14C) of approved special use permits shall be processed as major modifications, subject to the provisions of Chapter 9.16.
Yes _____ No ✓

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: N/A Bedrooms: N/A
Expected Appraised Value per Unit: N/A or Total Project: N/A

LETTERS OF SUPPORT

LETTERS OF OPPOSITION