

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT # 7**

CASE NUMBER: SAC 08-604

L.U.C.B. MEETING: August 14, 2008

DEVELOPMENT NAME:

Washington Avenue Street Closure

LOCATION:

Beginning on the west side of McNeil Street; (173 feet south of Poplar Avenue) extending westerly four hundred and sixty five (465') feet

APPLICANT:

WSG Memphis, LLC

REPRESENTATIVE:

Brenda Solomito ~ Solomito Land Planning

REQUEST:

Close & vacate right-of-way

AREA of ROW:

21,883 square feet

LENGTH x WIDTH OF R.O.W.:

547.07' x 40'

EXISTING LAND USE & ZONING:

Street right-of-way ~ Multiple Family Residential (R-MH) District

SURROUNDING LAND USE & ZONING:

North: *Vacant land area* ~ Multiple Family Residential (R-MH) District

East: *Single family and multiple family dwellings* ~ Multiple Family Residential (R-MH) District

South: *Vacant land area* ~ Multiple Family Residential (R-MH) District

West: *Vacant land area, single family and multiple family dwellings* ~ Multiple Family Residential (R-MH) District

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION

Approval with conditions

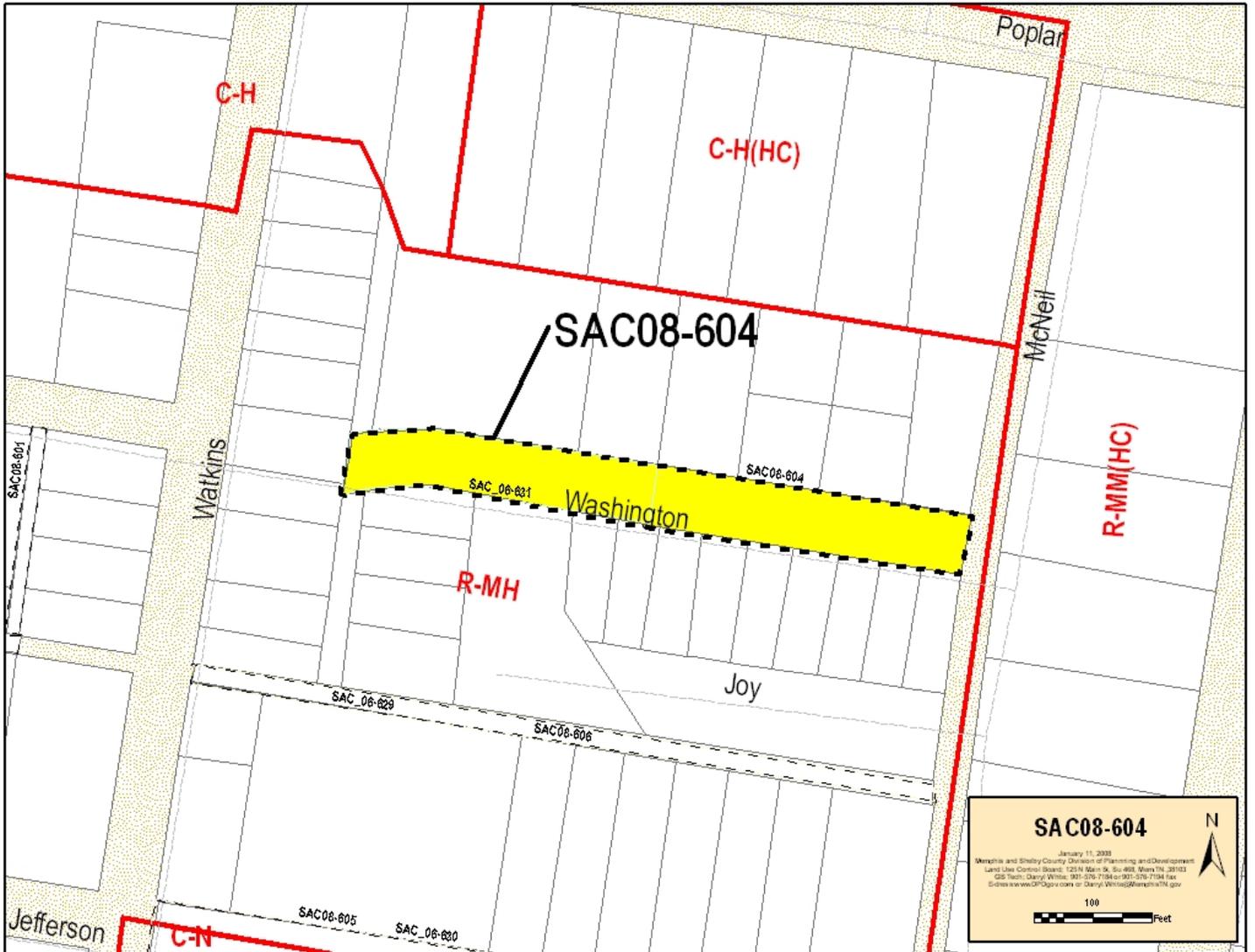
Staff Writer: Carlos B. McCloud ~ Principal Planner

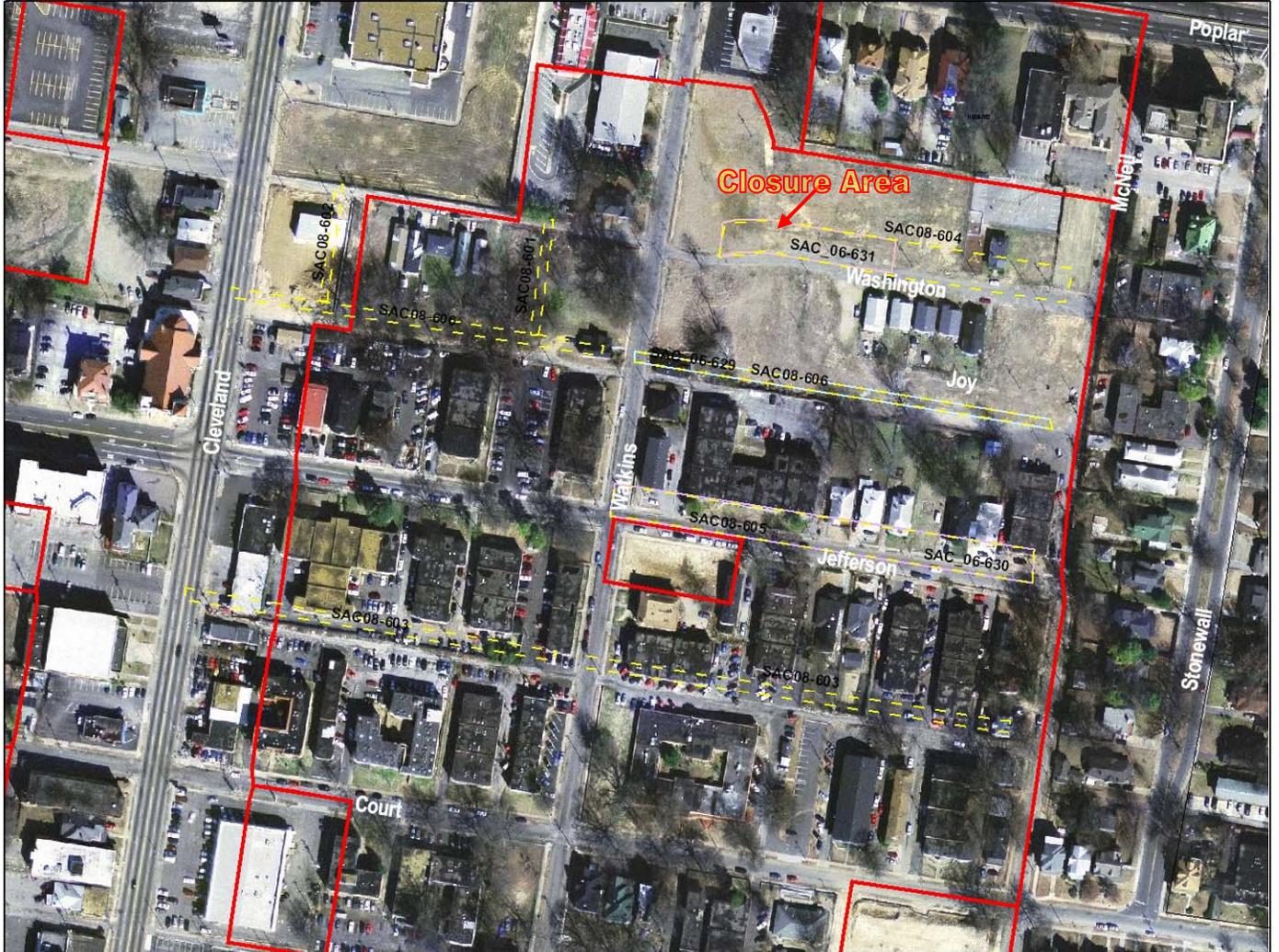
carlos.mccloud@memphistn.gov

Conclusions:

1. This street was created as a result of the 1888 Madison Heights Subdivision. This street has forty (40') feet of right-of-way width, and proceeds westward approximately five hundred and forty-seven (547') feet to a platted lot of record that has frontage along Watkins Street (50' R.O.W). This segment contains twenty one thousand eight hundred eighty-three (21, 883) square feet of area. (*see page 10*)
2. The applicant is the owner of the majority of adjacent lots, which abut this street, with the exception of the Dr. Belvia Carter property. The Dr. Belvia Carter property is located at the eastern terminus of the alley on the north side of the closure area, (*see page 10 and 11*). This is an improved right-of-way that has been utilized by vehicular traffic. However, since the applicant has acquired the adjacent lots in preparation for redevelopment the vehicular traffic has been significantly reduced. To date staff has not received any telephone calls, emails, or letters from the adjacent property, owners express objection to the closure of this alley.
3. There is a companion Planned Development application to this street closure request. The existing area consists of vacant land, multiple family dwellings, single-family dwellings, and commercial uses located along the arterial streets, (*see page 6*). The Planned Development proposes the redevelopment of approximately twenty (28) acres containing four to five (4 to 5) city blocks between Poplar Avenue to the north; Madison Avenue to the south; McNeil Street to the east and Cleveland Street to the west, (*see page 7*). The proposal is to redevelop this area
with a big box retail use, various other retail and restaurant uses as well as mixed use, commercial and residential uses (*see pages 8 and 9*).
4. *This street provides access to the adjacent properties to the north and south of the proposed closure area. However, as shown on page 11, the Dr. Belvia Carter property does use this street for rear yard access.*

The Dr. Belvia Carter property has ninety three (93') feet of lot width along Poplar Avenue and eighty-three of lot width along the rear of the lot. It has approximately two hundred and twenty three (223') feet of lot depth. If the request for closure is approved, the Dr. Belvia Carter property shall receive approximately ten (10) feet along the eighty three (83') foot rear property line., This would add eight hundred and thirty (830) square feet of additional lot area.
5. Over time, streets and alleys within this area have been closed and consolidated with adjacent lots for redevelopment purposes for larger projects. This request is being made in an effort to consolidate properties for redevelopment. This alley closure will not negatively impact the adjacent properties because of the lack of utilization by the public. This request for a street closure is recommended for approval.

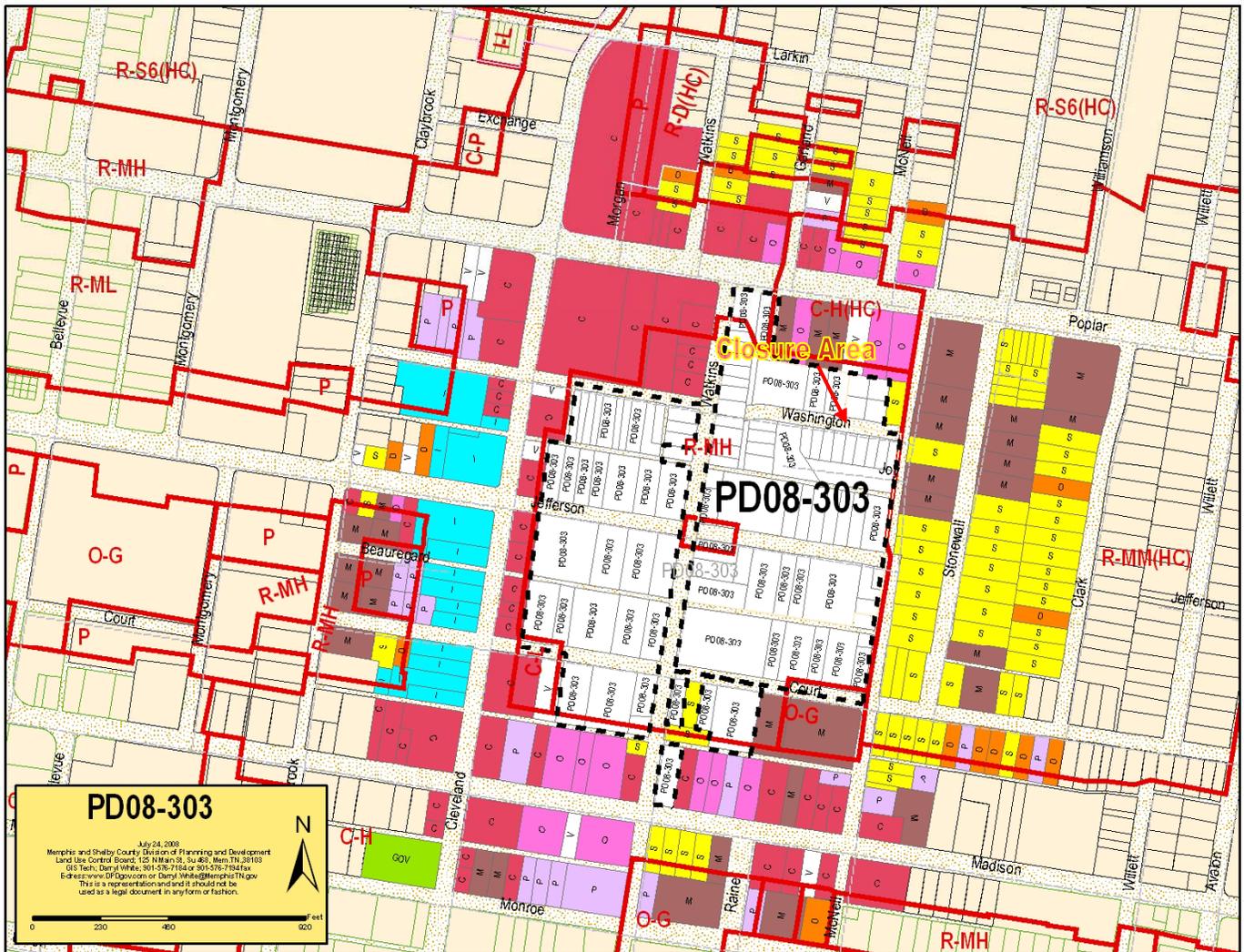


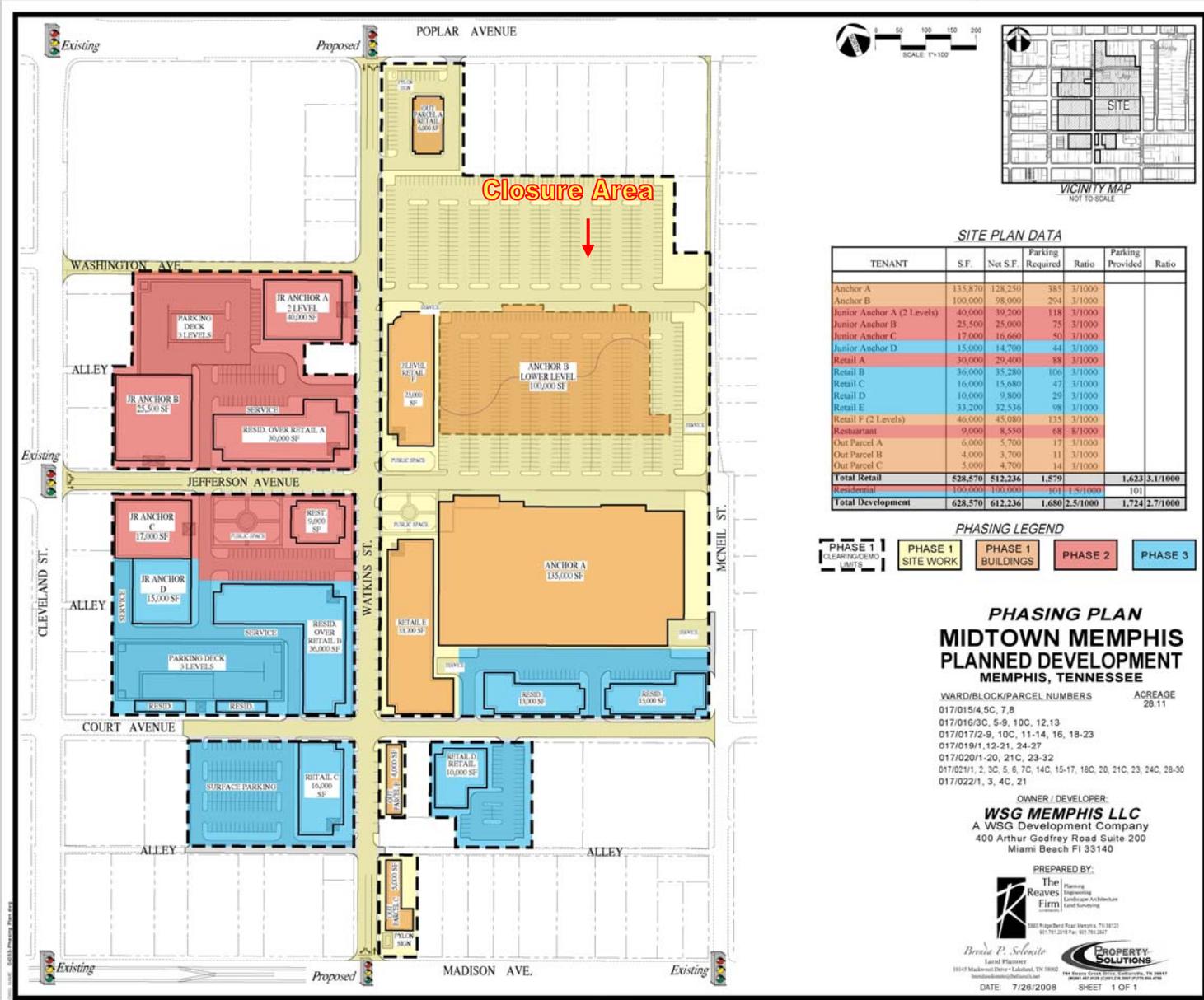


August 06, 2008
Memphis and Shelby County Division of Planning and Development
Land Use Control Board, 125 N Main St, Su 405, Mem, TN, 38103
GIS Tech: Darryl White, 901-576-7184 or 901-576-7194 Fax
E dress: www.DPDgov.com or Darryl.White@MemphisTN.gov
This is a representation and should not be used
as a legal document in any form or fashion.

SAC08-601 thru 606







SITE PLAN DATA

TENANT	S.F.	Net S.F.	Parking Required	Ratio	Parking Provided	Ratio
Anchor A	133,870	128,250	385	3/1000		
Anchor B	100,000	98,000	294	3/1000		
Junior Anchor A (2 Levels)	40,000	39,200	118	3/1000		
Junior Anchor B	25,500	25,000	75	3/1000		
Junior Anchor C	17,000	16,660	50	3/1000		
Junior Anchor D	15,000	14,700	44	3/1000		
Retail A	30,000	29,400	88	3/1000		
Retail B	36,000	35,280	106	3/1000		
Retail C	16,000	15,680	47	3/1000		
Retail D	10,000	9,800	29	3/1000		
Retail E	33,200	32,536	98	3/1000		
Retail F (2 Levels)	46,000	45,080	135	3/1000		
Restaurant	9,000	8,550	68	8/1000		
Out Parcel A	6,000	5,700	17	3/1000		
Out Parcel B	4,000	3,700	11	3/1000		
Out Parcel C	5,000	4,700	14	3/1000		
Total Retail	528,570	512,236	1,579		1,623	3.1/1000
Residential	100,000	100,000	101	1.4/1000	101	1.0/1000
Total Development	628,570	612,236	1,680	2.5/1000	1,724	2.7/1000

PHASING LEGEND



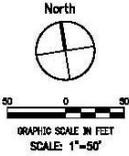
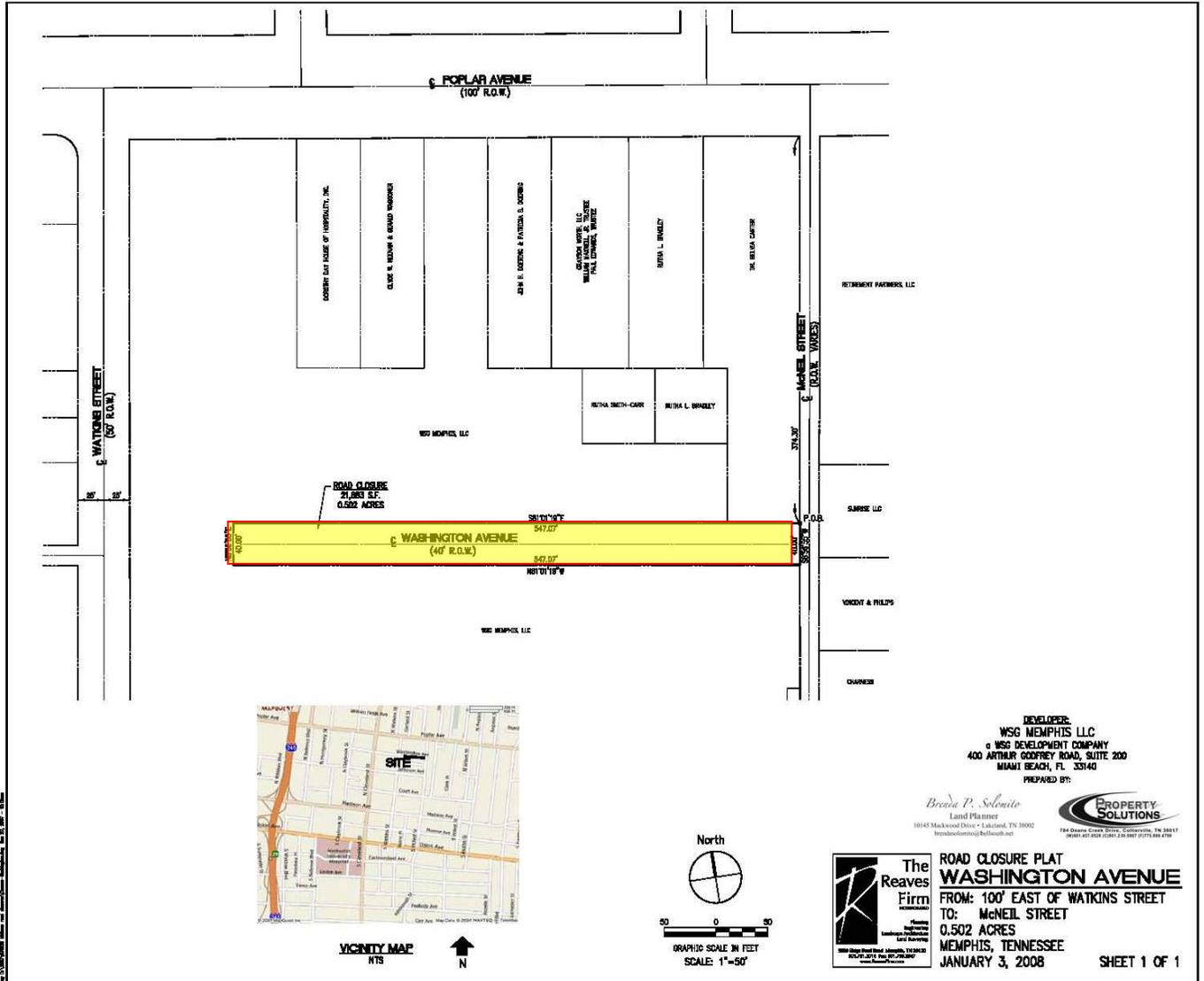
**PHASING PLAN
MIDTOWN MEMPHIS
PLANNED DEVELOPMENT
MEMPHIS, TENNESSEE**

WARD/BLOCK/PARCEL NUMBERS ACREAGE
28.11
017/015/4, 5C, 7, 8
017/016/3C, 5-9, 10C, 12, 13
017/017/2-9, 10C, 11-14, 16, 18-23
017/019/1, 12-21, 24-27
017/020/1-20, 21C, 23-32
017/021/1, 2, 3C, 5, 6, 7C, 14C, 15-17, 18C, 20, 21C, 23, 24C, 28-30
017/022/1, 3, 4C, 21

OWNER / DEVELOPER:
WSG MEMPHIS LLC
A WSG Development Company
400 Arthur Godfrey Road Suite 200
Miami Beach FL 33140

PREPARED BY:
The Reaves Firm
Planning
Engineering
Landmark Architecture
Land Surveying
1001 Ridge Road West Memphis, TN 38102
901.763.2218 Fax: 901.763.2347

Bruce P. Salvo
Lead Planner
10044 Markwood Drive • Lakeland, TN 38002
bruce@reavesfirm.com
184 Mason Creek Drive, Germantown, TN 38107
901.763.2218 Fax: 901.763.2347
DATE: 7/26/2008 SHEET 1 OF 1



DEVELOPER:
WSG MEMPHIS, LLC
a WSG DEVELOPMENT COMPANY
400 ARTHUR GODFREY ROAD, SUITE 200
MIAMI BEACH, FL 33140

Prepared by:
Breana P. Solonito
Land Planner
10145 Markwood Drive • Lakeland, TN 38002
breana@bpcservices.com



ROAD CLOSURE PLAT
WASHINGTON AVENUE
FROM: 100' EAST OF WATKINS STREET
TO: McNEIL STREET
0.502 ACRES
MEMPHIS, TENNESSEE
JANUARY 3, 2008

SHEET 1 OF 1



STAFF ANALYSIS

Site Area Description:

The subject property is located in the Midtown Planning District, beginning on the west side of McNeil Street; (173 feet south of Poplar Avenue) extending westerly four hundred and sixty five (465') feet. The western extension of this street terminates into a platted lot. (*see pages 5 and 6*). The adjacent properties to the north and south of this closure area contain vacant land area and approximately six (6) single-family dwellings. The area north and south of closure area is owned by the applicant (WSG Memphis, LLC).

There is a companion Planned Development application to this street closure request. The existing area consists of vacant land, multiple family dwellings, single-family dwellings, and commercial uses located along the arterial streets, (*see page 6*). The Planned Development proposes the redevelopment of approximately twenty (28) acres containing four to five (4 to 5) city blocks between Poplar Avenue to the north; Madison Avenue to the south; McNeil Street to the east and Cleveland Street to the west, (*see page 7*). The proposal is to redevelop this area with a big box retail use, various other retail and restaurant uses as well as mixed use, commercial and residential uses (*see pages 8 and 9*).

Alley Characteristics:

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Conclusion:

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The applicant shall provide for the construction of curb, gutter, and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a curb cut permit from the City Engineer to cover the above required construction work.

L.U.C.B. Conditions

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2. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.
3. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.

GENERAL INFORMATION

Planning District:	Midtown
Census Tract:	25
Municipal Annexation Reserve Area:	Memphis City Limits
Zoning Atlas Page:	2030
Roadway Frontages:	40' – McNeil Street

DEPARTMENTAL COMMENTS

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

City Engineer:

1. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
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City Fire Division:	No comments
City Real Estate:	No comments
City/County Health Department:	No comments
Construction Code Enforcement:	No comments
Memphis Light, Gas, and Water:	No comments
Bell South:	No comments
Memphis Area Transit Authority (MATA):	No comments
OPD-Regional Services:	No comments
OPD-Plans Development:	No comments.