

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

CASE NUMBER: SAC 07-613 **L.U.C.B. MEETING:** October 11, 2007
STREET NAME: Dudley Street Closure
LOCATION: South side of E.H. Crump; ±506.38 feet east of East Street
APPLICANT: Memphis Housing Authority
REPRESENTATIVE: Rick Kershaw
REQUEST: Close & Vacate Alley Street Right-Of-Way
AREA: 1.3 acres
LENGTH x WIDTH of R.O.W.: **57' x 1, 033 sq. ft.**
EXISTING LAND USE & ZONING: Street right-of-way ~ Highway Commercial (C-H), Light Industrial (I-L), Heavy Industrial (I-H) and Hospital (H) Districts

SURROUNDING LAND USE & ZONING:

North: Commercial uses ~ Highway Commercial (C-H) District

East: Multiple family dwellings ~ Hospital (H) and Multiple Family Residential (R-MM) District

South: Vacant industrial ~ Industrial (I-L), Heavy Industrial (I-H) Districts

West: Vacant land and multiple family dwellings ~ Industrial (I-L), Heavy Industrial (I-H) Districts

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION

Approval with Conditions

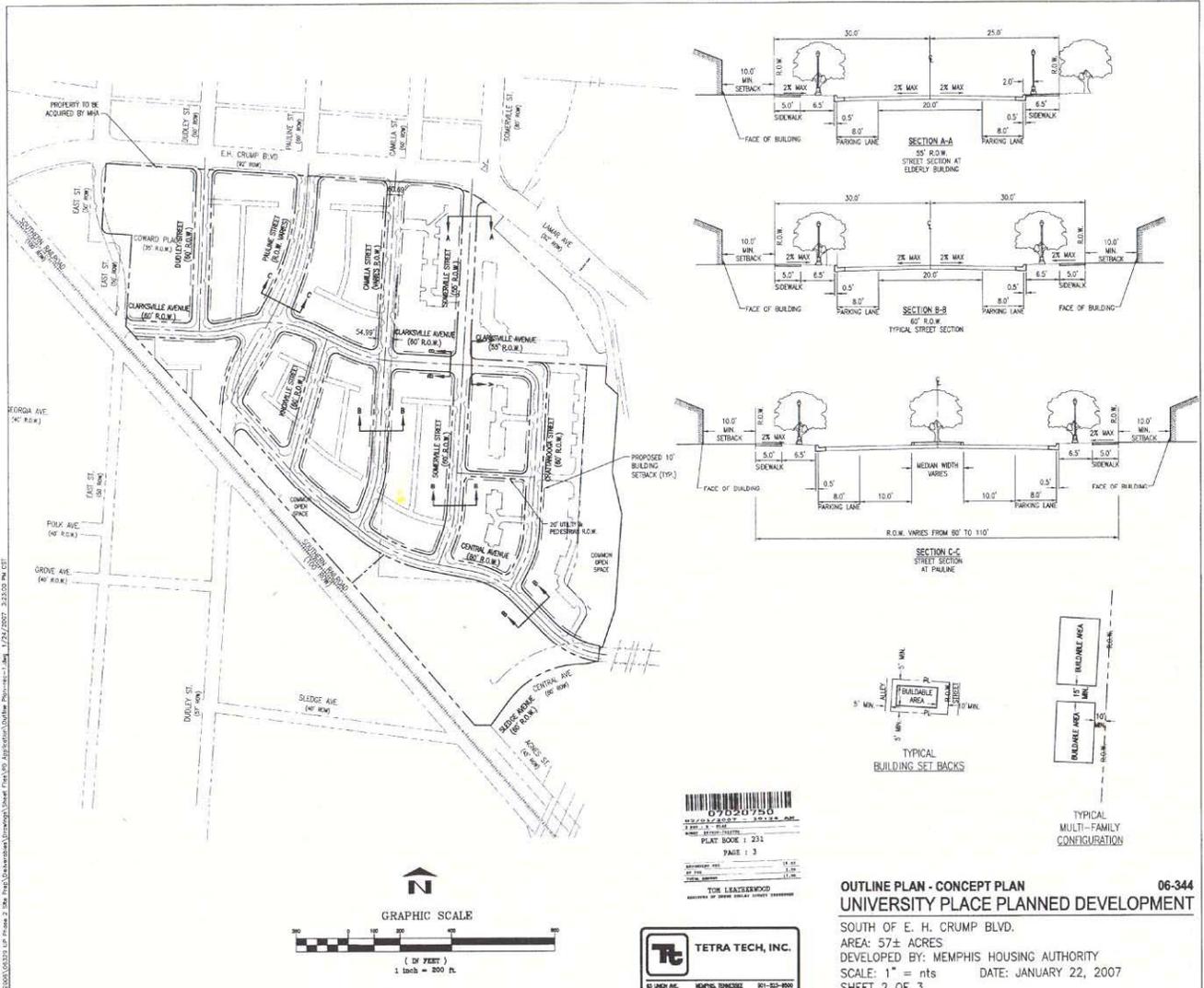
Staff Writer: Carlos B. McCloud

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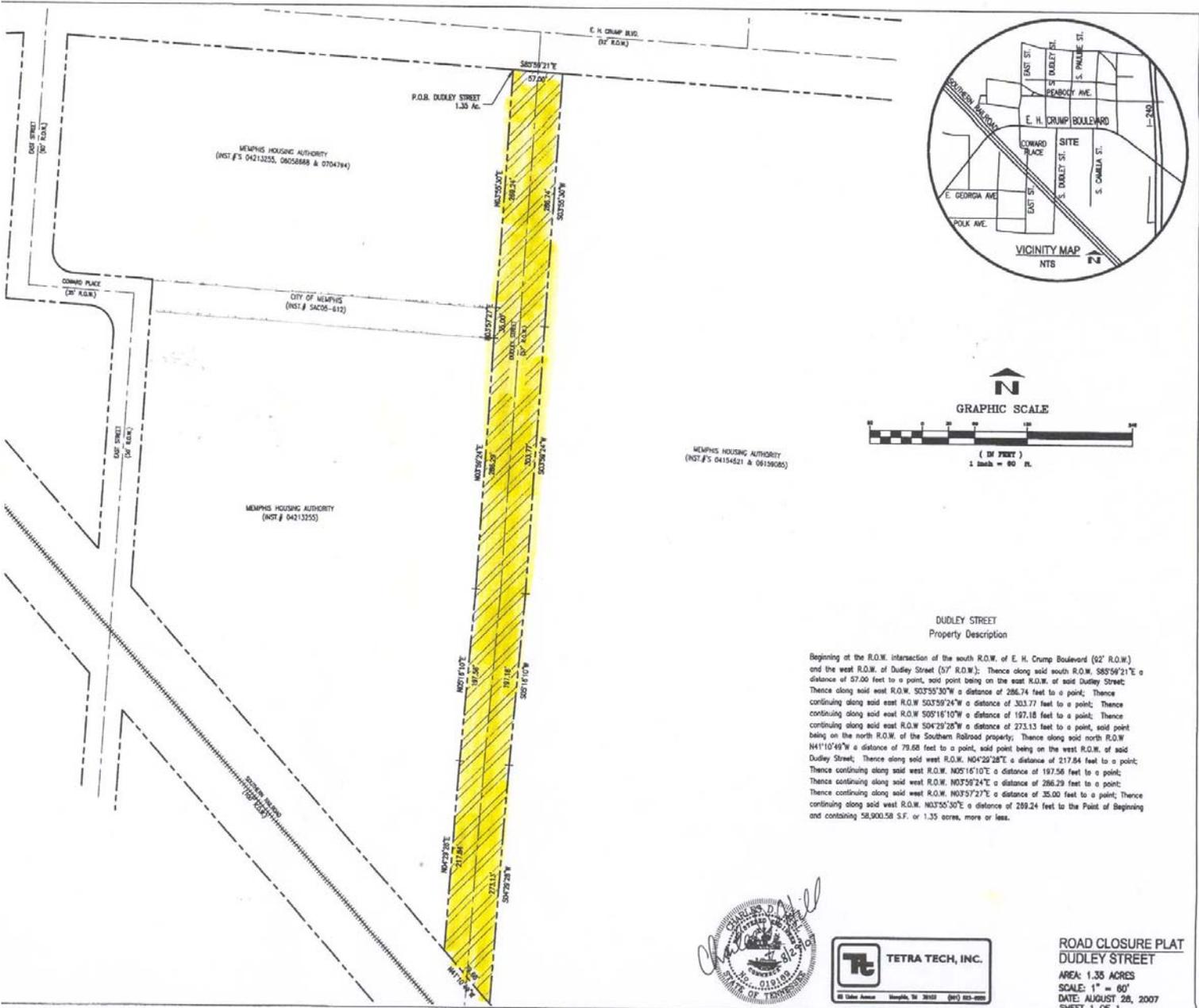
CONCLUSIONS

University Place:

1. This street right-of-way is included in the boundaries of the University Place revitalization project being undertaken by the Memphis Housing Authority in partnership with the City of Memphis and others. The 47 residential buildings of the Lamar Terrace apartment complex were cleared to be replaced by a mixed-income community spread over 37 blocks called University Place. The Concept Plan identifies the overall area to be divided into seven subareas and will entail \$70 million plus revitalization effort that will take a decade or more to complete. The area extends from Manassas Street/Walnut Street on the west to Interstate Highway 240 and on the north from Union Avenue south along East Street to Linden Avenue extending south to Polk Avenue and East Street and the Louisville and Nashville Railroad – see attached map.
2. Dudley Street Drive was dedicated as a public right-of-way as a result of the Ragsland Subdivision. The proposed closure area at one time served as main access to the industrial areas located to the south of the closure site. The street contains fifty seven (57') feet of right-of-way width and is approximately one thousand (1,033') feet in length. It contains one (1.3) acres of closure area.
3. The applicant is requesting this closure in an effort to redevelop the surrounding area according to the approved University Place Planned Development. The proposed outline plan for University Place provides for a mix of new homes which include rental and owner occupied units. The Memphis Housing Authority master plan for the University Place community also proposes a new park and recreational facility; new streets, sidewalks and infrastructure improvements; new educational opportunities; and a comprehensive network of social services and job training for low and moderate income residents. Memphis Housing Authority owns the adjacent properties to this site. Staff received no phone calls concerning this closure request and no e-mails, or letters.







DUDLEY STREET
Property Description

Beginning at the R.O.W. intersection of the south R.O.W. of E. H. Crump Boulevard (92' R.O.W.) and the west R.O.W. of Dudley Street (57' R.O.W.); Thence along said south R.O.W. S85°59'21"E a distance of 57.00 feet to a point, said point being on the west R.O.W. of said Dudley Street; Thence along said west R.O.W. S03°55'30"W a distance of 286.74 feet to a point; Thence continuing along said east R.O.W. S03°59'24"W a distance of 303.77 feet to a point; Thence continuing along said east R.O.W. S05°16'10"W a distance of 197.18 feet to a point; Thence continuing along said east R.O.W. S04°29'28"W a distance of 273.13 feet to a point, said point being on the north R.O.W. of the Southern Railroad property; Thence along said north R.O.W. N41°10'49"W a distance of 79.68 feet to a point, said point being on the west R.O.W. of said Dudley Street; Thence along said west R.O.W. N04°22'28"E a distance of 217.84 feet to a point; Thence continuing along said west R.O.W. N05°16'10"E a distance of 197.56 feet to a point; Thence continuing along said west R.O.W. N03°59'24"E a distance of 286.29 feet to a point; Thence continuing along said west R.O.W. N03°57'27"E a distance of 35.00 feet to a point; Thence continuing along said west R.O.W. N03°50'50"E a distance of 289.24 feet to the Point of Beginning and containing 58,900.58 S.F. or 1.35 acres, more or less.



ROAD CLOSURE PLAT
DUDLEY STREET
AREA: 1.35 ACRES
SCALE: 1" = 60'
DATE: AUGUST 28, 2007
SHEET 1 OF 1

STAFF ANALYSIS

Site Area Description:

The subject street right-of-way (Dudley Street) is located in the South Memphis Planning District, on the south side of E.H. Crump; approximately five hundred and six (506') feet east of East Street. The surrounding area is zoned several zoning classifications; Highway Commercial (C-H), Light Industrial (I-L), Heavy Industrial (I-H) and Hospital (H) Districts. The surrounding area is located near the former Lamar Terrace public housing development. This area is HOPE VI project site now called University Place. The applicant seeks to close Dudley Street (formerly Dunlap Street) between E.H. Crump Boulevard and the Norfolk-Southern Railroad. The applicant, the Memphis Housing Authority, is embarking on a series of street closures in the area west of Interstate Highway 240 north and south of E.H. Crump Boulevard. The site is located west of the abandoned Baptist Rehabilitation Hospital (formerly U.S. Veterans Hospital) and the Lamar Terrace public housing development. Property to the north and south of Coward Avenue consists of abandoned buildings and vacant parking lots.

University Place:

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These street and alley closures will facilitate the University Place redevelopment which will result in an enormously positive change in this area of the City which bridges between Midtown, the Medical Center and South Memphis.

Utilities:

It will be necessary to retain an easement for existing overhead utilities in the street right-of-way until such time as they are removed by the applicant at his expense in order to accommodate the proposed University Place development.

Street Characteristics:

Dudley Street Drive was dedicated as a public right-of-way as a result of the Ragsland Subdivision. The proposed closure area at one time served as main access to the industrial areas located to the south of the closure site. The street contains fifty seven (57') feet of right-of-way width and is approximately one thousand (1,033') feet in length. It contains one (1.3) acres of closure area.

The applicant is requesting this closure in an effort to redevelop the surrounding area according to the approved University Place Planned Development. The proposed outline plan for University Place provides for a mix of new homes which include rental and owner occupied units. The Memphis Housing Authority master plan for the University Place community also proposes a new park and recreational facility; new streets, sidewalks and infrastructure improvements; new educational opportunities; and a comprehensive network of social services and job training for low and moderate income residents. Memphis Housing Authority owns the adjacent properties to this site. Staff received no phone calls concerning this closure request and no e-mails, or letters.

The applicant shall provide for the construction of curb, gutter and sidewalk across the closure or a suitable screen between the two (2) residential dwellings located to the north 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.

LUCB Conditions:

1. Retain easements for existing utilities or relocate at developer's expense.
2. Provide for the realignment of Dudley Street south of the Railroad line, and no physical closure of Dudley Street shall be made until the realigned street is opened to through traffic.
3. 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.
4. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.

GENERAL INFORMATION

Planning District:	South Memphis
Census Tract:	57
Municipal Annexation Reserve Area:	Memphis City Limits
Zoning Atlas Page:	2030

DEPARTMENTAL COMMENTS:

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

City Engineer:

Street Closures:

1. The applicant shall provide for the realignment of Dudley Street south of the RR line, and no physical closure of Dudley Street shall be made until the realigned street is opened to through traffic.
2. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
3. City sanitary sewers/drainage facilities are located within the proposed closure area.
4. 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.
5. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.
6. Required landscaping shall not be placed on sewer or drainage easements.

City Fire Division: No comments received.

City Real Estate: No comments received.

City/County Health Department:

1. The Water Quality Branch has no comments.

City Board of Education: This case has no impact on MCS.

Construction Code Enforcement:

No comments received.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has no objection, subject to the following comments:

- MLGW has existing facilities within the present public road right of way. The City of Memphis shall retain an easement across the proposed street closure, from edge to edge of the road right of way, to accommodate any existing public utilities, including electric, gas, water, CATV, telephone, sewer, drainage, etc
- If it is necessary for MLGW facilities to be installed, removed or relocated, any work performed by MLGW will be done at the expense of the owner/applicant.
- MLGW reserves the right to retain a utility right-of-way within that portion of the existing public road right of way at all times for existing utilities, or the owner/applicant may choose to relocate existing utilities at the expense of the owner/applicant.
- **Street Trees are prohibited**, subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- MLGW must be able to access any overhead or underground facilities. Consequently, no permanent structure(s) shall be constructed or erected within that portion of the existing public road right of way including fences, buildings, patios, vehicle parking or paving.
- If there are existing fire hydrants within the proposed closure of the public right-of-way, these hydrants will become private facilities, and the owner/applicant will be billed a monthly fee by MLGW.
- If there are existing street lights within the proposed closure of the public right-of-way, MLGW will remove all street lights, and abandon underground electric feeds or remove overhead electric feeds – at the expense of the owner/applicant.
- 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.
- **Landscaping prohibited** within any MLGW utility easement. No trees, shrubs or permanent structures will be allowed within any MLGW utility easements.
- 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 submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services.
- **Fire Protection Water Services:** 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.
- It is the responsibility of the owner/applicant to contact MLGW - **Water Engineering @ 528-4720** to obtain fire protection/water flow information.
 - All residential and commercial developments should refer to Section 12.1.1 and Appendix A of the **MLGW Water Service Policy Manual**, which is available online at the following MLGW website: http://www.mlgw.com/images/water_manual.pdf

- To determine if system improvements may be required, please contact the appropriate MLGW engineering area:
 - MLGW Engineering - **Residential Development:** 528.4858
 - MLGW Engineering - **Commercial Development:** 367.3343
- The owner/applicant will be responsible for the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

Bell South / Millington Telephone:

No comments received.

Memphis Area Transit Authority (MATA):

No comments received.

OPD-Regional Services:

This application was reviewed by the MPO staff/Department of Regional Services on September 21, 2007. The MPO staff has determined that the proposed actions as submitted in this application will have no affect on the MPO Long Range Transportation Plan, Transportation Improvement Program, or any other plan, document, program or initiative of this department/organization

OPD-Plans Development:

No comments.

South Mphs. N.F.:

Glenview Community:

OPD-LUC:

SW-CMc