

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT # 9**

CASE NUMBER: SAC 07-621 **L.U.C.B. MEETING:** January 10, 2008

STREET NAME: Stonebrook Circle Street Closure

LOCATION: Stonebrook Circle beginning on the West side of Sandbrook Street and extending +491 feet

APPLICANT: Superior Investment Inc.

REPRESENTATIVE: Crown Enterprises, Inc.

REQUEST: Street Closure

AREA of R.O.W: 40,118 square feet

LENGTH x WIDTH of R.O.W.: 657' x 60'

EXISTING LAND USE & ZONING: Street right-of-way ~ Light Industrial (I-L) District

SURROUNDING LAND USE & ZONING:

North: Industrial uses ~ Light Industrial (I-L) District

East: Industrial uses ~ Light Industrial (I-L) District

South: Industrial uses ~ Light Industrial (I-L) District

West: Industrial uses ~ Light Industrial (I-L) District

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION

Approval with Conditions

Staff Writer: Carlos B. McCloud

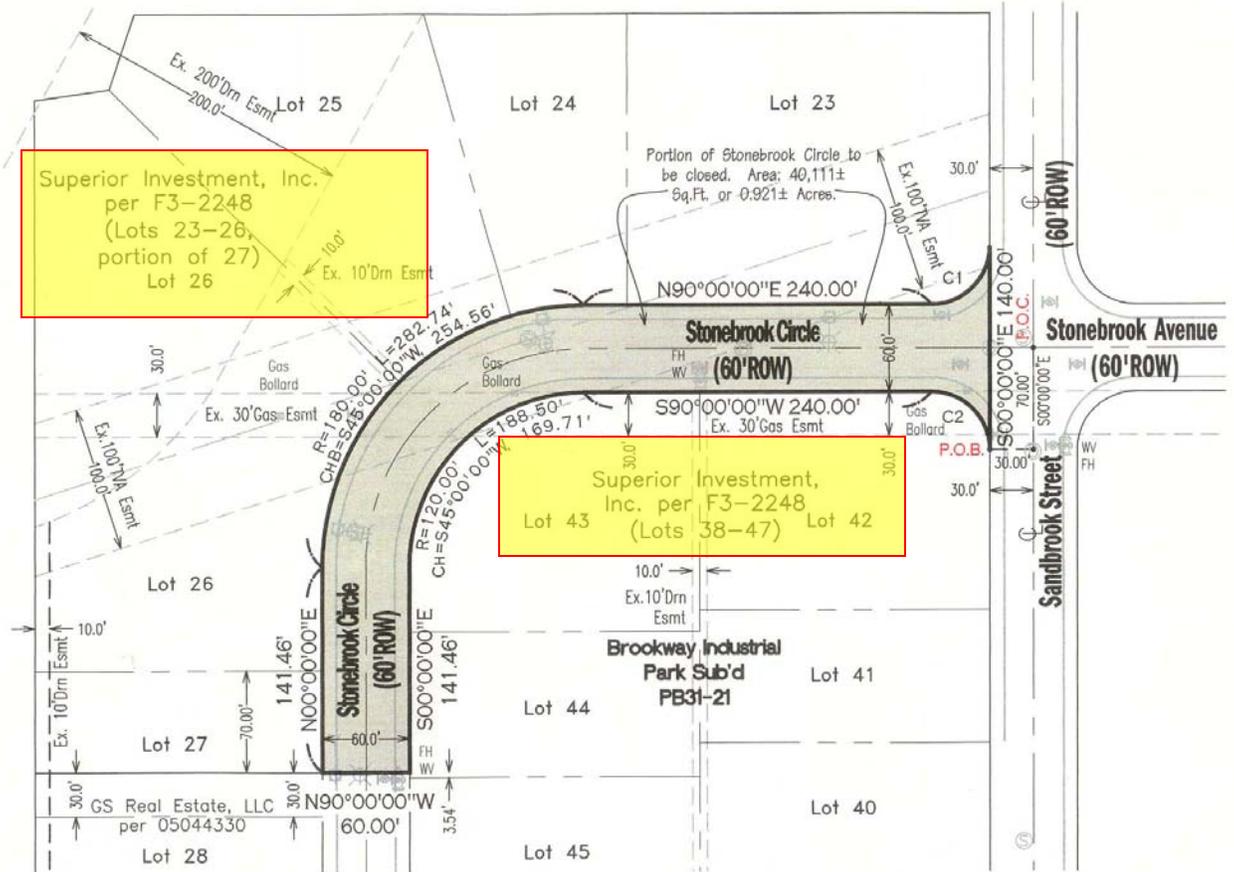
E-mail Address: carlos.mccloud@memphistn.go

Conclusions:

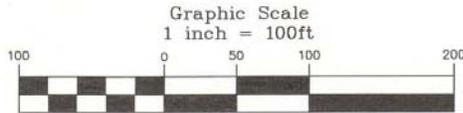
1. The subject right-of-way is located in the Whitehaven-Levi Planning District, beginning on the west side of Sandbrook Street and extend approximately four hundred and ninety one (491') feet. This area is zoned in the Light Industrial (I-L) District. This area was dedicated by plat as a result of the 1965 Brookway Industrial Park Subdivision.
2. This right-of-way contains sixty (60') feet of right-of-way width and is approximately six hundred and fifty seven (657') feet of depth. This street contains forty thousand one hundred and eighteen (40,118) square feet of area.
3. This request is being made for the purposes of property consolidation. The applicant, Superior Investment, is the owner of the adjacent lots to the north and southeast of the subject closure area. Stonebrook Circle from the north primarily provides access to the Superior Investment properties. To date, staff has not received any written correspondence, e-mails or telephone calls from the adjacent property owners to the south of the proposed closure area expressing opposition to this closure request. This street right-of-way is proposed to be closed with a cul-de-sac.
4. The City Engineer's Office is requiring the applicant to construct a seventy five (75') foot radius cul-de-sac bulb at the end of the remaining street. Memphis Light Gas and Water as well as the City Engineer's Office are recommending that the applicant file a street name change application to change the remaining street to Stonebrook Cove. Sandbrook Street, the adjacent street to the east, terminates into cul-de-sac. There are two (2) streets within this area street network which provides access to Stonebrook Circle and Sandbrook Street. Sandbrook Street is the street utilized to access Stonebrook Circle as well as Stonebrook Avenue which intersects with Coughlin Drive (intersects with Brooks Road).

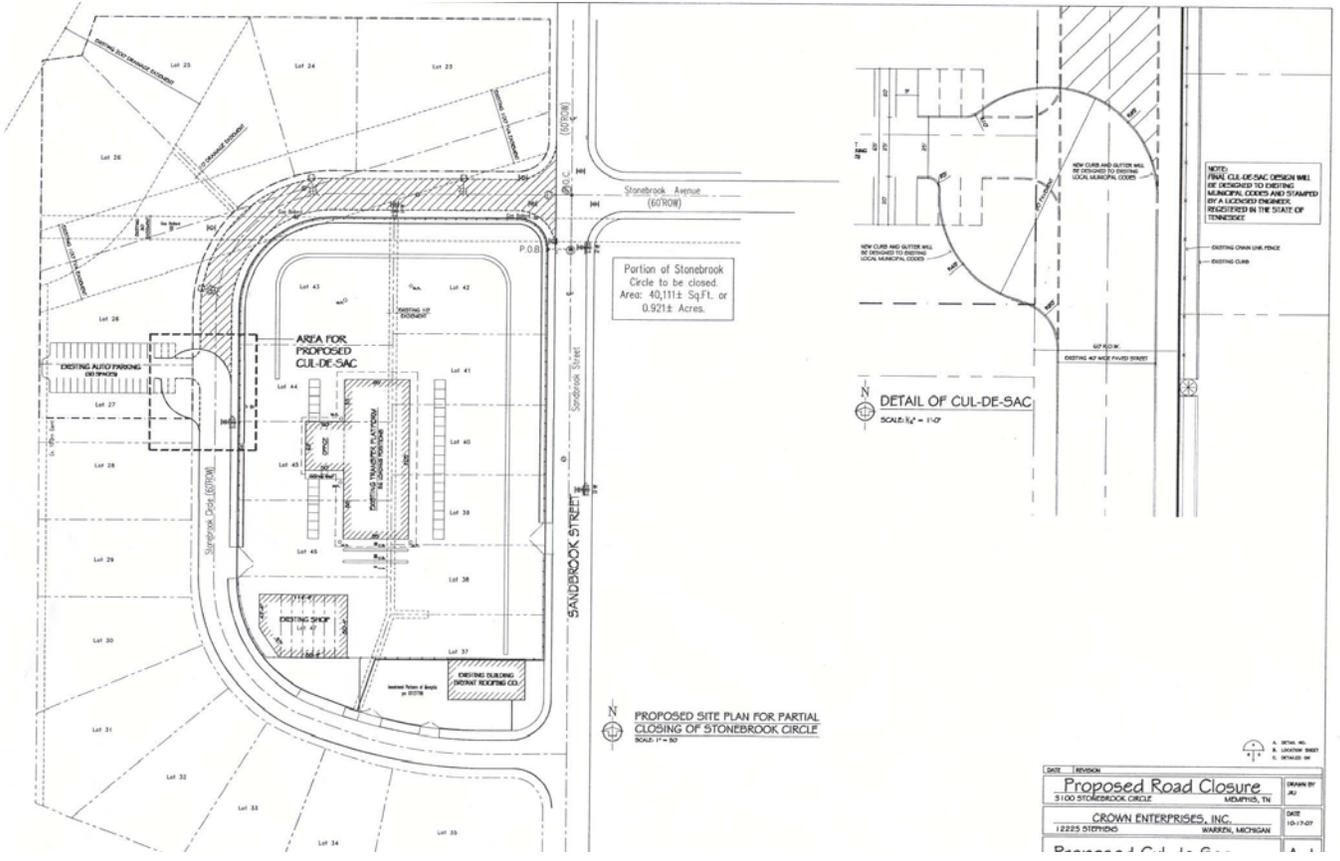
ROAD CLOSURE PLAT OF:
A PORTION OF STONEBROOK CIRCLE

CURVE
C1
C2

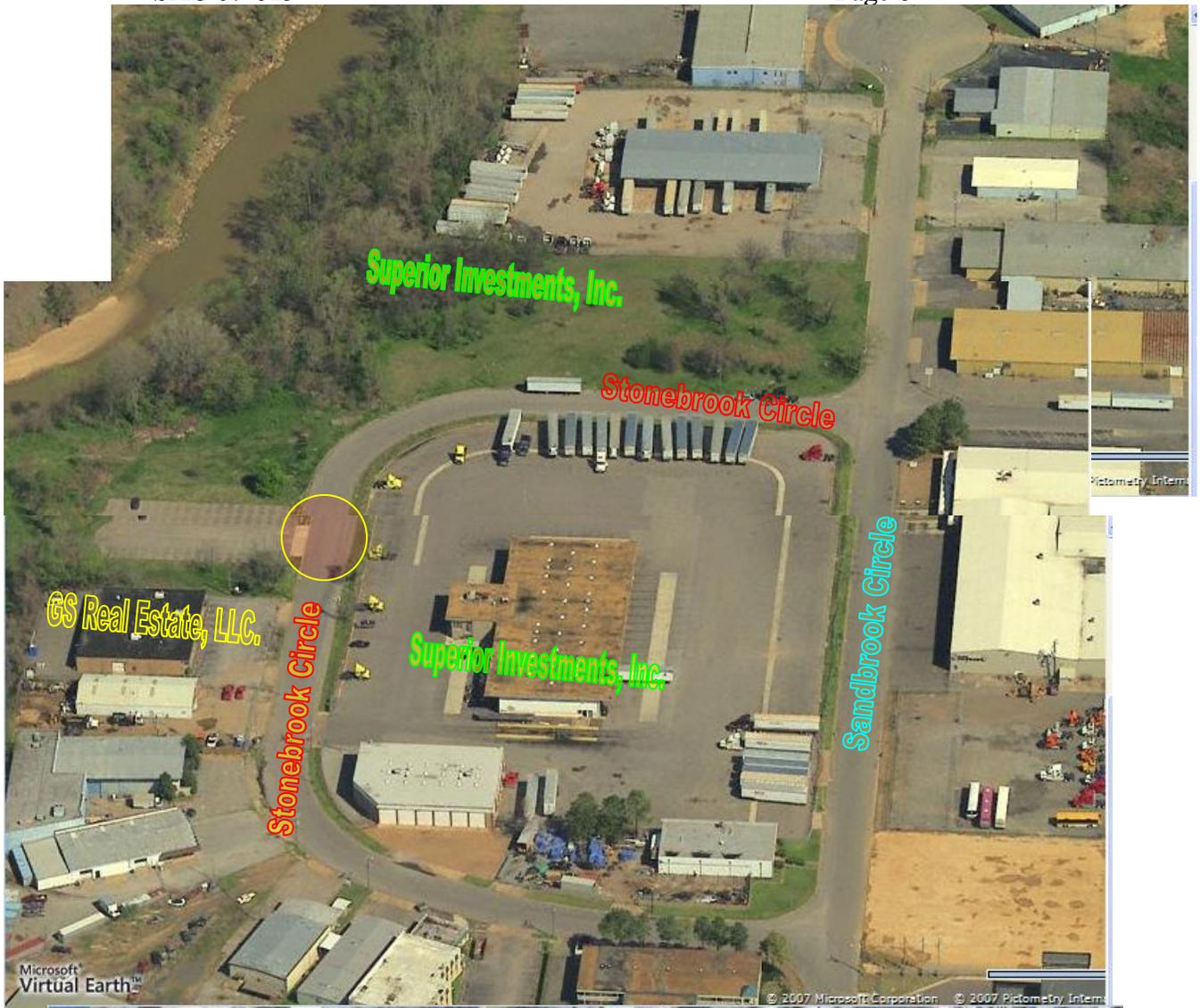


Sept. 27, 2007
by:
INC.









Site Area Description:

The subject right-of-way is located in the Whitehaven-Levi Planning District, beginning on the westside of Sandbrook Street and extending approximately four hundred and ninety one (491') feet. This area is zoned in the Light Industrial (I-L) District. This area was dedicated by plat as a result of the 1965 Brookway Industrial Park Subdivision.

Street Characteristics:

This right-of-way contains sixty (60') feet of right-of-way width and is approximately six hundred and fifty seven (657') feet of depth. This street contains forty thousand one hundred and eighteen (40,118) square feet of area.

This request is being made for the purposes of property consolidation. The applicant, Superior Investment is the owner of the adjacent lots to the north and southeast of the subject closure area. Stonebrook Circle from the north primarily provides access to the Superior Investment properties. To date staff has not received any written correspondence, e-mails or telephone calls from the adjacent property owners to the south of the proposed closure area expressing opposition to this closure request. This street right-of-way is proposed to be closed with a cul-de-sac.

The City Engineer's Office is requiring the applicant to construct a seventy five (75') foot radius cul-de-sac bulb at the end of the remaining street. Memphis Light Gas and Water as well as the City Engineer's Office are recommending that the applicant file a street name change application to change the remaining street to Stonebrook Cove. Sandbrook Street the adjacent street to the east terminates into cul-de-sac. There are two (2) streets within this area street network which provide access to Stonebrook Circle and Sandbrook Street. Sandbrook Street is the street utilized to access Stonebrook Circle as well as Stonebrook Avenue which intersects with Coughlin Drive (intersects with Brooks Road).

This street closure will not negatively impact the adjacent property owners because of the alternative streets that provide access to Stonebrook Circle and Sandbrook Street. This request for a street closure is recommended for approval. 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.

LUCB Comments

1. The applicant shall construct a 75-foot radius cul-de-sac bulb at the end of the remaining street.
2. The applicant shall file a street name change application to change the remaining street to Stonebrook Cove.
3. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
4. City sanitary sewers/drainage facilities are located within the proposed closure area.
5. 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.
6. 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:	Whitehaven-Levi
Census Tract:	220
Municipal Annexation Reserve Area:	Memphis City Limits
Zoning Atlas Page:	2330

DEPARTMENTAL COMMENTS:

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

City Engineer:

Street Closures:

7. The applicant shall construct a 75-foot radius cul-de-sac bulb at the end of the remaining street.
8. The applicant shall file a street name change application to change the remaining street to Stonebrook Cove.
9. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
10. City sanitary sewers/drainage facilities are located within the proposed closure area.
11. 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.
12. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.

City Fire Division: No comments received.

City Real Estate: No comments received.

City/County Health Department: No comment from Water Quality Branch.

City Board of Education: No comments received.

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:

- **Street Name Change Required:** The Stonebrook Circle **changed** to Stonebrook **COVE**. Please contact Ms. Gina Bannerman, with MLGW @ 528-4628 with any questions.
- **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 and other public utilities.**
- 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.
- 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.

SW-CMc