

STAFF REPORT

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CASE NUMBER: P. D. 08-316 **L.U.C.B. MEETING:** June 12, 2008

DEVELOPMENT NAME: PRESCOTT ROAD PLANNED DEVELOPMENT

LOCATION: West side of Prescott Road; ±753.47 feet south of Winchester Road

OWNERS OF RECORD: Edward & Anna Keating

APPLICANT: Airfield Etc, Inc.

REPRESENTATIVE: Stephanie Poole

REQUEST: Planned development to allow an electrical contractor's office with outdoor storage, including an accessory material and equipment storage building.

AREA: 4.95 Acres

EXISTING LAND USE & ZONING: One-story single family stone frame home in Single Family Residential(R-S8) District.

SURROUNDING LAND USES AND ZONING:

North: Single family homes, single family homes on estate lots and vacant land in the Single Family Residential(R-S8) District and Planned Commercial(C-P) District.

East: Single family homes on estate lots in the Single Family Residential(R-S8) District and vacant land formerly approved for Auto Auction, 2nd Amendment(P.D. 02-343).

South: Single family homes on estate lots and vacant land in the Single Family Residential (R-S8) District.

West: Multi-family apartment units in Multiple Dwelling Residential(R-ML) District.

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval with Conditions

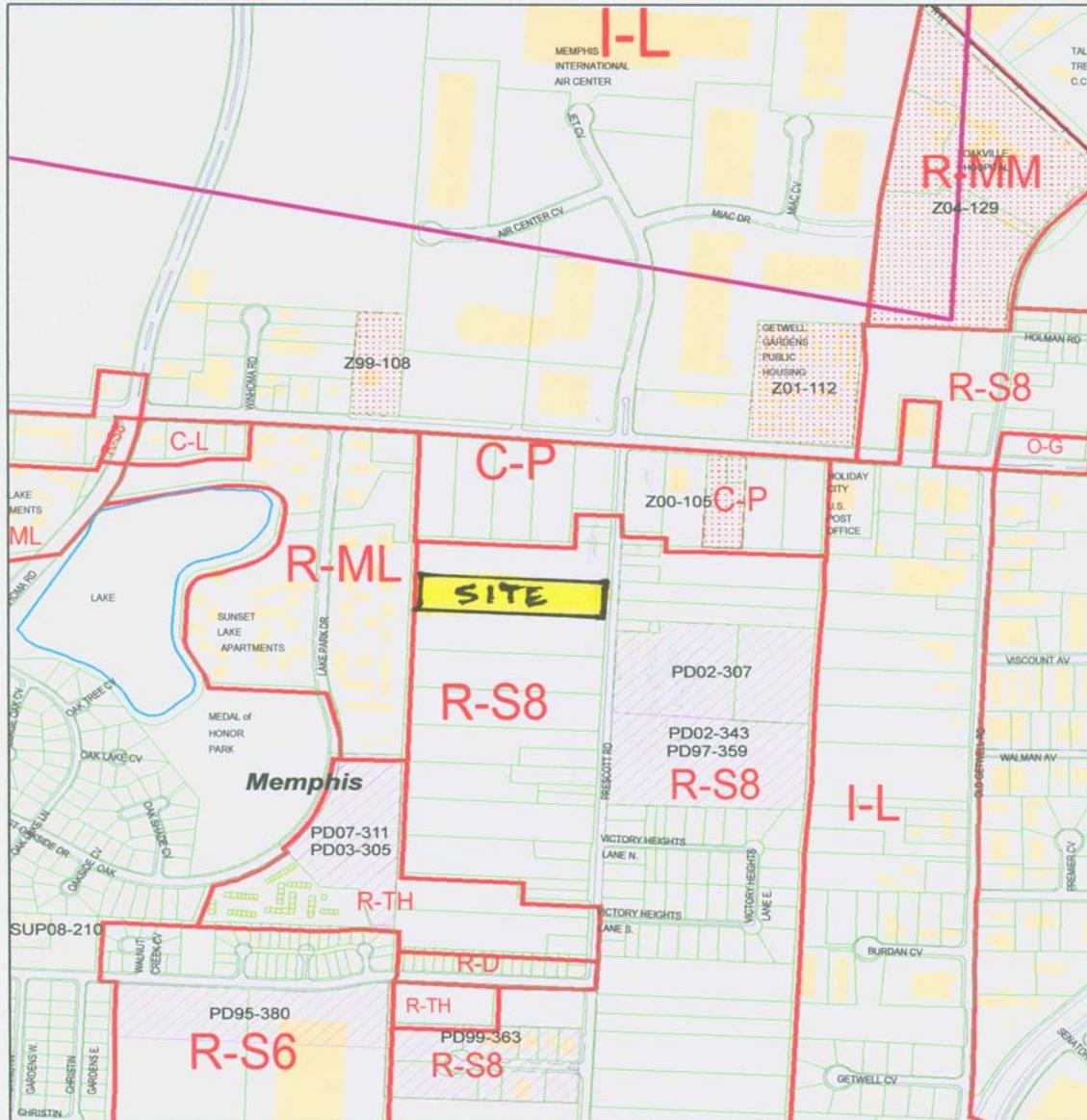
Staff: Brian Bacchus

E-mail: brian.bacchus@memphistn.gov

CONCLUSIONS:

1. The subject property is 4.95 acres located in the Oakhaven Area at the west side of a major collector street, Prescott Road, +/-753.47 feet south of Winchester Road. The site is occupied by a one-story single family stone frame home built in 1945 on a slope with a carport.
2. The proposal is located in the southeast portion of the City of Memphis in the Oakhaven-Parkway Village Planning District. More specifically, within the boundaries of the Memphis Airport Area Land Use Plan that designates this area to be redeveloped for a Planned Business Park.
3. The Outline Plan proposes to maintain the single family home to be used for office space and construct a new metal building to the rear for the storage of material and equipment. The applicant proposes to redevelop this site, but maintain the single family home in its present form.
4. This development for an electrical contractors' office with limited outdoor storage, including a limited area accessory storage building should comply with the intent of the Planned Business Park as recommended by the Airport Plan.
5. This land use is supported, because maintaining the original home in its present form and adding a limited area storage building to the rear at a lower elevation, would not cause this development to be out of scale with adjoining and future land use recommendations.

ZONING HISTORY:



Prepared By:
Memphis & Shelby County Division Of Planning & Development

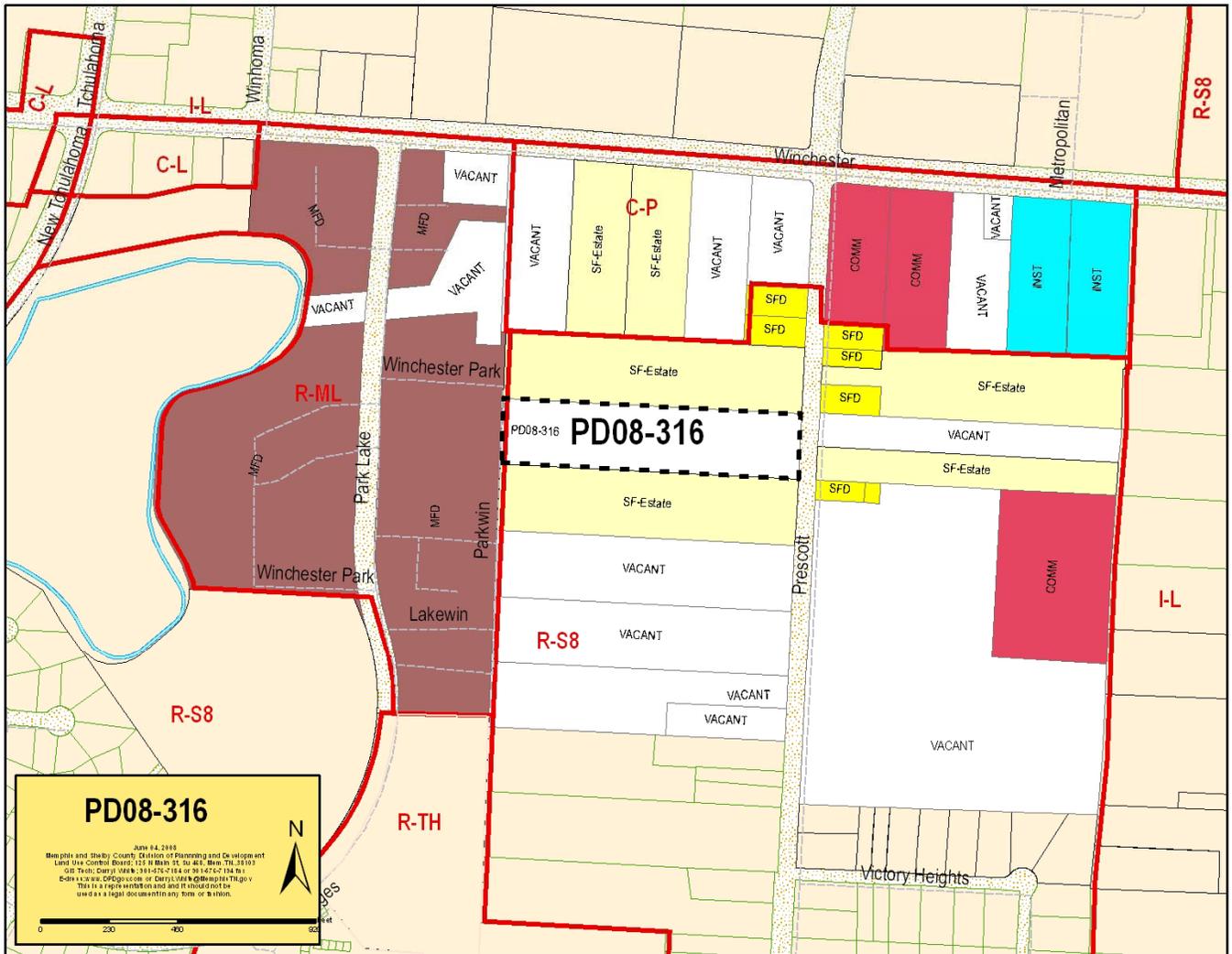
1,100

Feet

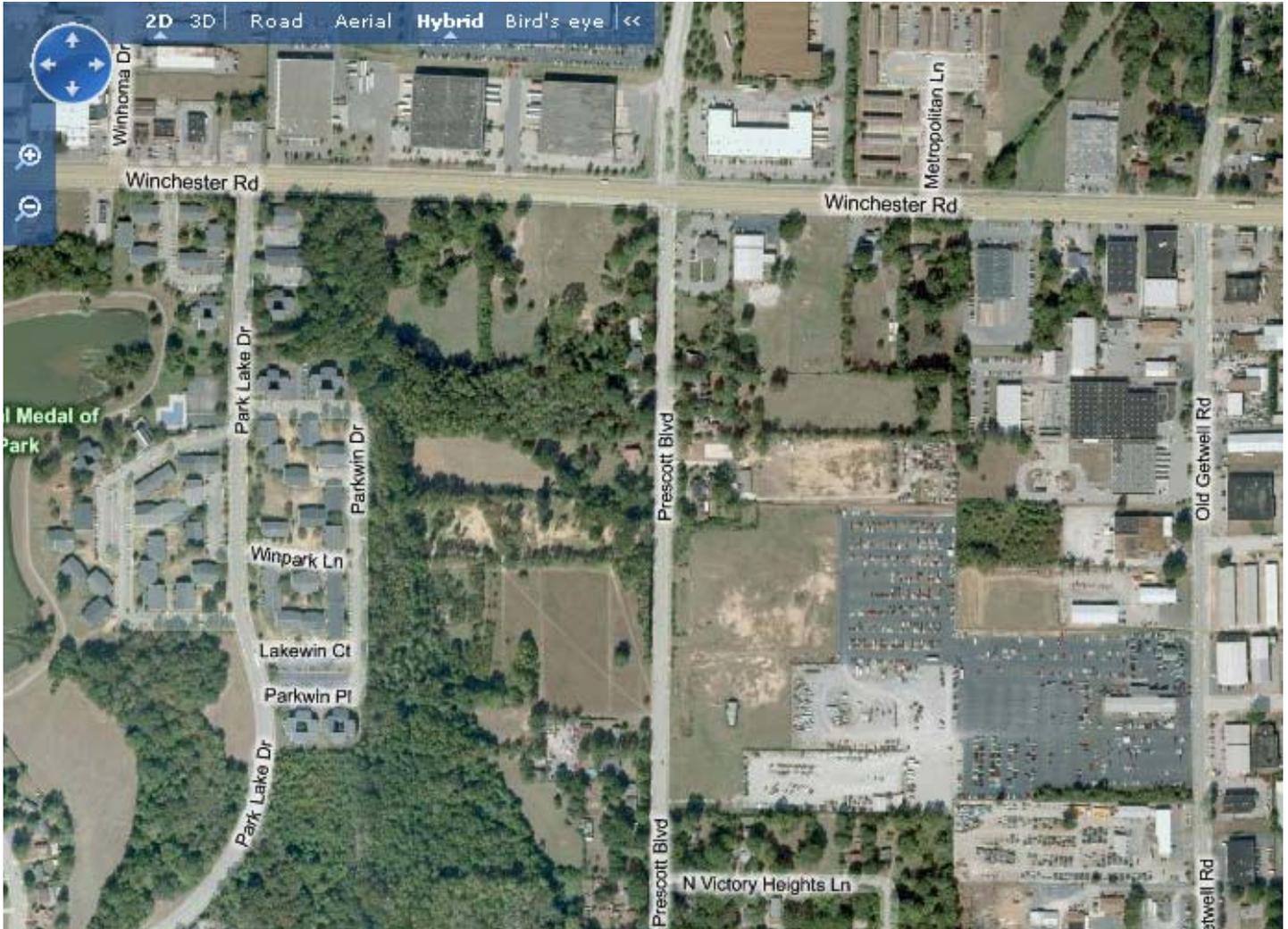


This map is not a legal survey nor is it warranted as to its completeness or accuracy. The data contained herein is from a variety of digital sources which do not necessarily align as they should. The user is cautioned to check with Planning & Development before making any decision based on its content.

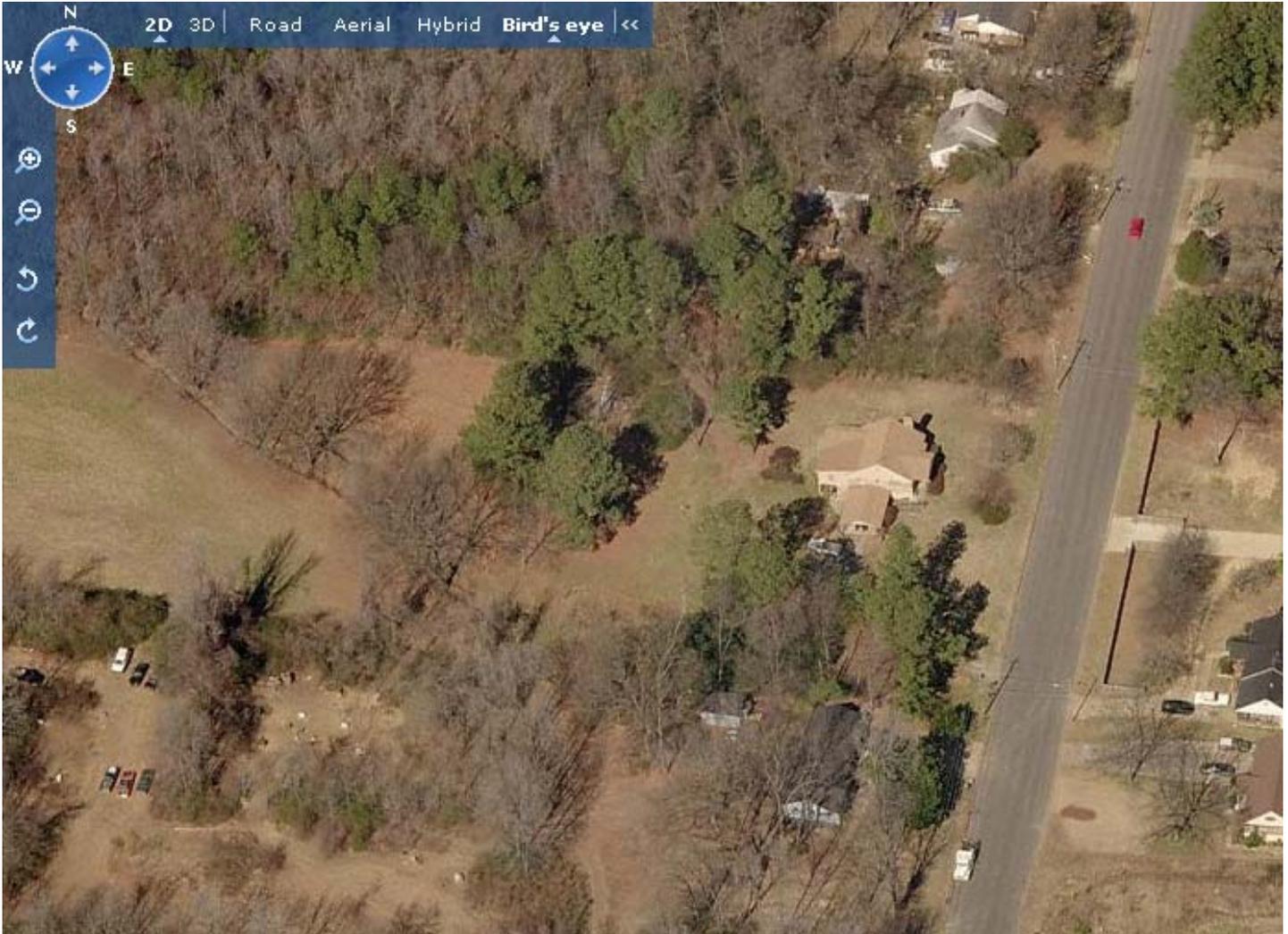
ZONING & LAND USE:



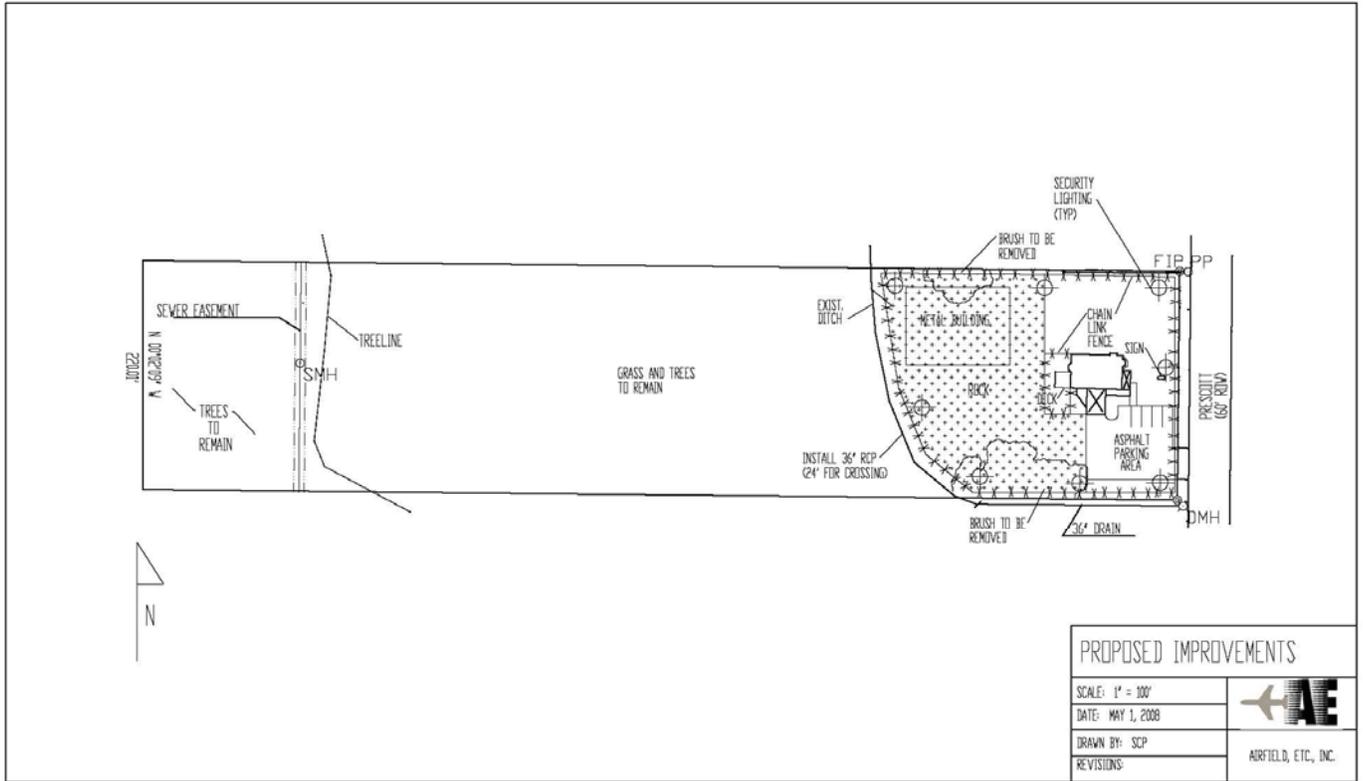
AERIAL HYBRID VIEW:
(3629 Prescott Road)



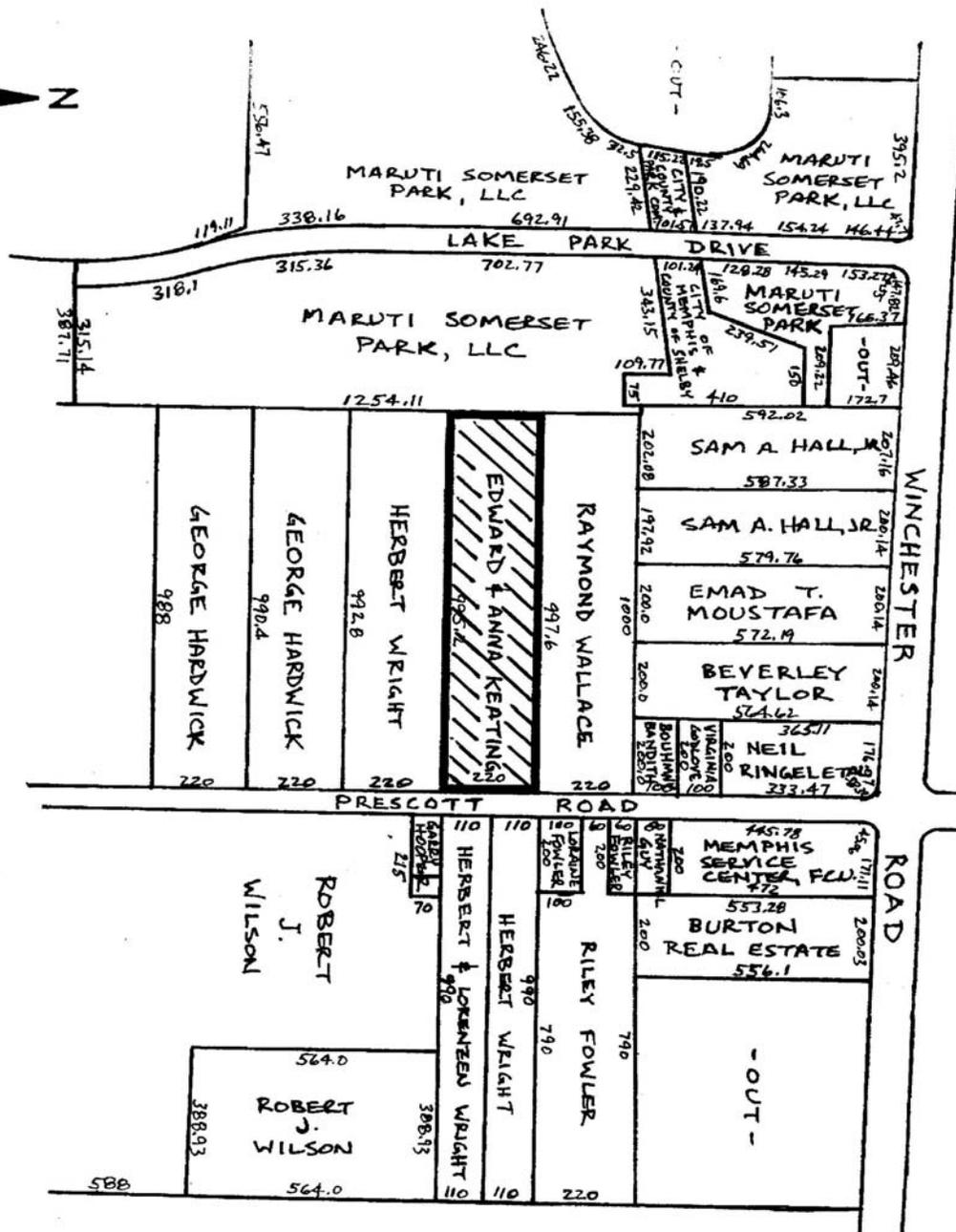
BIRD'S EYE VIEW:
(3629 Prescott Road)



OUTLINE IMPROVEMENTS PLAN:



VICINITY & OWNERSHIP:



O.P.D. Case Number P.D. 08-316

AIRFIELD, ETC., INC
PROPERTY OWNER:
EDWARD A. KEATING & ANNA M. KEATING
PREPARED BY: D. JOHNSON
DATE: APRIL 24, 2008

STAFF ANALYSIS:

Site Description

The subject property is 4.95 acres located in the Oakhaven Area at the west side of a major collector street, Prescott Road, +/-753.47 feet south of Winchester Road. The site is occupied by a one-story single family stone frame home built in 1945 on a slope with a carport. The property slopes from Prescott Road to the west and is lower in elevation than the roadway to the rear of the home by approximately ten(10') feet. The lots in this area were subdivided for 4 or more acres when this was unincorporated Shelby County.

The property is covered with mature trees and shrubs to the front and rear with a vast amount of open space to the rear. A small stream runs across the property to the rear of the home. There is curb and gutter along Prescott Road with no sidewalk. A gray stone private drive provides access to the site with enough rear yard area to provide adequate parking. There is also overhead power along this side of Prescott Road at the front of a parcel 220 feet in width and almost 1,000 feet in depth.

Area Overview

The proposal is located in the southeast portion of the City of Memphis in the Oakhaven-Parkway Village Planning District. More specifically, within the boundaries of the Memphis Airport Area Land Use Plan that designates this area to be redeveloped for a Planned Business Park. The immediate area is predominantly single family homes on residential estate lots in the R-S8 District along both sides of Prescott Road. There are also single family homes on smaller lots farther south in McCleskey & Shroyer Subdivision. This area was also part of the airport buyout program with past evidence of single family homes being removed from the lots on both sides of Prescott Road and along the south side of Winchester Road.

Farther to north there has been redevelopment and zoning changes for C-P and I-L Districts for office/warehouse and construction contractor's offices and a special use permit for a day care center. The land use south is primarily vacant land and single family homes on estate lots in Single Family Residential(R-S8) District zoning. An Outline Plan has expired across Prescott Road for vacant land once approved for Auto Auction Planned Development, 2nd Amendment(P.D. 02-343). There are large office/warehouse buildings farther south along Prescott Road and Raines Road approved by planned developments. The land use farther east and along Old Getwell Road is light industrial for office/warehousing, warehouse/distribution, motor vehicle sales and service uses as well as contractors' offices.

Future Land Use Plan vs. Planned Business Park Concept

The request is for a planned development to allow an electrical contractor's office with outdoor storage, including an accessory material and equipment storage building. The Outline Plan proposes to maintain the single family home to be used for office space and construct a new metal building to the rear for the storage of material and equipment. The applicant proposes to redevelop this site, but maintain the single family home in its present form. The redevelopment of this site by planned development supports the recommendations of the Airport Area Land Use Plan that designates this area for a Planned Business Park.

This planned development will be the first redevelopment of single family homes and vacant lots for an light industrial type use between Winchester Road on the north and Christine Avenue on the south. This development should set the standard for redevelopment along this segment of Prescott Road by maintaining the home and preserving mature trees and natural vegetation. The rear of the property has significant natural features that would limit the visibility of this operation from Prescott Road.

The Planned Business Park Concept in the Airport Land Use Plan envisions a mixture of land uses such as research and light industry as well as supportive land uses. The land use and design standards in the Planned Business Park concept are intended to promote flexibility with innovative site design to enhance the character and natural features for an attractive business park community. This development for a contractors' office with outdoor storage, including accessory storage building should comply with the intent of the Planned Business Park as recommended by the Airport Plan.

However, the amount of outdoor storage should be limited to business vehicles with all other storage inside the accessory storage building. The scale of the accessory storage building should be limited to 3,750 sq. ft. in area. Additional modifications to the Outline Plan shall include removing the parking area and chain-link fencing from the front yard and placing the parking in the rear yard at the south side of the storage building. All lighting to the front of the building shall be minimal and any sign shall be a monument type sign.

The office building and heavy landscaping along Prescott Road were key features which led to the approval of other planned developments in the immediate area. A condition is added to these Outline Plan Conditions to require the single family home to be maintained in residential character as the primary office building with employee parking in the rear yard. Also, additional landscaping shall be installed along Prescott Road.

This land use is supported, because maintaining the original home in its present form and adding a limited area storage building to the rear at a lower elevation would not cause this development to be out of scale with adjoining and future land use recommendations. While it may seem premature to approve this development, the proposed office land use can be established prior to construction of the accessory storage building. Therefore, the land use is appropriate for an area in transition.

RECOMMENDATION: ***Approval with Conditions***

OUTLINE PLAN CONDITIONS:

I. USES PERMITTED:

- A. An electrical contractor's office with outdoor storage of business vehicles, including an accessory material and equipment storage building.
- B. The single family home shall be maintained in residential character as the primary office building with employee parking located in the rear yard.
- C. The accessory storage building shall be limited to 3,750 square feet in area.
- D. Any final plan shall conform with the approved Outline Plan, including illustration of fencing and parking areas. Any significant deviation from the Outline Plan shall be subject to review and approval by the Land Use Control Board. The office building, including associated customer parking and landscaping shall be established prior to construction of the accessory storage building.

II. BULK REGULATIONS: The bulk regulations shall comply with the following:

- A. The office building shall not be altered or enlarged in any manner other than exterior general maintenance and repair.
- B. The accessory storage building shall be setback from Prescott Road a minimum of one-hundred fifty(150') feet and setback from the north property line two(2') feet for each foot of building height.
- C. The maximum height for the accessory storage building shall be thirty-five(35') feet.

III. ACCESS, PARKING AND CIRCULATION:

- A. The design and location of curb-cuts shall be approved by the City Engineer.
- B. All off-street parking and loading and circulation shall conform to the Memphis and Shelby County Zoning Ordinance-Regulations.
- C. The Site Plan shall be amended to remove parking and chain link fencing from the front yard.
- D. All parking shall be in the rear yard and fencing should not extend beyond the front of the house.
- E. All parking lots shall be paved with asphalt, concrete or other hard surface dustless material in accordance with the Zoning Ordinance.
- F. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb and gutter.

IV. LANDSCAPING, SCREENING & LIGHTING:

- A. The mature trees and vegetation shall be preserved and maintained with the exception of the area of construction for the accessory storage building.
- B. The accessory storage building shall be screened by natural vegetation or perimeter landscaping, including sight-proof wood fencing six(6') feet in height from adjacent residential properties.
- C. A Landscape Plate 'A-1' or equivalent alternative shall be provided and maintained along Prescott Road to include Trees 'B' or 'C'.
- D. A Landscape Plate 'B-4' or equivalent alternative shall be provided and maintained adjacent to residential properties or land zoned for residential purposes.
- E. Additional landscaping may be installed to supplement existing mature trees and vegetation.
- F. All refuse containers and trash dumpsters shall be completely screened with sight-proof wood fencing or landscaping so as not to be visible from the street or any adjacent property.
- G. The maximum height of light standards shall not exceed twenty(20') feet. All lighting shall be directed so as not to glare onto adjacent residential properties or the public right-of-way.
- H. Any outside loudspeaker or ring center shall be prohibited within the planned development.

V. SIGNS:

- A. One detached monument sign shall be permitted in accordance with Planned Commercial(C-P) District regulations.
- B. The sign shall be a ground monument sign with no internal lighting.
- C. The design, colors and materials used for signs shall be compatible with the buildings.
- D. Signs shall be set back a minimum of ten(10') feet from Prescott Road and the private drive.

VI. DRAINAGE:

- A. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
- B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

- C. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent(NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with clearing and grading activity on this site.

VII. OUTDOOR STORAGE:

- A. Outdoor storage areas may be permitted as an accessory use within the planned development, provided that such storage is completely screened from adjoining uses within and outside the planned development as well as from the public road.
- B. The screening shall be effective at the time it is installed and plant materials may be used for all or part of the screening. Access through the screening via a gate for vehicles shall be permitted, but limited to one point of access a maximum of thirty(30') feet in width.
- C. No outside storage areas shall be permitted within any required yard or setback.

VIII. FINAL PLAN REQUIREMENTS: Any final plan shall include the following:

- A. The Outline Plan Conditions.
- B. A Standard Subdivision Contract as in accordance with the Subdivision Regulations and Drainage Design Manual for any needed public improvements.
- C. The exact location and dimensions including height, of all buildings or buildable areas, parking areas and number of parking spaces, drives, required landscaping, and building elevations and building materials.
- D. A rendering, including plan view and elevation of any proposed development identification signs showing the height, dimensions and design.
- E. The location and ownership, whether public or private of any easements.
- F. All common areas, open space 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 plan.
- G. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance all include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; mowing; outlet cleaning and repair of drainage structures.

IX. TIME LIMIT:

A final plan shall be filed within five(5) years of approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant subject to additional conditions and standards. A request for a time extension shall be filed a minimum of 35 days prior to the expiration date.

P.D. 08-316
Prescott Road Planned Development

GENERAL INFORMATION:

Street Frontage: Prescott Road-----+/-220 linear feet.
Planning District: Oakhaven-Parkway Village
Census Tract: 110
Zoning Atlas Page: 2335
Zoning History: The Single Family Residential(R-S8) District zoning of the site date to the adoption of the 1980 zoning map amendments.

DEPARTMENTAL COMMENTS:

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

City Engineer:

1. Standard Subdivision Contract as required in Section 500 of Subdivision Regulations.

Sewers:

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

Curb Cuts/Access:

3. The City Engineer shall approve the design, number and location of curb cuts.
4. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.

Drainage:

5. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
6. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.
7. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

Site Plan Notes:

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. All connections to the sewer shall be at manholes only.
12. 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.
13. Required landscaping shall not be placed on sewer or drainage easements.

Memphis Fire Services: No comments.

City Real Estate: None.

Memphis & Shelby County Health Department:

1. If any monitoring wells were installed as part of an environmental site assessment they must be filled as outlined in Section 6 of the Shelby County Well Construction Code.
2. Since this is a Planned Development that could require the demolition of a structure or structures at this site before any demolition the developer will need to fill out the attached questionnaire.
3. If a Demolition Permit will be required after filling out the questionnaire then the owner, developer, or contractor must contact the Asbestos Branch in the Air Pollution Control Section at (901) 544-7349 in order to secure the appropriate permit.

Memphis Board of Education:

The subject property does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). No identifiable impact on MCS' school-aged population nor MCS' property interests. Thank you for the opportunity to comment.

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:

- **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 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.
- **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 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 serve any proposed or future development(s).
- **It is the responsibility of the owner/applicant** to contact the appropriate MLGW engineering area to determine if system improvements may be required and any related cost:
 - MLGW Engineering - **Residential Development:** 528-4858
 - MLGW Engineering - **Commercial Development:** 367-3343
- **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 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 March 28, 2008. 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.

Neighborhood Associations/Organizations:

Memphis Airport Development:
Oakhaven-Parkway Village:

No comments received as 6/06/'08.
No comments received as 6/06/'08.

Staff: BB