

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

ADDENDUM

11

CASE NUMBER: SUP 11-213

L.U.C.B. MEETING: November 10, 2011

LOCATION: North side of Walnut Grove Road and Redditt Road

OWNER OF RECORD/APPLICANT: Kathryn Kabel

REPRESENTATIVE: Madsen Engineering

REQUEST: Dog Daycare

AREA: 4.00 Acres

EXISTING LAND USE & ZONING: Conservation Agriculture (CA) District

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION
Approval with Conditions

Staff Writer: Gregory Love

Email: gregory.love@memphistn.gov

CONCLUSIONS

This application requests to utilize 4 acres of land located along the north side of Walnut Grove Road and within the Shelby Farms Germantown Planning District as a Dog Day Care.

This application was brought before the LUCB on October 13, 2011 and was held until the next LUCB meeting to provide the applicant an opportunity to consider an alternative parking design and to acquire recommendations from a Licensed Engineer concerning east and west ingress and egress points to and from the site. The reconfigured parking as illustrated in the revised site plan is sufficient but vehicular access to the site from Walnut Grove's east bound traffic must meet the Standards of the City Engineer.

One of the primary concerns of the community and those opposed to this application was the potential traffic hazards that may result from additional vehicle trips generated by the proposed land use. The applicant projects that the Day Care will accommodate 60 dogs; however, some of the dogs will be picked up by the day care operator and in some cases several dogs may come from one house-hold. These factors may potentially decrease the number of vehicles trips to and from the site.

The applicant submitted comments and site plans from an Engineer (Madsen Engineering) that addresses vehicle traffic that will be entering the site from the east but the study does not specifically address vehicles that will be entering the site from the west traveling eastbound (please see letter attached and exhibits A and B). Since vehicles traveling eastward would be forced to come to a complete stop when entering the site it is essential that the submitted configuration meet the standards of the Engineer's Office.

This application should be approved provided that either of the current ingress and egress configurations meets the standards of the City Engineer's Office.

Madsen Engineering
1046 Stratford Street
Memphis, Tenn. 38122

October 27, 2011

Office of Planning and Development
Land Use Control Board
125 North Main Street
Mid America Mall
Memphis, Tenn. 38103

RE: OPD FILE: #SUP 11-213

Dear Mr. Gregory Love:

As you are aware, the Memphis and Shelby County Land Use Control Board on October 13, 2011 recommended a hold on the proposed Doggy Day Care at 9334 Walnut Grove Road to resolve some issues with the traffic circulation onsite and exiting into Walnut Grove Road traffic.

Exhibits "A" and "B" illustrate possible solutions that may ease traffic flow.

The Exhibit A design illustrates a possible acceleration/deceleration lane. The lane width is up to 12' wide with the stop distance incorporated for a 40 mph speed limit. Pavement edges are to taper into the edge of the pavement with the clear sight distance to accommodate a Major Road (Walnut Grove). Traffic flow on-site will be one way traffic with the entrance driveway on the east side of the frontage and exit driveway to the west side of the frontage. However, everyone is aware of the expense of grading and designing an extra traffic lane for entrance and exit driveways so this leads me to design an alternative.

Exhibit B illustrates one-way traffic circulation as Exhibit A without the acceleration-deceleration lane but with larger radii where the driveways terminate onto Walnut Grove Road pavement edges. I noticed that this seems to be what other commercial sites in the area have done. The exhibit also incorporates clear sight distances. Traffic signs shall designate the direction of traffic flow on-site.

I must emphasize that of the two scenarios, Exhibit A will be much more costly. Ultimately the City of Memphis Traffic Engineer will need to collaborate with the Office of Planning and Development for an effective solution.

Please call Grant Madsen at 683-3226 or cell 235-8166 for further information.



Grant C. Madsen
10/27/11

Exhibit A

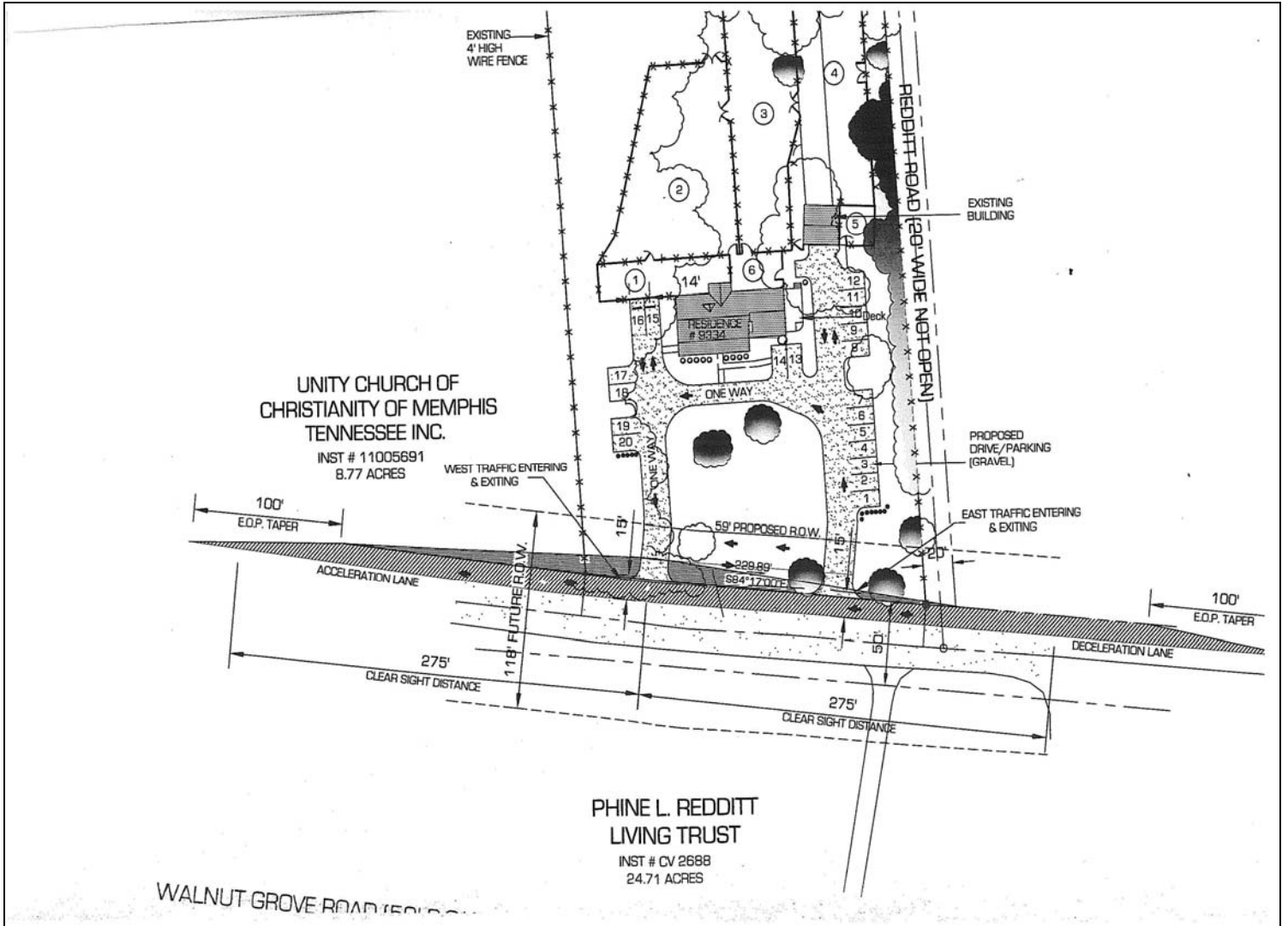
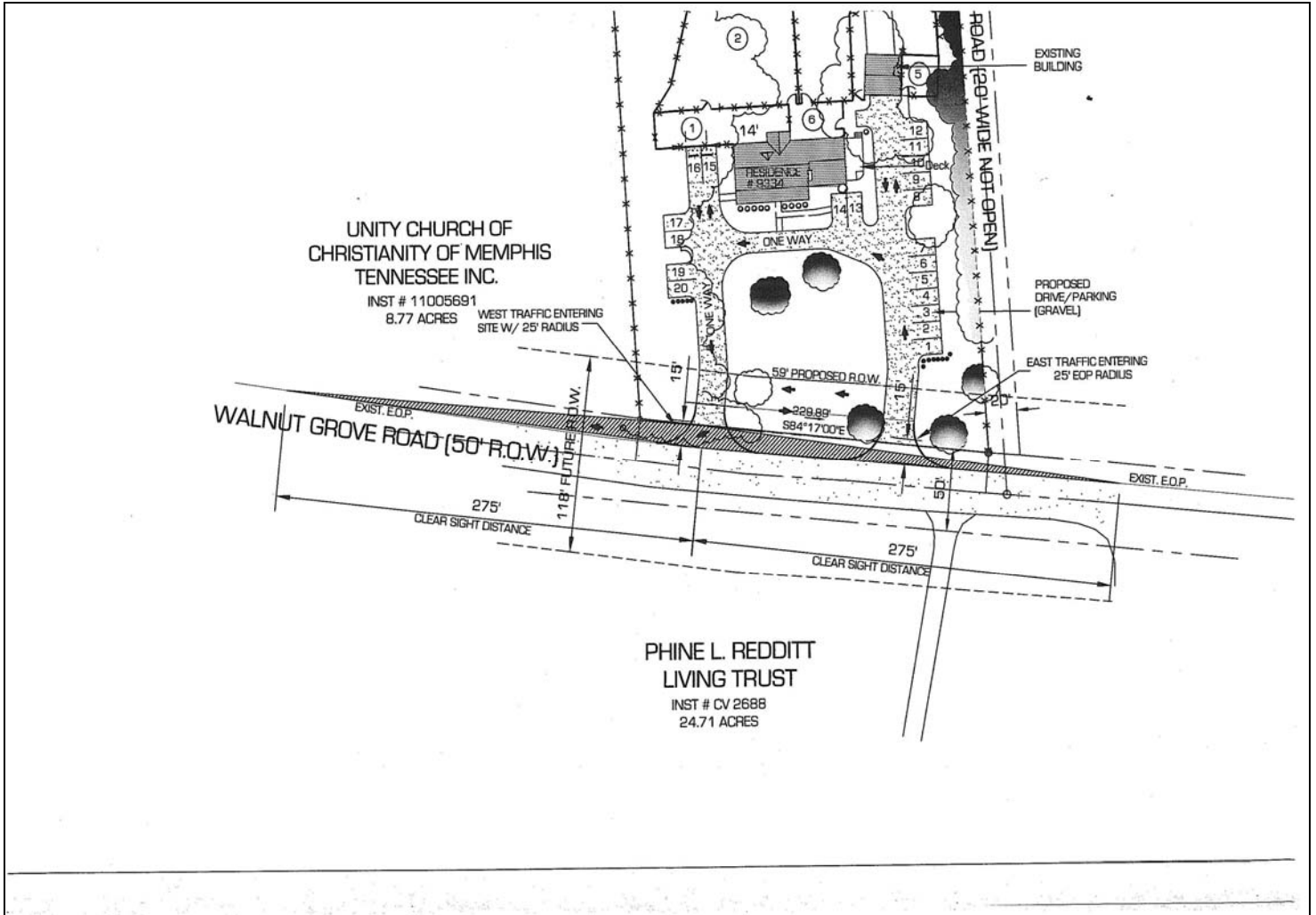


Exhibit B



SUP 11-213

Conditions

1. The proposed curb cuts and ingress and egress configuration shall meet the standards and approval of the City Engineer's Office.