

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT **# 1**

CASE NUMBER: PD 90-342 **L.U.C.B. MEETING:** September 13, 2012

DEVELOPMENT NAME: Phase III, Crown Centre P.D.

LOCATION: Northeast Corner of International Drive and Poplar Avenue

COUNCIL DISTRICT: 2

SUPER DISTRICT: 9

OWNER OF RECORD/APPLICANT: Robert Fogelman

REPRESENTATIVE: The Reaves Firm, Cindy Reaves

REQUEST: To develop a two (2) story 32,000 square-foot building to be used for a bank and offices

AREA: 2.13

EXISTING LAND USE & ZONING: Currently governed by the Crown Centre Planned Development

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION

Approval with Conditions

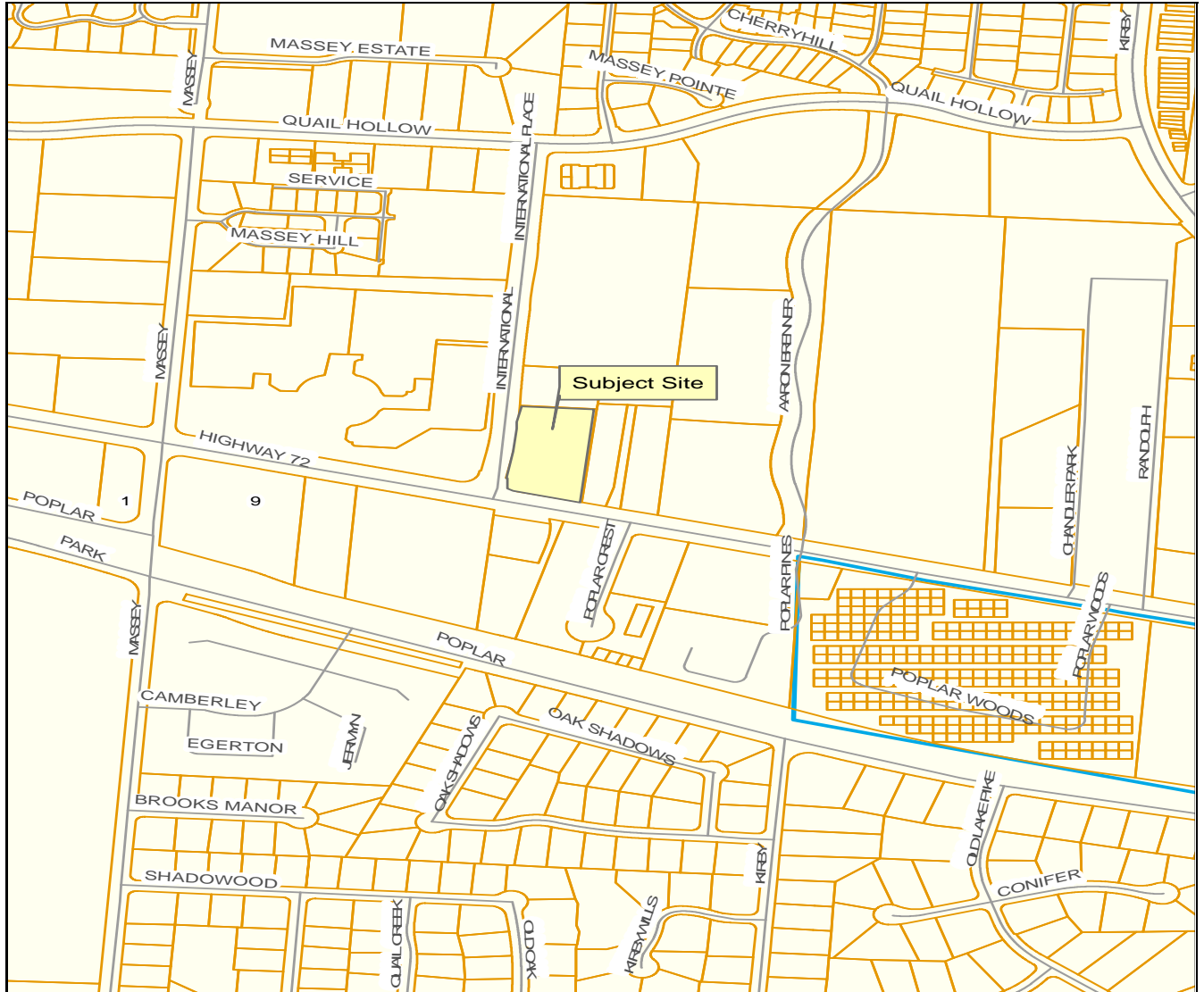
CONCLUSIONS:

1. The applicant requests a correspondence item approval to develop a two-story building, approximately 32,000 square-feet in area, on the site of the previous Cozymel's Restaurant, at the northeast corner of Poplar Avenue and International Drive. This building will be used for office and bank uses and will replace the existing building.
2. The proposal will be compatible with other developments in the immediate area and not have a negative impact on the integrity and character of the area.

CONCLUSIONS:

- 3.** The subject property has been approved formerly for OG District land use a maximum of 150-feet building height, plus height necessary for mechanical and architectural penthouse.

LAND USE AND ZONING MAP



SURROUNDING LAND USES AND ZONING:

- North:** Three (3) story office building governed by PD 88-339
- East:** Quick Service Restaurant (Backyard Burger)
- South:** Poplar Avenue
- West:** International Drive

Subject Site (Poplar Avenue View)



Subject Site (International Drive View)



Parking and Landscape (Poplar Avenue View)



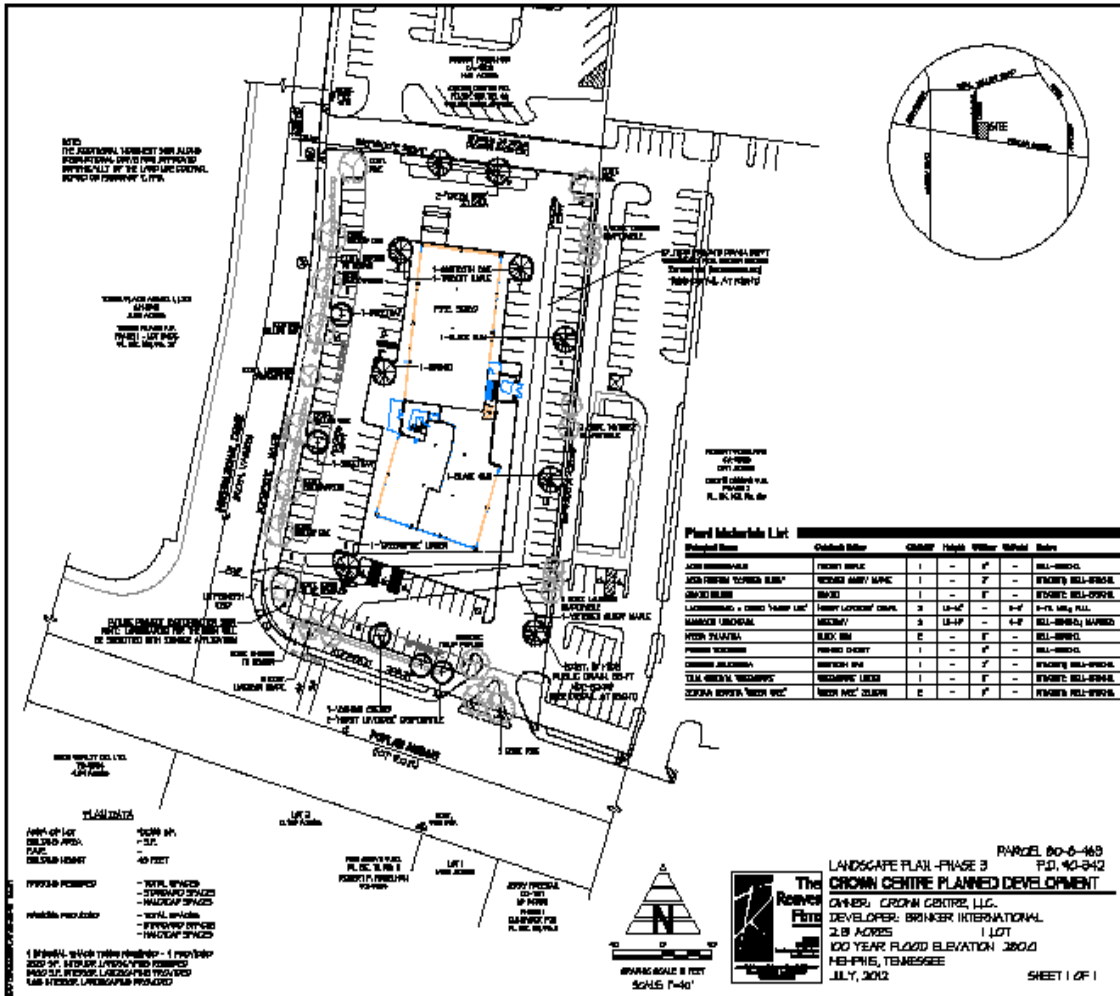
Parking and Landscape (International Drive View)



Pedestrian Access (Poplar Avenue View)



Site Plan



STAFF ANALYSIS:

This application is a correspondence item to PD 90-342. The applicant will develop a two-story building, approximately 32,000 square-feet in area, on the site of the previous Cozymel's Restaurant. The site is located at the northeast corner of Poplar Avenue and International Drive and this building will be used for office and bank uses and will replace the existing building.

The proposal will be compatible with other major developments in the immediate area and is supported by the UDC Chapter 4.10, UDC Section 9.6.9 and the LUCB approved PD 90-342 Crown Centre Planned Development. This development will meet the general provisions as identified in section 4.10.3 of the UDC:

- The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.
- The location and arrangement of the structures, parking areas, walks, lighting and other services facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for structures, parking and loading areas or access way shall be landscaped or otherwise improved except where natural features are such as to justify preservation.

This development will also meet the approval criteria identified in the UDC Section 9.6.9:

- The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.
- The project complies with all additional standards imposed on it by any particular provisions authorizing such use.

The Crown Center Planned Development Outline Plan was approved by the LUCB in January 1991; this time period predates the UDC Chapter 4.3 and UDC Section 4.3.3 which were approved August 2012:

- UDC Section 4.3.3 – ...[S]treetscape plates must be installed along public and private streets abutting the subject property. Where more than one plate is allowed, the appropriate plate must be determined in consultation with the Planning Director.

The approval date of the PD 90-342 as it pertains to the recent UDC revisions would preclude the site's streetscape from adhering to the August 2012 UDC revision as it is written.

RECOMMENDATION: Approval with Conditions

- 1) The developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
- 2) All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.
- 3) Any existing nonconforming curb cuts shall be modified to meet current City/County Standards or closed with curb, gutter and sidewalk.
- 4) 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.
- 5) Required landscaping shall not be placed on sewer or drainage easements.
- 6) The developer shall continue to meet all conditions as were approved by the LUCB per the PD 90-342; January 1991 in addition to this correspondence item.

GENERAL INFORMATION

Street Frontage:

Planning District: Shelby Farm/Germantown

Census Tract: 213.11

Zoning Atlas Page: 2145

Parcel ID: 080008 00466

Zoning History: Currently governed by the Crown Centre Planned Development

DEPARTMENTAL COMMENTS

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

City Engineer: Comments received on 8-28-2012

City Fire Division: No comments received.

City Real Estate: No comments received.

**City/County Health Department-
Pollution Control:** No comments received.

Environmental Sanitation: No comments received.

City Board of Education: No comments received.

Construction Code Enforcement: No comments received.

Center City Commission: No comments received.

Memphis Light, Gas and Water: No comments received.

Bell South: No comments received.

Memphis Area Transit Authority (MATA): No comments received.

OPD-Regional Services:	No comments received.
OPD-Plans Development:	No comments received.
Landmarks Commission:	No comments received.
Memphis Park Commission:	No comments received.
TN Dep't of Environment & Conservation:	No comments received.
Neighborhood Associations:	
Massey Hill Homeowner Assoc.	No comments received.
Center for Neighborhoods	No comments received.

