



# STAFF REPORT

AGENDA ITEM: 1

**CASE NUMBER:** BOA 19-93 (City) **B.O.A. MEETING:** October 23, 2019

**LOCATION:** The block between Second, Third, Overton and Jackson

**OWNER/APPLICANT:** ALSAC

**REPRESENTATIVE:** Jennifer Peregoy- Kimley-Horn

**REQUEST:** Variance from Sub-Section 4.5.3B to provide a parking ratio of 0.79 per 1-4 bedroom unit where 1.5 is required

Variance from Sub-Section 7.3.8C Uptown Hospital District Density/Intensity to allow 70 units per acre where 30 is required

Variance from Sub-Section 7.3.8D Uptown Hospital District Build-to Lines/Setbacks to provide setbacks of 12.5' from Third Street, 4.3' from Overton Avenue, 0' from Second Street, and 0' from Jackson Avenue

Variance from Sub-Section 7.3.8E Uptown Hospital District Building Height to allow a height of 93'1" where there is no other existing structure of a compatible height.

Variance from Sub-Section 7.3.8G Uptown Hospital District Access and Parking to allow a 79.5 ft. driveway where 24 ft. is required

**AREA:** +/-2.3 acres

**EXISTING ZONING:** Uptown Hospital (UH)

## CONCLUSIONS

During its meeting on September 25, 2019, the Board of Adjustment held the case for a period of one month. On October 15, 2019, staff received a letter from the applicant's representative asking that the case be held for 30 days so that the applicant can work with staff to address conditions listed in September 25, 2019 staff report.

## RECOMMENDATION:

*Hold for one month*

## STAFF ANALYSIS

On October 15, 2019, staff received a letter from the applicant's representative asking that the case be held for one month so that the applicant can work with staff to address conditions listed in September 25, 2019 staff report.

The letter and conditions have been added to this report.

## HOLD REQUEST



October 15, 2019

Ms. Somer Smith, AICP  
Memphis and Shelby County  
Office of Planning and Development  
City Hall, 125 North Main Street, Suite 468  
Memphis, Tennessee 38103

RE: Board of Adjustments Application – Hold Request  
BOA application case number – BOA 19-93  
Boundary: South of Overton Ave, West of N 3<sup>rd</sup> St., North of Jackson Ave., and East of N  
2<sup>nd</sup> St.

Dear Ms. Smith:

On behalf of ALSAC/St. Jude's Children's Research Hospital, we would like to request a 30 day hold on our BOA application 19-93. This request is to allow ALSAC/St. Jude Children's Hospital time to work with Office of Planning and Development staff to address the Conditions presented in the staff report.

A representative for the case will be present at the hearing on October 23<sup>rd</sup>.

Please do not hesitate to contact us with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Peregoy".

Jennifer Peregoy, P.E.  
Project Manager

### **SEPTEMBER 25, 2019 CONDITIONS**

1. A portion of the ground floor along Overton shall be occupied by an activated, commercial use. Ground floor transparency for the commercial use shall be a minimum of 60%.
2. Ground floor transparency on Overton Avenue, Jackson Avenue, and N. Third for residential and office uses shall be a minimum of 30%, situated between 2 and 12 ft. above the adjacent sidewalk. Translucent windows may be provided to meet all transparency requirements for residential and office uses.
3. Pedestrian access to the residential portion of the building from Overton is encouraged to increase the site's walkability. If no access is provided from Overton, an additional level shall be added the parking garage so that there is a minimum of one parking stall per dwelling unit.
4. The parking garage shall meet the requirements of Sub-Section 7.3.10B of the Unified Development Code.
5. Street trees planted in wells along the public right of way are encouraged along N. Second. If no street trees are provided, a mural or other form of public art shall be installed along or on the wall of the truck court.
6. Public art shall be installed in the landscape area along N. Third and the parking garage access drive in a manner that will be visible and engaging for the public and create a formal entrance or gateway for the housing development.
7. All refuse containers shall be completely screened from view from all adjacent properties and all public right-of-way.
8. The City Engineer shall approve the design, number and location of curb cuts through the curb cut permit process.
9. A final site plan with building elevations meeting Conditions 1-8 shall be submitted to the Office of Planning and Development before any building permits or a Certificate of Occupancy are issued.
10. Any change or deviation from the final site plan upon the determination of the Planning Director shall be submitted to the Board of Adjustment for review and approval or administrative review and approval by the Office of Planning and Development.

### **LETTERS RECEIVED**

No letters received at the time of completion of this report.