VIII. Site Plan Review

A. A site plan shall be submitted for the review and approval of the Land Use Control Board prior to the approval of any final plan. The plan shall be filed a minimum of 21 days prior to the regular meeting of the Board. For Parcels IA and IIIA, site plan review will be administrative in nature with the Office of Planning and Development and other appropriate governmental agencies. However, either the applicant or OPD may file an appeal to the Land Use Control Board and legislative bodies if the applicant and the OPD cannot agree on the meaning of any of the above conditions.

B. The site plan shall include the following:

1. The location of all existing and proposed public roadways on or adjacent to the property.

2. The location, dimensions, and floor area of all buildings, structures, and parking areas.

3. The location of internal streets and private drives and the number and general location of curb cuts and utility easements.

4. The location of pedestrian systems.

5. The location and use of open space.

6. Internal and perimeter landscaping.

7. The location, diameter, and species name of all trees and plants, the identification of plants to be preserved, and methods intended to be used to plants during construction.

C. The site plan shall be revised based upon the following criteria:

1. Conformance with the outline plan conditions.

2. Conformance to the standards and criteria for commercial planned developments contained in Sections 14C., 14D., 14E., and 14F. of the Zoning Regulations.

IX. A final plan shall be filed within five years of approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

X. Any final plan shall include the following:

A. The Outline Plan Conditions.

B. A Standard Subdivision Contract as defined by the Subdivision Regulations for any needed public improvements.

C. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, and required landscaping.

D. The number of parking spaces.

E. The location and ownership, whether public or private, of any easement.

F. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes.

G. The location of the floodway boundary.

H. The 100 year flood elevation.

I. An overall sewer plan for the entire site shall be submitted to the City Engineer or County Engineer prior to the approval of the first final plat. The sewage treatment system is to be built at the developer's expense and such treatment shall be made available to the Mt. Pisgah School and to be operated and maintained by Shelby County.

J. It should be understood by this applicant/developer that the approval of this application by the Memphis City Council is in no way contradictory to the Resolution passed by the Council. The resolution, adopted July 15, 1997, denies sanitary sewer service to any areas which are proposed for incorporation into municipalities other than the City of Memphis, within the City of Memphis Annexation Reserve Area.

K. The Outline Plan for Cordova Ridge Planned Development, 3rd Amendment shall be recorded with the Office of Shelby County Register reflecting the 4th Amendment prior to filing any final plan of development.

P.D. 09-302 CC (formerly P.D. 01-331 CC
Cordova Ridge Planned Development, 4th Amendment

GENERAL INFORMATION:

Street Frontage: Macon Road----------+/-466.32 linear feet.

Planning District: Shelby Farms-Germantown

Census Tract: 210.20

Zoning Atlas Page: 1960/2060

Parcel ID: D021500579

Zoning History: In 1996, this Planned Development was approved for a mixed-use Outline Plan with amendments approved in 1997, 2000 and 2001. Prior to these dates, the Agricultural(AG) District zoning of the site date to the adoption of the 1960 Shelby County Comprehensive Zoning and 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.

2. This site is located in the Memphis Reserve Area.

Sewers:

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

4. This site is located within the area served by the Grays Creek Interceptor Special Sewer Service Area. The developer must agree to pay all surcharges assessed upon his project as a part of the Special Sewer Service Area regulations.

Curb Cuts/Access:

5. The City/County Engineer shall approve the design, number and location of curb cuts.

6. The City Engineer will support the construction of a permanent cul-de-sac at the end of Sterling Ridge Drive as requested by the applicant.

Drainage:

7. 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.

8. 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:
9. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.

General Notes:
10. The width of all existing off-street sewer easements shall be widened to meet current city standards.

11. 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.

12. Required landscaping shall not be placed on sewer or drainage easements.

Shelby County Engineer:

Recommend that as part of the LUCB condition that we ask the developer to make the temporary turnaround at the end of the Sterling Ridge as shown on plat book 216 page 25 permanent and improve it with pavement, curb/gutter and sidewalk if there is no plan for continuing the Sterling Ridge road westward.

Shelby County Fire Department: No comments received.

City Fire Division: No comments.

Memphis & Shelby County Health Department:

If any monitoring wells were installed as part of an environmental site assessment they must be properly filled as outlined in Section 6 & 9 of the Shelby County Well Construction Code.

Shelby County Board of Education: No comments.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has <u>no objection, subject to the following conditions:</u>

- **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 without prior approval. It is the responsibility of the owner/applicant to comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- **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 MLGW engineering 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:

Currently this section of Macon Road is a two (2) lane roadway with forty(40') feet of right-of-way and twenty four (24') feet of pavement. According to the Memphis Urban Area 2030 Long-Range Transportation Plan, this section of Macon Road is classified as a "Rural Minor Arterial" roadway on the "Functional Classification" map. The "Existing Plus Committed Network" illustrates that there are no improvements programmed for this section Macon Road. The "Congested Roadway Network" illustrates that there is no congested along this section of Macon Road.

OPD-Regional Services: (continued)

The traffic stations below reflect traffic counts east of the subject site near Reed Hooker. This is the nearest traffic station to the subject site.

Traffic Stations

Rec	Station Number	County	Location Daily Count	Year	Annual Average	Route Number
1	000418	Shelby	EAST OF MEMPHIS	2008	3613	01458
2	000418	Shelby	EAST OF MEMPHIS	2007	4054	01458
3	000418	Shelby	EAST OF MEMPHIS	2006	3664	01458
4	000418	Shelby	EAST OF MEMPHIS	2005	3556	01458
5	000418	Shelby	EAST OF MEMPHIS	2004	4200	01458
6	000418	Shelby	EAST OF MEMPHIS	2003	3890	01458
7	000418	Shelby	EAST OF MEMPHIS	2002	3426	01458
8	000418	Shelby	EAST OF MEMPHIS	2001	3297	01458
9	000418	Shelby	EAST OF MEMPHIS	2000	2671	01458
10	000418	Shelby	EAST OF MEMPHIS	1999	3172	01458
11	000418	Shelby	EAST OF MEMPHIS	1998	3430	01458
12	000418	Shelby	EAST OF MEMPHIS	1997	2758	01458
13	000418	Shelby	EAST OF MEMPHIS	1996	2819	01458
14	000418	Shelby	EAST OF MEMPHIS	1995	2658	01458
15	000418	Shelby	EAST OF MEMPHIS	1994	2330	01458
16	000418	Shelby	EAST OF MEMPHIS	1993	1758	01458
17	000418	Shelby	EAST OF MEMPHIS	1992	2361	01458
18	000418	Shelby	EAST OF MEMPHIS	1991	2012	01458
19	000418	Shelby	EAST OF MEMPHIS	1990	2208	01458
20	000418	Shelby	EAST OF MEMPHIS	1989	2197	01458
21	000418	Shelby	EAST OF MEMPHIS	1988	1942	01458
22	000418	Shelby	EAST OF MEMPHIS	1987	1521	01458
23	000418	Shelby	EAST OF MEMPHIS	1986	1703	01458

OPD-Plans Development:

South and east parcel boundaries abut residential development. There should be some type of landscaping buffer created along these two borders to reduce any potential negative effect of the new use with the residential neighborhoods.

Neighborhood Associations/Organizations:

Cordova Ridge Neighborhood Association:	*No additional comments as of 7/2/'09.*
Cordova Leadership Council:	*" " "*
Alliance of Cordova Neighborhoods:	*No additional comments as of 7/2/'09.*
Cumberland Farms Ngh'd Association:	*" " "*
Fisherville Civic Club:	*No additional comments as of 7/2/'09.*
Gray's Creek Association:	*See Attachments.*

Applicant Response: *See Attachments.*

Staff: bb

Opposition Letter:

From: Regina Billings [regina.billings.ikk0@statefarm.com]
Sent: Wednesday, April 01, 2009 10:37 AM
To: brian.burcchus@memphistn.gov
Subject: Case # P.D.09-302 CC CORDOVA RIDGE PLANNED DEVELOPMENT

Brian,

**I am apposed to any zoning that would allow a mini storage facility
On the referenced property. I feel it would hurt home values.**

**Regina Billings
1407 Radley Cv.
Cordova, TN 38016**

901.833.7951

Gray's Creek Association:

From: Carson Looney
Sent: Friday, May 08, 2009 2:28 PM
To: 'Brian Stephens'
Cc: jreed@marx-bensdorf.com; 'Doug Dickens'; blarschan@comcast.net; ewojack@comcast.net; David Sanders; 'Carson Looney'
Subject: FW: Cordova Ridge
Importance: High

Attached are the mark-ups for the Cordova Ridge application located along Macon Rd.

The first drawing identifies the issues and the second provides one solution which addresses the issues. I had about four different concepts but once I read thru the application and figured out the original plan allows CP uses on this site it seemed like a far reach to ask them to do Residential and given that there are many vacant residential lots adjacent I don't believe this approach would gain us any traction. So with short time available I focused on showing how their basic desires could be achieved with min. changes to their plan.

In this regard I kept looking for what are the critical items and secondary items, at this point I'd say everything pointed out needs to be appropriately addressed since the transition from CP commercial use directly to Residential use requires a combination of multiple items to pull it off successfully.

Of course there are many ways to solve the issues, this was the best first stab for a freebee.

Brain, I tried to keep comments to design issues but here's a couple more items you could point out. They are requesting the change to allow the mini-warehouse (self storage).... This leads me to believe they desire to build this sooner than later. In their "design" the storage structures extend almost to Macon Rd. without any landscape or screening. This is horrible in that it would appear negative in total but Horrible until all the other structures were built. I've shown this set-back not to exceed the front of the structure in parcel 3 and feel pretty strong about this and that it should be a condition of approval.

The landscape area along Macon in front of the proposed bank is called out to be 11ft., this is way too narrow to establish the hardwood street trees we've requested/required of any application.

The parking lot in front of parcel 2 which is adjacent to the existing residential area will create a negative situation for these homes. The revised concept plan addresses this and should be a requirement of approval.

Both of the two items above create a negative situation for the undeveloped property across Macon along with the residential area across the street.

The existing homes have min. side yard setbacks, the 40ft. setback and landscape screen I've shown is not excessive due to the difference in uses and the issues the homeowners will face. I believe I read in the orig. application that a 40ft. setback was required on another abutting residential parcel.

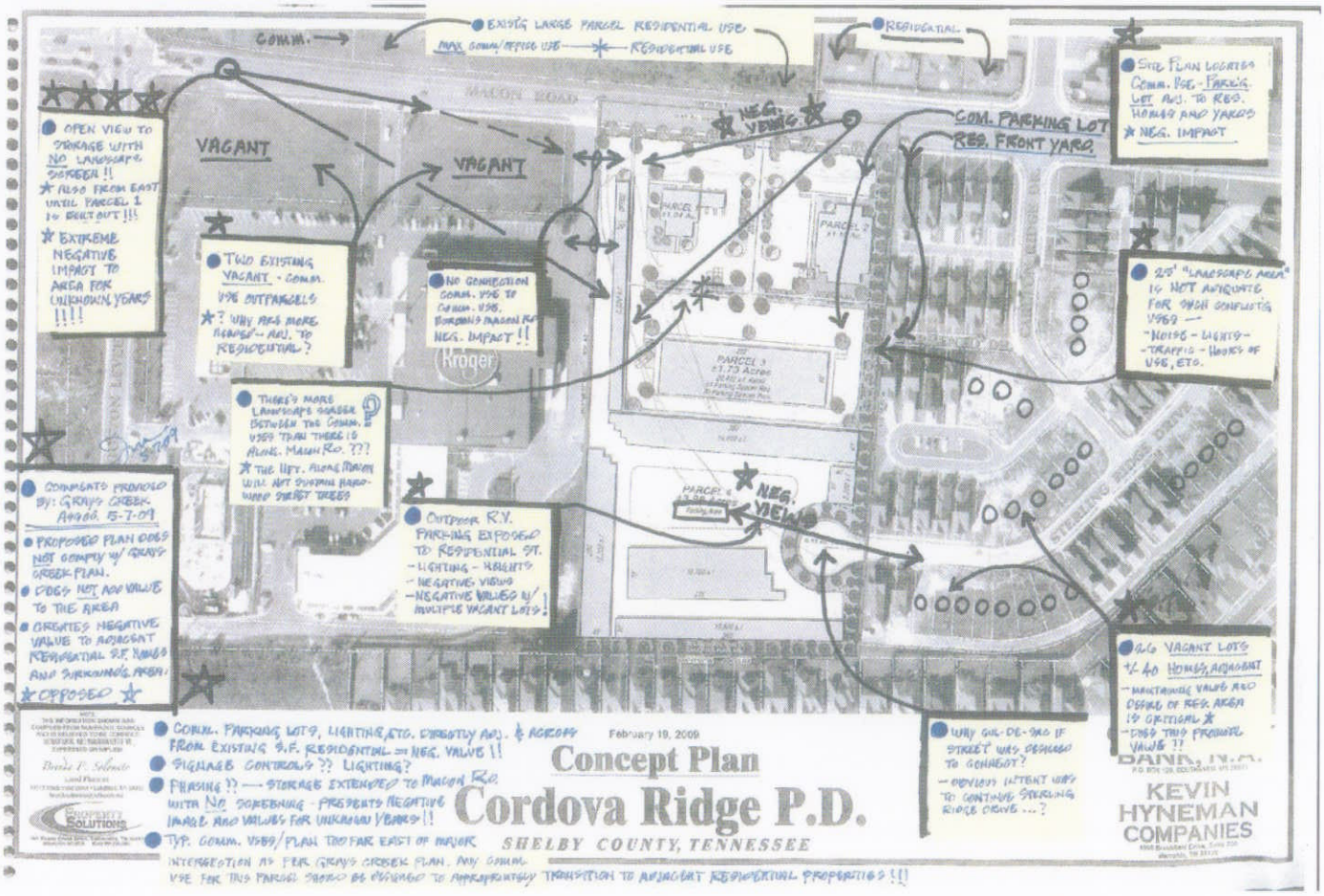
One major issue is doing whatever is responsible and right to try and assure Values near this area maintained. The existing residential area to the east has many vacant lots (3-4 years vacant) and the values of these homes are some of the lowest in the area. This development can either at a min. stabilize this neighborhood but at worst could create such a negative situation that these homes are greatly devalued, rented, etc. and this area becomes a place to stay away from. We can't allow this "one shot" gig to create an unsustainable situation. That's why I feel strongly that each and every issue and idea must be addressed and incorporated should this application be approved.

Thanks,

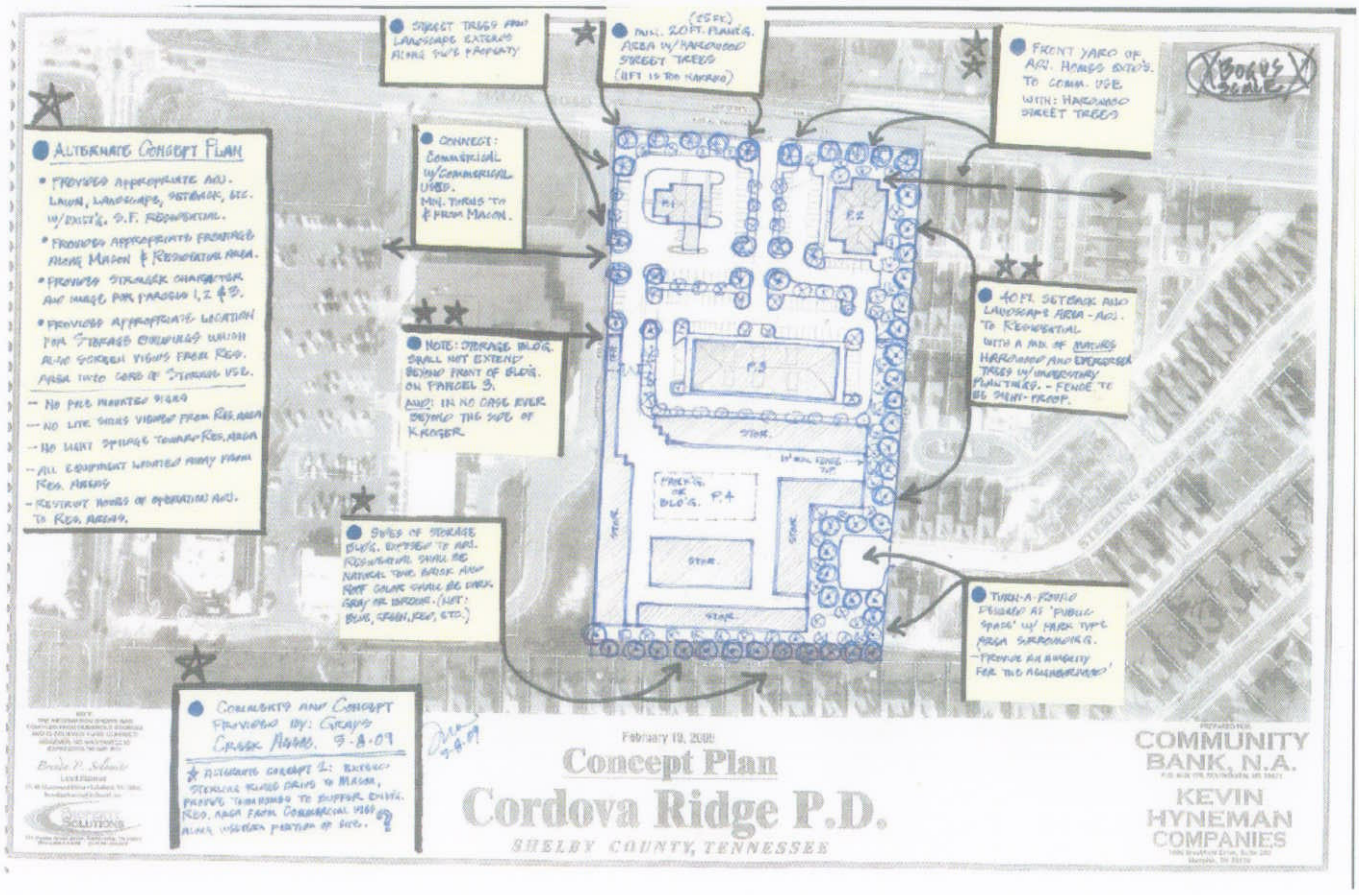
Carson

J. Carson Looney, FAIA
Looney Ricks Kiss Architects

Gray's Creek Association Mark-Up 1 of 2:



Gray's Creek Association Mark-Up 2 of 2:



From: Zack Randolph [zrandolph@kevinhyneman.com]
Sent: Monday, June 29, 2009 9:23 AM
To: Bacchus, Brian
Cc: brendasolomito@bellsouth.net; stephensgroup@gmail.com
Subject: Cordova Ridge P.D. Outline Plan Modificiation - July 9th, 2009 LUCB Meeting

Brian B.,

I think Brenda has already called you but just to be sure I wanted to let you know that we'll be moving forward with our request to add the mini-warehouse use to 3.98 acres of the 8.45 acre Community Bank site as previously submitted. The conceptual site plan meets or exceeds the specifics of the mini-warehouse ordinance and, after meeting / communicating with all of the affected neighborhood associations, I don't believe that there will be any organized opposition.

Thank you,

Zack

Cordova Ridge P.D. Outline Plan Modification
Response to LRK's comments dated 05-07-09

(1) Comment: *Open view to storage with no landscape screen (traveling east on Macon Road).*

Response: First, the concept plan is sensitive to the surrounding area by using a very narrow entrance on Macon Road. The entry is only 55 feet wide when most mini-warehouse developments use 100 feet or more.

Second, it is not typical to install heavy landscape screening between adjacent commercial uses. Once the vacant out parcels in front of Kroger along Macon Road develop, the sight lines as sketched will be blocked. It would be very short sighted to impose the burden of a commercial-to-commercial landscape screen to address a temporary aesthetic sight line concern.

Third, the proposed architecture for the mini-warehouse buildings calls for all masonry construction and will be more attractive that the existing commercial construction.

Fourth, All of the proposed landscaping and the Macon Road streetscape shown on the concept plan meet or exceed the requirements set forth in the approved planned development and ZTA 96-002CC(ordinance specifically addressing mini-warehouse developments).

(2) Comment: *Negative view traveling west on Macon Road.*

Response: Again, the proposed architecture for the mini-warehouse building elevations will be all masonry so the view while traveling west on Macon will effectively be a brick wall with an eight-foot evergreen screen in front. This would not create a negative view looking west into the site.

(3) Comment: *Site Plan locates commercial use parking lot adjacent to residential homes and yards.*

Response: Parcels 1, 2, and 3 are not a part of this application and are shown on the concept plan for illustrative purposes only. Parcel 4 is the only portion of the property for which the additional mini-warehouse use is being added. The balance of the property (Parcels 1, 2, and 3) will remain as previously approved. It should be noted that the 25-foot landscape screen (with sight proof fence) shown along the east boundary of Parcels 2 and 3 is 10-feet wider than the 15-foot screen required by the approved planned development and meets the specifically referenced landscape requirement in ZTA 96-002CC.

(4) Comment: *25-foot landscaping screen (along east line of parcel) is not adequate for such conflicting uses. Suggest a 40-foot screen.*

Response: See response to Comment (3). The applicant is opposed to a 40-foot landscape screen along the east line.

(5) Comment: *No connection commercial use to commercial use. Burdens Macon Road.*

Response: The concept plan absolutely does connect the subject parcel with the commercial parcel adjacent to the west (Kroger). The existing drive located on Macon at Kroger's east line will be shared with and provide access to the site.

It should be noted that the other driveway to the site is located between Parcels 1 and 2 carefully avoiding the east line nearest to the existing residential.

(6) Comment: *Minimum 20-foot wide planting area for street scape along Macon Road. 11-feet is too narrow to sustain hardwood street trees.*

Response: Standard plate A-3 is required by the approved P.D. and has been the typical requirement for many years. The applicant is opposed to the placement of arbitrary requirements or conditions on its property.

Again, Parcels 1, 2 and 3 are not a part of this application.

(7) Comment: *Extend the front yard setback dimension of the adjacent residential homes into Parcel 2 as a landscape area and plant with hardwoods.*

Response: The applicant is opposed to this 'taking' of its property.

Parcel 2 is not a part of this application.

(8) Comment: *Outdoor R.V. parking area is exposed to residential street creating a negative view.*

Response: The fully developed cul-de-sac shown on the concept plan is superior to the undersized patch of asphalt that currently exists. The residents currently have a view of the rear of the Kroger store.
The concept plan proposes the planting of a 25-foot wide landscape screen completely around the head of the cove. The screen will include a sight proof fence. This plan represents a dramatic improvement of the existing condition.

(9) Comment: *Why cul-de-sac if street was designed to connect? Obvious intent was to connect Sterling Ridge Drive.*

Response: The adjacent neighborhood (Cordova Ridge P.D. Phase 7) is only 11.2 acres in size and was originally designated for office uses. When it became apparent that the demand for office along this portion of the Macon corridor was low the County allowed this property to be rezoned for residential uses. Please note that this subdivision has no connectivity to any of the surrounding neighborhoods and has two points of access to Macon Road.

Any extension of Sterling Ridge Drive through the subject commercial property would damage and potentially destroy it's viability for commercial uses without accomplishing any meaningful connection to the Kroger site. Due to the location of Kroger's detention pond Sterling Ridge Drive cannot be extended to the west and creating another public street intersection in Macon Road east of the Kroger site would be expensive, effectively pointless and extremely disruptive to the orderly development of the applicant's site.

Both the applicant and the residents of Cordova Ridge P.D. Phase 7 are opposed to any extension of Sterling Ridge Drive into or through the commercial site.

(10) Comment: *Storage buildings shall not extend (northward) beyond front of building on parcel 3 and in no case ever beyond the side of Kroger.*

Response: This condition is unacceptable because it provides no presence along Macon Road for the mini-warehouse site. Additionally, the alternate site configuration presented is not practical because it does not allow for ingress and egress of moving vehicles into and out of the storage facility without driving through parking lots designated for service to the retail component of the development. The alternate site plan does not appear to provide proper turning radii to accommodate typical moving vehicles.

The applicant is opposed to this or any similar condition.

(11) Comment: *Does not add value to the area. Creates negative value to adjacent residential single family homes and surrounding area.*

Response: This comment seems short sighted. If this commercial parcel is allowed to develop as submitted with appropriately designed architectural elements it will enhance rather than detract from the overall neighborhood.

- The south side of Macon Road will finally be completed from the residential subdivisions west to Houston Levee Road.
- The mini-warehouse site will have attractive masonry elevations and a generous 25-foot maintained landscape screen as a buffer for the existing residences as opposed to the open view of the back of the Kroger building / strip center that they currently enjoy.
- The temporary turn-around at the west terminus of Sterling Ridge Drive will become a fully developed, landscaped cove head.
- The mini-warehouse site will conveniently provide a much needed service to the area residents and is a lower impact use of the property than what is already currently approved.
- Comparatively narrow mini-warehouse frontage along Macon Road.
- This plan offers an additional 10-feet of landscaping width along the east line of the development above what is currently approved for the commercial component.

Brian,

If we were starting a new development in 2009 with a blank slate in a growing economy then it would be appropriate to incorporate many of LRK's proposed ideas; but this is effectively the last piece (4.3%) of an existing planned development and we're in the middle of an economic depression. It is not appropriate to impose 2009 master planning criteria onto the final piece of a puzzle that was started in 1996.

I would enjoy the opportunity to further discuss this project with you and Carson. Please call me at your earliest convenience at 849-7067.

From: Regina Billings [regina.billings.ikk0@statefarm.com]
Sent: Wednesday, May 13, 2009 12:19 PM
To: Bacchus, Brian

You know it would really be nice to use the land for playground, walking trail.

Regina Billings
Jeff Myers, Agent
139 N. Main Street
Collierville, TN 38017
Phone (901) 854-5344 Fax (901) 854-5346

NOTE:
THE INFORMATION SHOWN WAS COMPILED FROM NUMEROUS SOURCES AND IS BELIEVED TO BE CORRECT; HOWEVER, NO WARRANTEE IS EXPRESSED OR IMPLIED.

Brenda P. Solomito
Land Planner
10145 Mackwood Drive • Lakeland, TN 38002
brendasolomito@bellsouth.net

PROPERTY SOLUTIONS
784 Deans Creek Drive, Collierville, TN 38017
(Work) 901.407.0528 (Cell) 901.730.0887

July 18, 2009

Concept Plan

Cordova Ridge P.D.

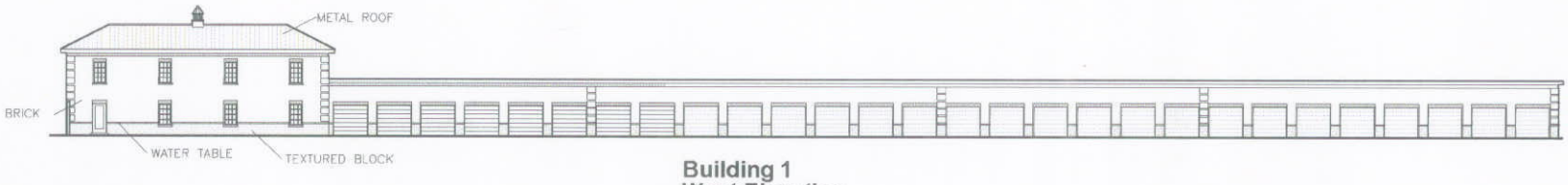
SHELBY COUNTY, TENNESSEE

PREPARED FOR:

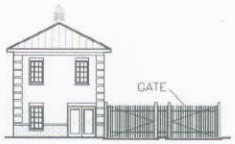
COMMUNITY BANK, N.A.
P.O. BOX 129, SOUTHAVEN, MS 38671

KEVIN HYNEMAN COMPANIES
1000 Brookfield Drive, Suite 250
Memphis, TN 38120

Rendered Elevation



Building 1
West Elevation
1
Scale: NTS



Building 1
North Elevation
2
Scale: NTS

Building 1
South Elevation
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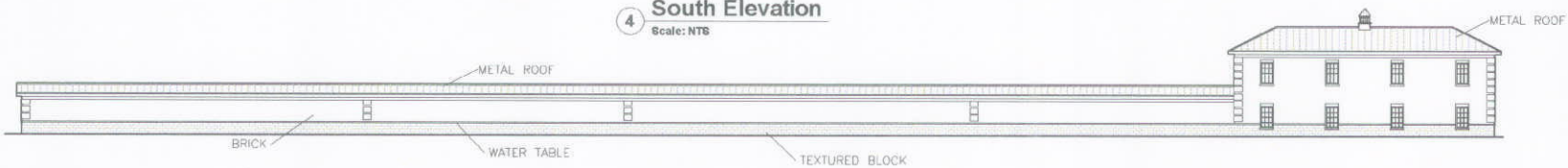
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South Elevation
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Scale: NTS