J. 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 those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or owner's association. Such maintenance shall be performed to ensure that the system operates in accordance with the approved plan located in the City/County Engineer's Office. Such maintenance shall include, but not limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

K. All grading and drainage plans shall show a minimum of 100 feet of off site topography on all sides in order to determine the effect of offsite features on the subdivision under review or its effect on adjacent properties.

L. The Developer will be expected to enter into a Standard Subdivision Contract, as required in Section 500 of the Subdivision Regulations, for required public Improvements, including paving, under the Shelby County Paving Policy.

VIII. PUBLIC SEWER, WATER, AND EASEMENTS:

A. Provision of sanitary sewer service approval to this development is the responsibility of the City of Memphis.

B. A sewer development fee shall be paid to the City of Memphis at the time of each final plan approval.

C. Off-street sewer easements shall be a minimum of fifteen (15') in width.

IX. The Land Use Control Board may modify the bulk, access, landscaping, screening, signage, and other site improvements If equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the appropriate legislative body.

X. SITE PLAN REVIEW:

A. A Site Plan for Areas 9 and 10 shall be submitted for the review, comment, and recommendation of the Office of Planning and Development (OPD) and appropriate City and County agencies, for approval by the Land Use Control Board, prior to the recording of the Final Plan for Areas 9 and 10.

B. The site plan shall be filed a minimum of twenty (20) days prior to the regular meeting of the Land Use Control Board, including the following information:

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

2. The dimensions, area, shape, orientation, and configuration of all buildings and lots, location of service and off-street parking areas.

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

4. The design and type of materials used on building facades, elevations, walls, and entryways.

C. The site plan shall be reviewed based on the following criteria:

1. Conformance with the Outline Plan Conditions and the standards and criteria for residential planned developments contained in the Zoning Ordinance and Subdivision Regulations.

2. Adequacy of public facilities (streets, sewers, drainage, etc,).

3. Elements of site plan design such as building orientations and setbacks, access, parking, internal vehicular and pedestrian circulation, landscaping, and lighting.

4. Consistency between buildings in regard to general building elevations and materials.

XI. FINAL PLAN:

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

Any final plan shall include the following:

A. The Outline Plan Conditions,

B. Required landscaping,

C. Front and rear yard setbacks,

D. The exterior appearance of proposed buildings and signs,

E. A standard improvement contract as defined by the Subdivision Regulations for any needed public improvements,

F. The exact location and dimensions of utility easements, drives and required landscaping, screening areas,

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

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

I. The final plat shall reflect the appropriate width pedestrian/sidewalk/utility easement along both sides of all alternative design street dedications in accordance with the Subdivision Regulations,

J. The following note shall be placed on the final plat of any development requiring on-site 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 Engineer. The storm-water detention systems located in these areas, except those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owner's 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 Engineer's Office. Such maintenance shall include, but not limited to the removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

K. The Outline Plan shall be revised illustrating this plan amendment and re-recorded with the Office of Shelby County Register prior to the approval of any final plan of development.

P.D. 08-324 CC(formerly P.D. 03-343 CC)
Woodland Hills II Planned Development, Amended

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

CASE NUMBER: **P.D. 08-324 CC** **L.U.C.B. MEETING:** **November 13, 2008**

DEVELOPMENT: **WOODLAND HILLS II PLANNED DEVELOPMENT, AMENDED**

LOCATION: **North side of Walnut Grove Road; ±2,540 feet west of Houston Levee Road**

COUNCIL DISTRICT(S): **Unincorporated Shelby County**

OWNER / APPLICANT: **Coastal Fuels, Inc.**

REPRESENTATIVES: **Harkavy, Shainberg, Kaplan & Dunstan, PLLC(Ron Harkavy)**
Dalhoff-Thomas-Daws(Bob Dalhoff)

REQUEST: **Planned development amendment to allow single family homes with minimum lot sizes of 6,000 sq. ft., including independent and assisted living for seniors, licensed health care, nursing home and associated medical facilities.**

AREA: **196.89 Acres**

LAND USE & ZONING: **Single family homes and vacant land approved for single family(R-S10) and multi-family residential(R-ML) and commercial(C-P) land uses in Woodland Hills II Planned(P.D. 04-343 CC).**

SURROUNDING LAND USES AND ZONING:

North: Single family estate homes in Agricultural(AG), Agricultural Flood Plain(AG[FP]) Districts.

East: Single family estate homes and vacant land in Agricultural(AG) and Agricultural Flood Plain(AG[FP]) Districts.

South: Single family homes in Gardens of Gray's Hollow(P.D. 06-352 CC), vacant land, cell tower in Walnut Grove/Hall Road Planned Development(P.D. 01-305 CC).

West: Single family estate homes and vacant land in Agricultural(AG), Agricultural Flood Plain(AG[FP]), and Floodway(FW) Districts.

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Rejection

Staff: ***Brian Bacchus*** **E-mail:** ***brian.bacchus@memphistn.gov***

CONCLUSIONS:

1. **The planned development amendment is an elongated tract of land totaling 197 acres of primarily vacant land located in East Central Shelby Planning District at the north side of Walnut Grove Road and adjacent to Gray's Creek.**

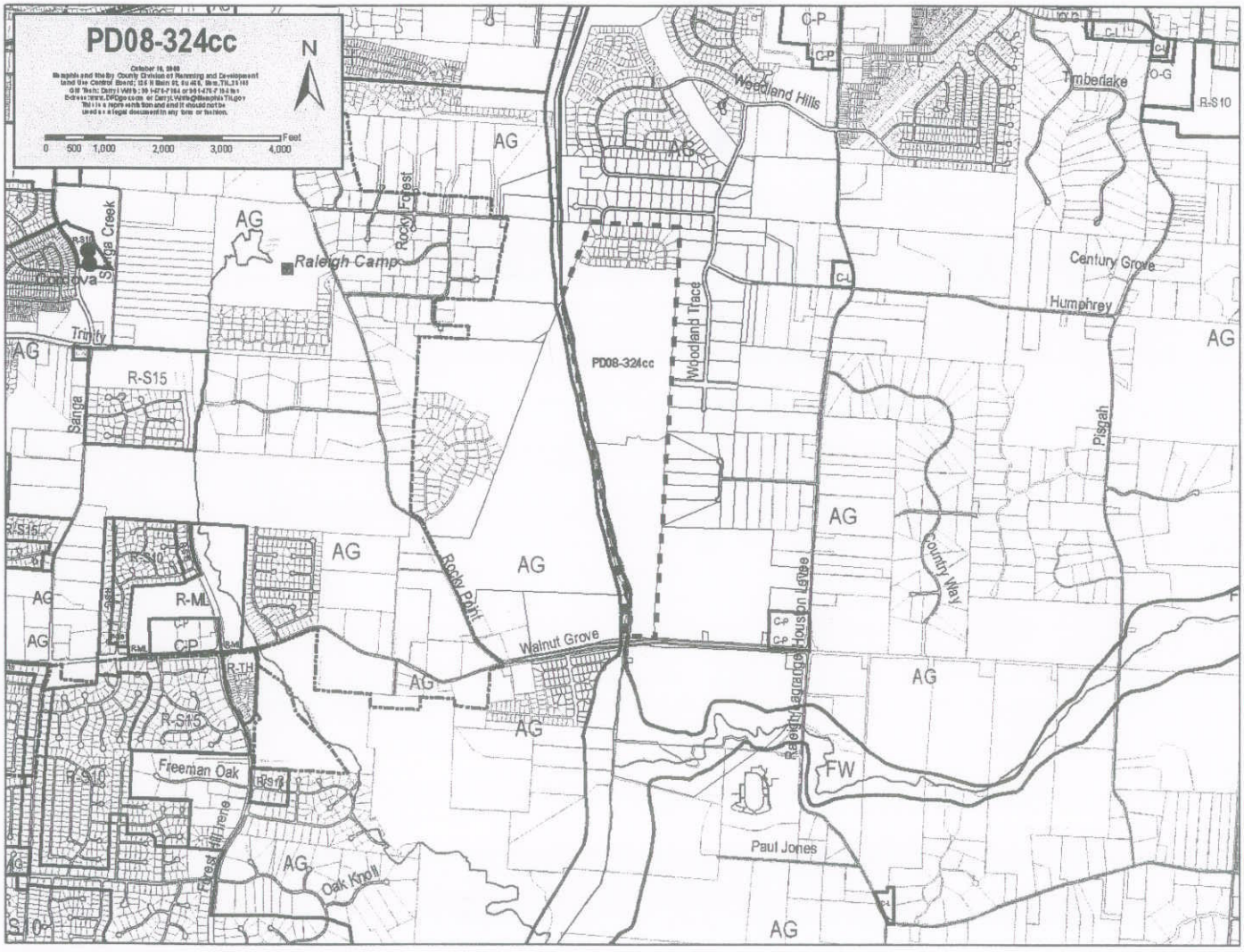
2. **The planned development amendment application seeks to increase the density of the overall development plan from 3.8 dwellings units per acre to 4.43 units per acre. This calculation includes the development of Area 9 for multi-family. This amendment to allow lots 6,000 square feet in area is significantly greater than recommended density in the Gray's Creek Area Plan.**

3. **Given the increase in density for a total of 336 single family homes with private gated senior living communities within this development, the two points of access as proposed on the site plan will not provide a sufficient circulation system for this residential area.**

4. **This amendment to reverse the approved north-south public road connection between Trinity Road and Walnut Grove Road does not conform with the residential design principles of the Gray's Creek Plan which require interconnectivity of public roads.**

5. **All public planning agencies concerned about transportation planning have recommended that the north-south public road connecting Trinity Road and Walnut Grove Road shall remain in place.**

ZONING & ROADWAY MAP:



LAND USE & ZONING MAP

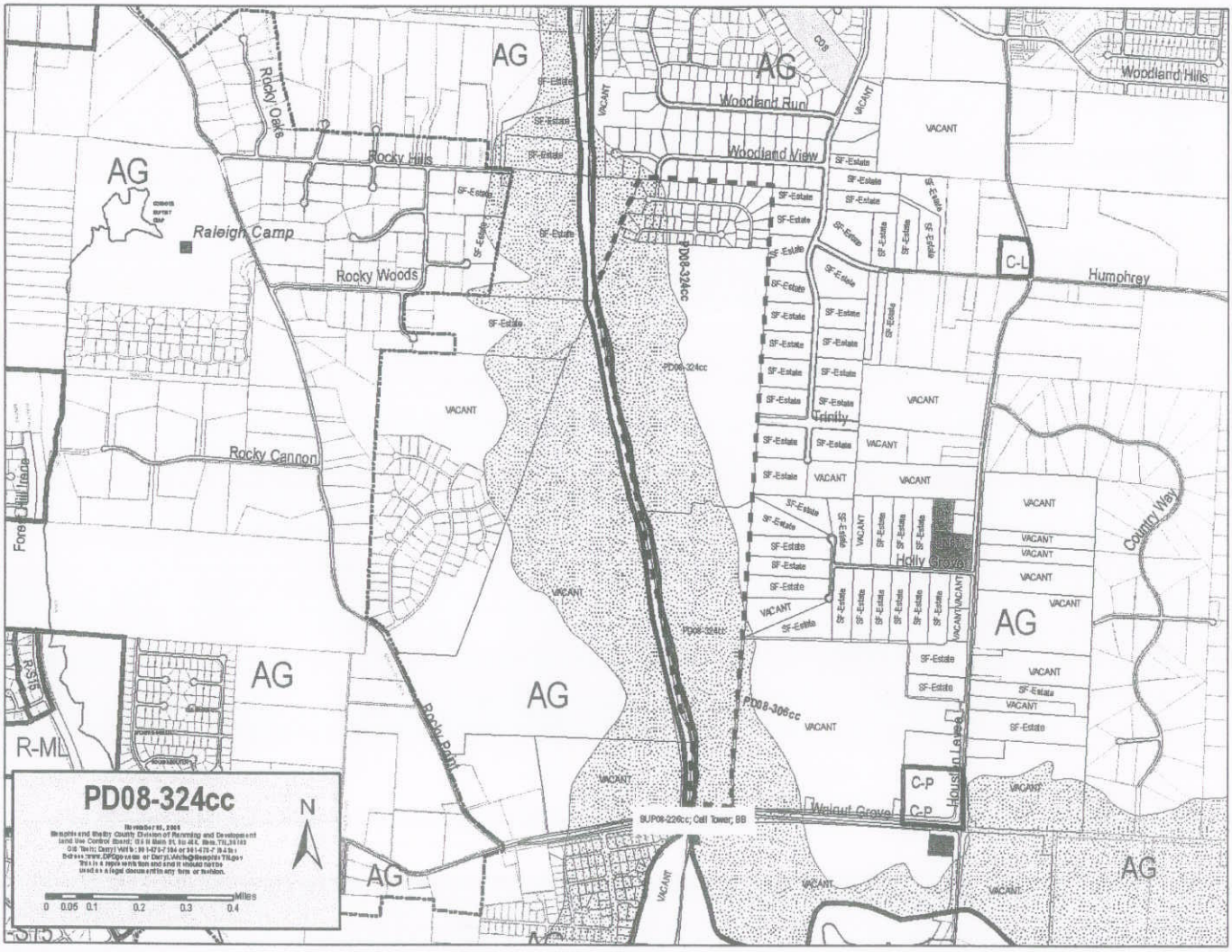
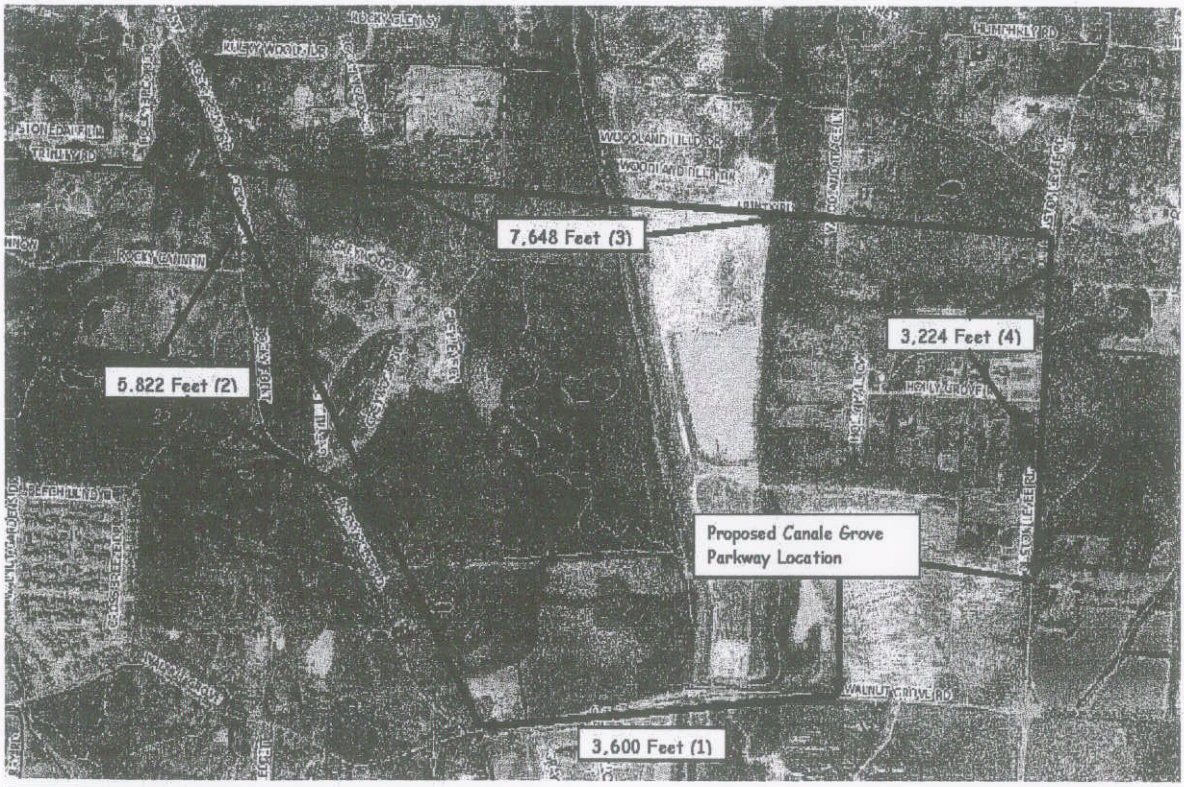


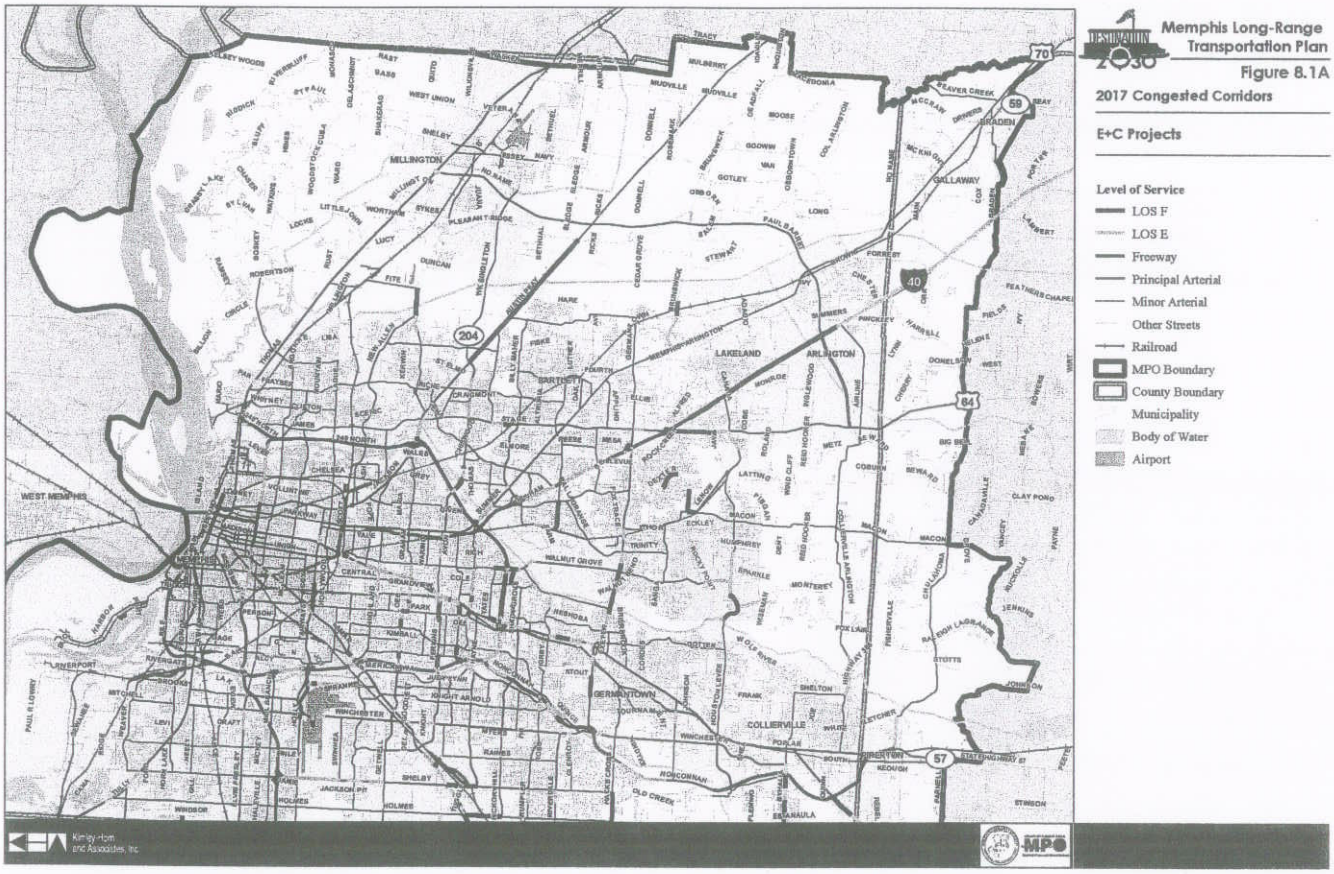
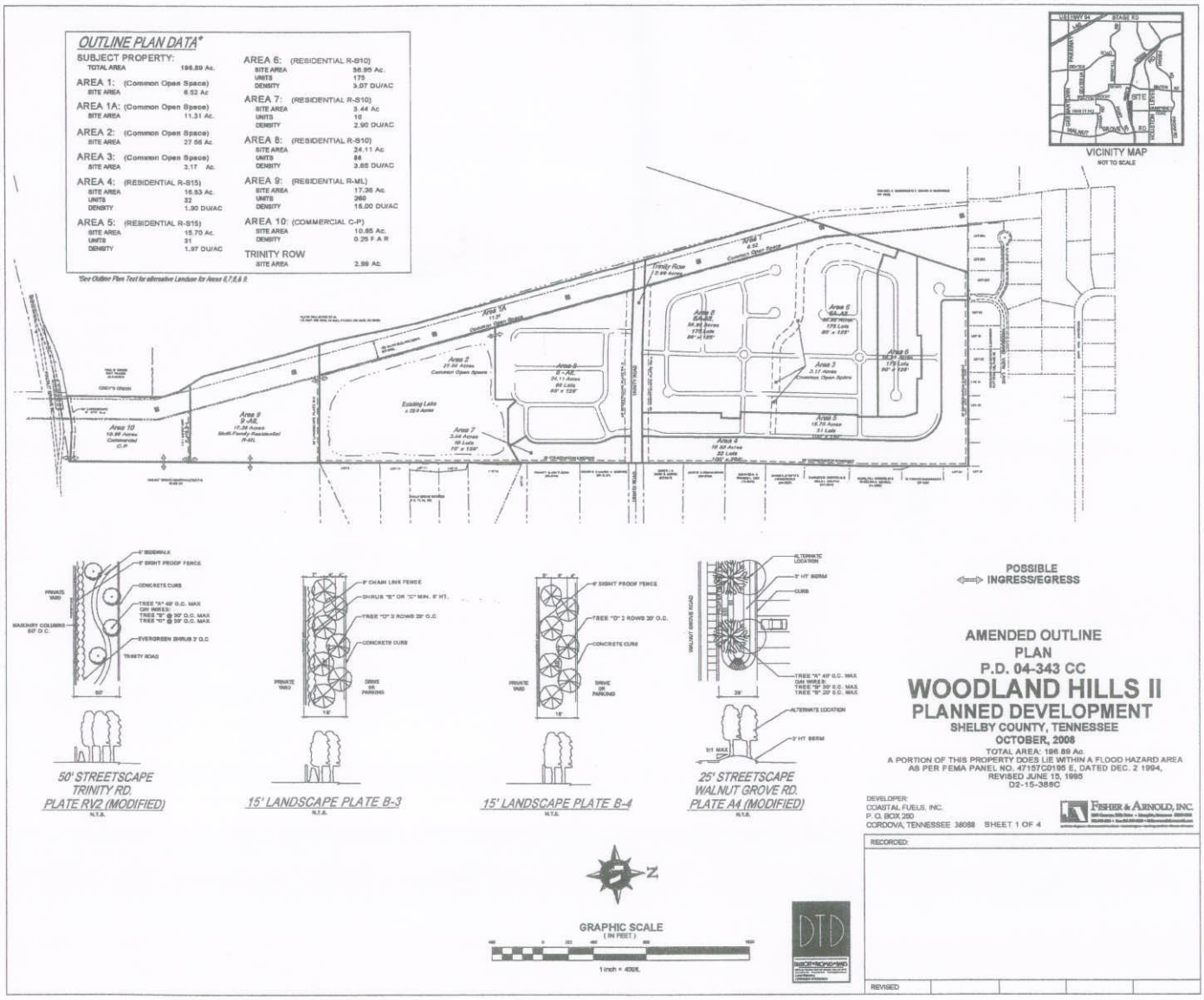
FIGURE-1
TOTAL BLOCK PERIMETER MAP:



TOTAL BLOCK PERIMETER

20,294 FEET (3.84 MILES)
[(1) 3,600 feet + (2) 5,822 feet + (3) 7,648 feet + (4) 3,224 feet]

FIGURE-2
2017 CONGESTED CORRIDORS MAP:



OUTLINE PLAN: