

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND  
DEVELOPMENT  
STAFF REPORT #2**

**CASE NUMBER:** SAC 09-606 **L.U.C.B. MEETING:** 7/09/09

**STREET NAME:** Delp Street Closure

**LOCATION:** Beginning 50 feet southwest of BNSF Railroad and  
ending 60 feet northeast of BNSF Railroad

**COUNCIL DISTRICT:** 3

**SUPER DISTRICT:** 8

**APPLICANT:** BNSF Railway

**REPRESENTATIVE:** W. Max Rexroad/Hanson-Wilson

**REQUEST:** Close Delp Street at its at-grade railroad crossing  
south of Pidgeon Roost Road

**EXISTING LAND USE & ZONING:** Area characterized by  
warehousing uses within the  
Light Industrial (I-L) District

**SURROUNDING LAND USE & ZONING:**

**North:** Industrial uses along Pidgeon Roost Road in the I-L  
Zoning District

**East:** Warehousing and intermodal rail facility in the I-L Zoning  
District

**South:** Industrial uses along Delp Street in the I-L Zoning District

**West:** Industrial uses in the I-L and I-H Zoning Districts

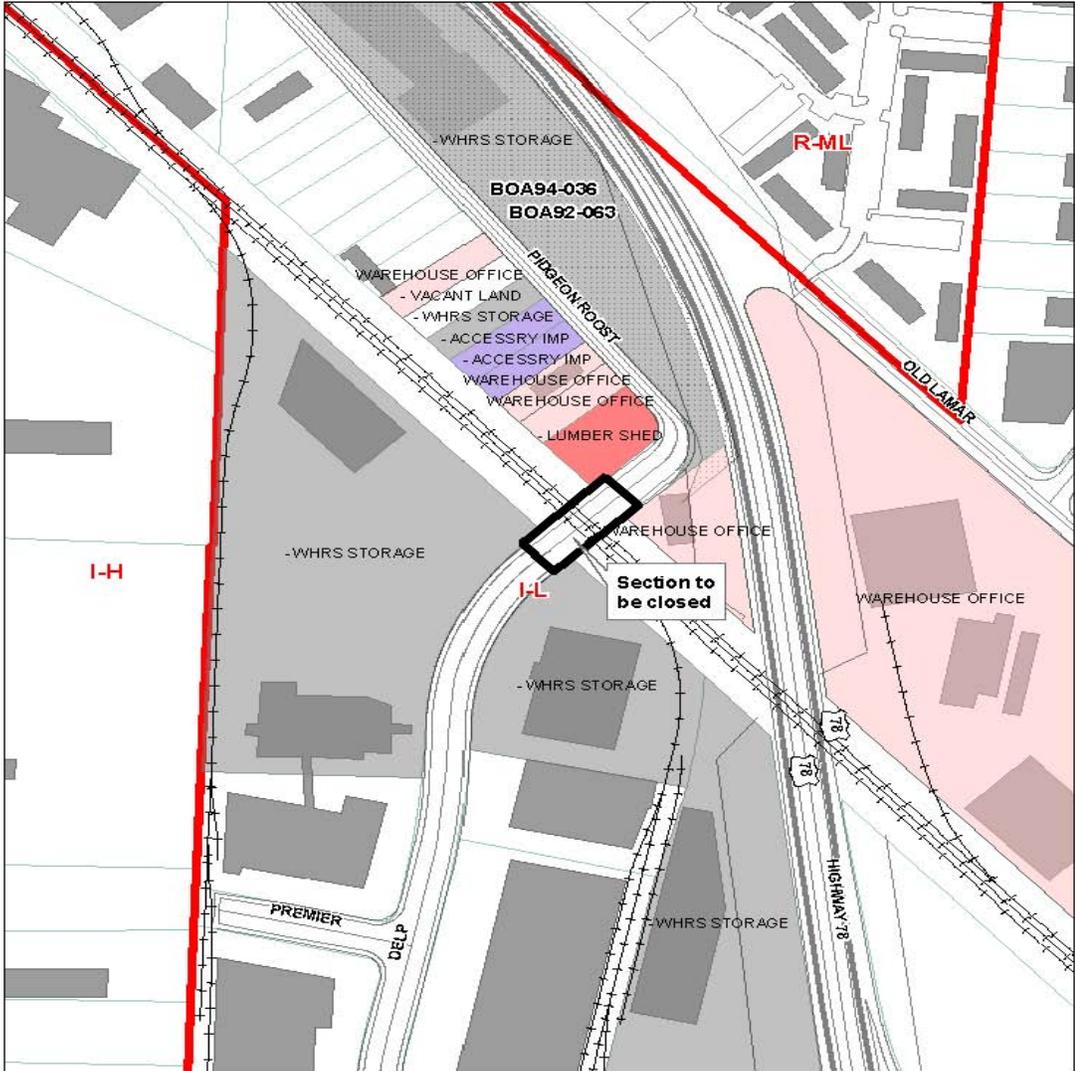
**OFFICE OF PLANNING AND DEVELOPMENT  
RECOMMENDATION:**

*Approval With Conditions*

## **CONCLUSIONS**

1. Burlington Northern Santa Fe (BNSF) Railroad has recently constructed a massive intermodal freight yard southeast of the proposed closure. This facility includes the need to stage trains of often excessive lengths in preparation of entering or exiting the yard. Such staging often can block public road crossings for long periods of time, so where feasible, these public road crossings are being closed to eliminate these vehicular/train conflicts.
2. While Delp Street/Pidgeon Roost Road connection is over a mile long from Raines Road north to Homewood Avenue, it is the most indirect and less traveled north-south street serving the various industrial uses bounded by Winchester Road to the north, Raines Road to the south, Lamar Avenue to the east, and Getwell Road to the west. Primary north/south access will remain with Homewood Avenue, Airpark Drive, Lamar Avenue and Getwell Road.
3. The applicant will be required to construct a cul-de-sac turn around at each end of the closure area.
4. The closure is recommended for approval. Both Delp Street and Pidgeon Roost Road will remain accessible to property owners along either side of each street.

**SAC 09 606**



Map Date: 6/11/09  
Shelby County ReGIS 678.2470

310 155 0 310 Feet





**Aerial Photo of Closure Area**





**Closure Area Looking Southeast Toward the Intermodal Yard**



**Closure Area Looking Northwest**



**Looking South from Pidgeon Roost Road**



**Poor Condition of Crossing**



The closure area is illustrated here in relation to the BNSF Intermodal Yard.

**STAFF ANALYSIS**

There is no objection to this closing. There remain adequate circulation alternatives in the area to serve this large, industrial are of Southeast Memphis. The applicant will be required to construct the appropriate cul-de-sac turn-arounds at the north and south ends of the closure. The applicant has the consent of all adjoining property owners who will be receiving the property within the street right-of-way once closed. The City Engineering Office is also supportive of the request.

Please see the “Conclusions” section of this report on Page 2 for more details.

**RECOMMENDATION:** Approval of the closure of Delp Street subject to the following conditions:

1. Dedicate and improve the terminal ends of Pidgeon Roost Road and Delp Street with a cul-de-sac turn around whose radii shall be determined by the City Engineering Office. The applicant shall enter into a Standard Improvement Contract to cover the above-required construction work.
2. Provide easements for existing sanitary sewers, drainage facilities, and other utilities or relocate at the applicant’s expense.
3. The applicant shall comply with all conditions of the closure within two years of the conditional approval of the closure by City Council.

## **GENERAL INFORMATION**

**Planning District:** Oakhaven/Parkway Village

**Zoning Atlas Page:** 2340

### **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.

**Roads:**

2. Dedicate and improve the terminal ends of Pigeon Roost Road and Delp Street with 75 foot radii and improve in accordance with Subdivision Regulations.

**Street Closures:**

3. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
4. City sanitary sewers/drainage facilities are located within the proposed closure area.
5. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a curb cut permit from the City Engineer to cover the above required construction work.
6. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.
7. The width of all existing off-street sewer easements shall be widened to meet current city standards.

**City Fire Division:** No comments.

**City Real Estate:** No comments received.

**City/County Health Department:** The Water Quality Branch has no comments.

**City Board of Education:**

The subject property does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). No identifiable impact on MCS' school-aged population nor MCS' property interests.

**Construction Code Enforcement:** No comments received.

**Memphis Light, Gas and Water:** No comments received.

**Bell South / Millington Telephone:** No comments received.

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

**OPD-Regional Services:** No comments received.

**OPD-Plans Development:** No comments.

**Park Services Division:** No comments received.

**Memphis Airport Area Development Corporation:** No comments received.

SW-NRS