

**STAFF REPORT**

**CASE NUMBER:** Z 10-106                      **L.U.C.B. MEETING:** June 10, 2010

**LOCATION:**                                      West side of White Station Road; 255 feet north of Poplar Avenue

**COUNCIL DISTRICT:**                      5

**SUPER DISTRICT:**                        9

**APPLICANT:**                                Jack Erb Company

**REPRESENTATIVE:**                      SR Consulting, LLC - Cindy Reaves

**AREA:**                                         0.679 Acres

**REQUEST:**                                 Local Commercial (C-L) District

**EXISTING LAND USE & ZONING:**

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION  
APPROVAL**

*Staff Planner: Sheila Pounder*

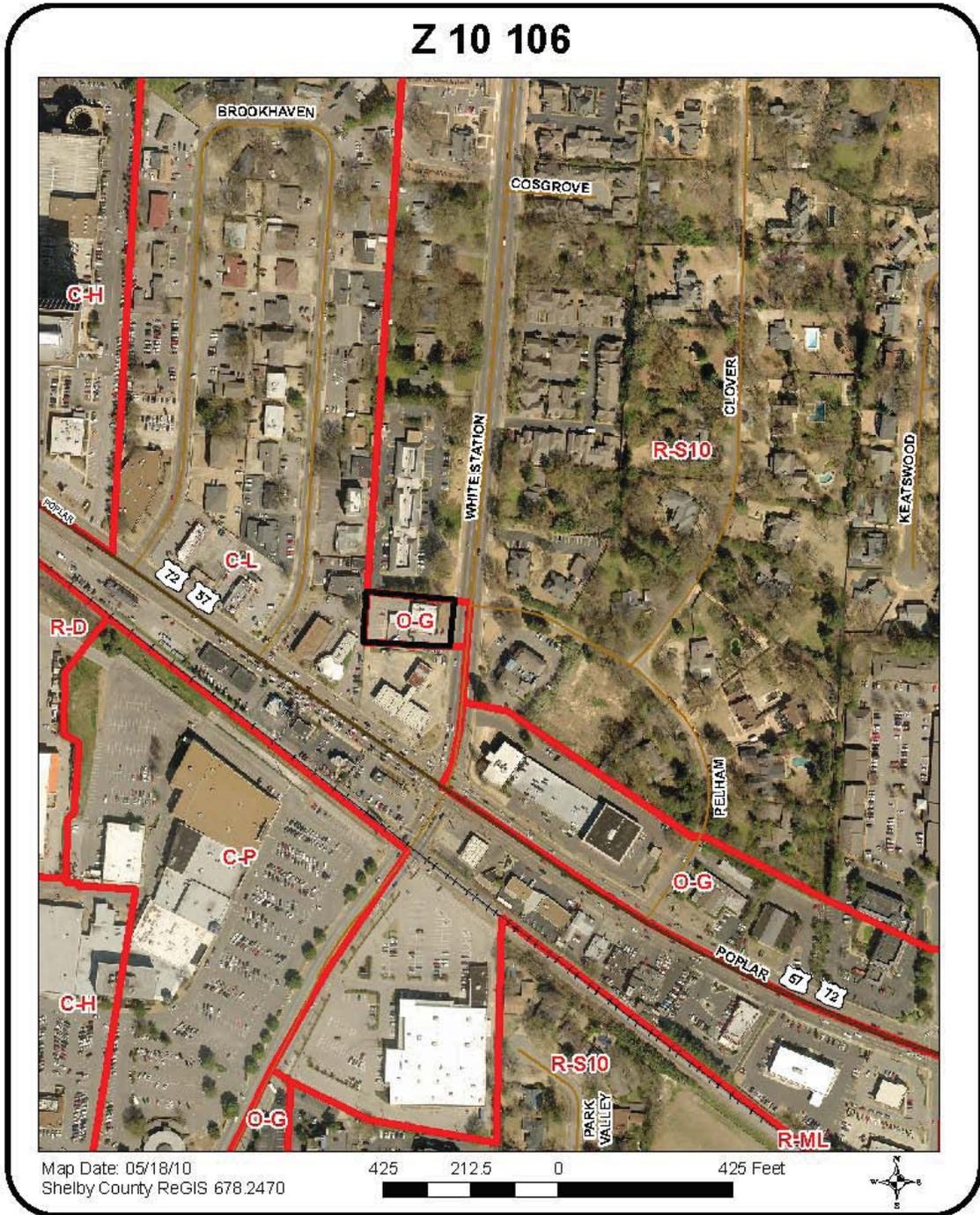
*E-mail Address: [sheila.pounder@memphistn.gov](mailto:sheila.pounder@memphistn.gov)*

**CONCLUSIONS:**

- 1. The applicant's request is to rezone the subject site from the current O-G District to the C-L District to match the current commercial zoning on adjacent property they also own at the northwest corner of Poplar Avenue and White Station to allow ease of consolidating the two lots into one for possible future redevelopment as a single parcel.**
- 2. The current office zoning (O or its equivalent O-G) on this site was adopted in 1968 by Ordinance #285.**
- 3. The applicant's request to rezone the site from office to commercial is based on the presence of similar uses that are currently located in the surrounding area and its location on a major roadway which is consistent with locations sought by other commercial uses.**
- 4. Since the 1970 rezoning of the adjacent property to south to C-L, a number of changes have taken place in the area with the approval of several planned developments adjacent to the site that will act as buffers between commercial uses at this location and the existing residential uses currently located further to the north, along White Station Road, and east, along Pelham Circle.**
- 5. The proposed rezoning is compatible with existing development patterns and should not have a negative impact on surrounding properties.**



### AERIAL MAP



**SUBJECT SITE**



**COMMERICAL PROPERTY ADJACENT TO THE SOUTH OF SITE ALSO OWNED BY APPLICANT  
(Northwest corner of Poplar Avenue and White Station Road)**



**EXISTING OFFICE BUILDING ADJACENT TO THE NORTH SIDE OF SITE  
White Station P. D., Amended (Plat Bk. 229, Page 2)**



**EXISTING OFFICE BUILDING AT NE CORNER OF PELHAM CIRCLE AND WHITE STATION RD.  
White Station Pelham P.D. (Plat Bk. 209, Page 34)**



**EXISTING OFFICE BUILDING AT SE CORNER OF PELHAM CIRCLE AND WHITE STATION RD.  
Menzies Center P.D. (Plat Bk. 123, Page 71)**



**EXISTING OFFICE BUILDING AT SE CORNER OF PELHAM CIRCLE AND WHITE STATION RD.**



## **STAFF ANALYSIS:**

### *Site Characteristics*

The subject property is a developed parcel that lies on the west side of White Station Road with approximately 140 feet of frontage. There is an existing building on the site that is being used by Bank of America as a financial office. The site is relatively flat with trees located along its northern perimeter. Minimum landscaping exists along the front of the site although parking is provided in the front yard along the southern side of the site. Properties immediately surrounding the site on two sides (north and east) are developed with various office uses within platted planned developments which overlay the existing Single Family Residential (R-S10) District. Immediately adjacent to the south and west sides of the site are existing commercial/retail uses within the Local Commercial (C-L) District.

### *Request:*

The applicant's request is to rezone this property from the current O-G District to the C-L District. The applicant also owns the property adjacent to the south of the site at the corner of White Station Road and Poplar Avenue which is currently occupied by Exxon and zoned C-L. The applicant desires to change the zoning of the subject site to match that of the adjacent corner site so that all of his property will be zoned the same. This will allow ease of consolidating the two lots into one for possible future redevelopment as a single parcel.

### *Review of Request and Conclusions*

The subject site and the immediately surrounding area was zoned Single Family Residential (R-1 or its R-S10 equivalent) upon adoption of Ordinance #374 by the Memphis City Council in 1955. In 1964, the subject site along with the adjacent property to the south was rezoned to Multi-Family Residential (R-4-A or its R-MM equivalent) by Council's adoption of Ordinance #1383. The current office zoning (O or its equivalent O-G) on this site was adopted in 1968 by Ordinance #285. The current C-L zoning on the property to the south of the subject site was adopted in 1970 by Ordinance #766.

The applicant's request to rezone the site from office to commercial is based on the presence of similar uses that are currently located in the surrounding area. The location of the site on a major roadway is consistent with the location sought by other commercial uses. Since the 1970 rezoning of the adjacent property to south to C-L, a number of changes have taken place in the area. Several planned developments have been approved to the north, White Station P. D., Amended (Plat Bk. 229, Page 2), and east, Menzies Center P.D. (Plat Bk. 123, Page 71) and White Station Pelham P.D. (Plat Bk. 209, Page 34) of this site that will act as buffers between the commercial use of the subject site and the existing residential uses that are currently located further to the north, along White Station Road, and east, along Pelham Circle. The proposed rezoning is compatible with existing development patterns and should not have a negative impact on surrounding properties.

**RECOMMENDATION:      APPROVAL**

**GENERAL INFORMATION:**

**Planning District:** Walnut Grove

**Census Tract:** 96

**Street Frontage:** 140 feet along White Station Road

**Zoning Atlas Page:** 2145

**Parcel ID:** 056034-00054

**Zoning History:** The current General Office (O-G) zoning on this site dates back to the adoption Ordinance #285 on September 17, 1968 (Z-1262). The site was previously zoned R-4-A by the adoption of Ordinance #1383 on November 10, 1964 (Z-399). It was originally zoned Single Family Residential (R-S10 or its R-1 equivalent) in 1955 by the adoption of Ordinance #374.

**DEPARTMENTAL COMMENTS:**

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

**City Engineer:** No comments received.

**City Fire Division:** No comment.

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

**City/County Health Department:** No comments from the Water Quality Branch.

**City Board of Education:** No comment.

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

**Memphis Light, Gas and Water:** No objection.

**AT&T/Bell South:** No comments.

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

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

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

**Neighborhood Associations:**

*Sea Isle Park Neighborhood Association:* No comments received.

*White Station Yates Neighborhood Association:* No comments received.

*Pleasant Acres Neighborhood Association:* No comments received.