

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT **# 16**

CASE NUMBER: SUP 11-224 **L.U.C.B. MEETING:** February 9, 2012

LOCATION: West side of Boston Street, 175 feet north of Midland Avenue

COUNCIL DISTRICT: 4

SUPER DISTRICT: 8

OWNER OF RECORD / APPLICANT: Jacob's Ladder Inc.

REPRESENTATIVE: Rev. Bill Marler

REQUEST: Day care and playground

AREA: 0.17 Acres

EXISTING LAND USE & ZONING: Residential Urban (RU-1) District

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION

APPROVAL

With conditions

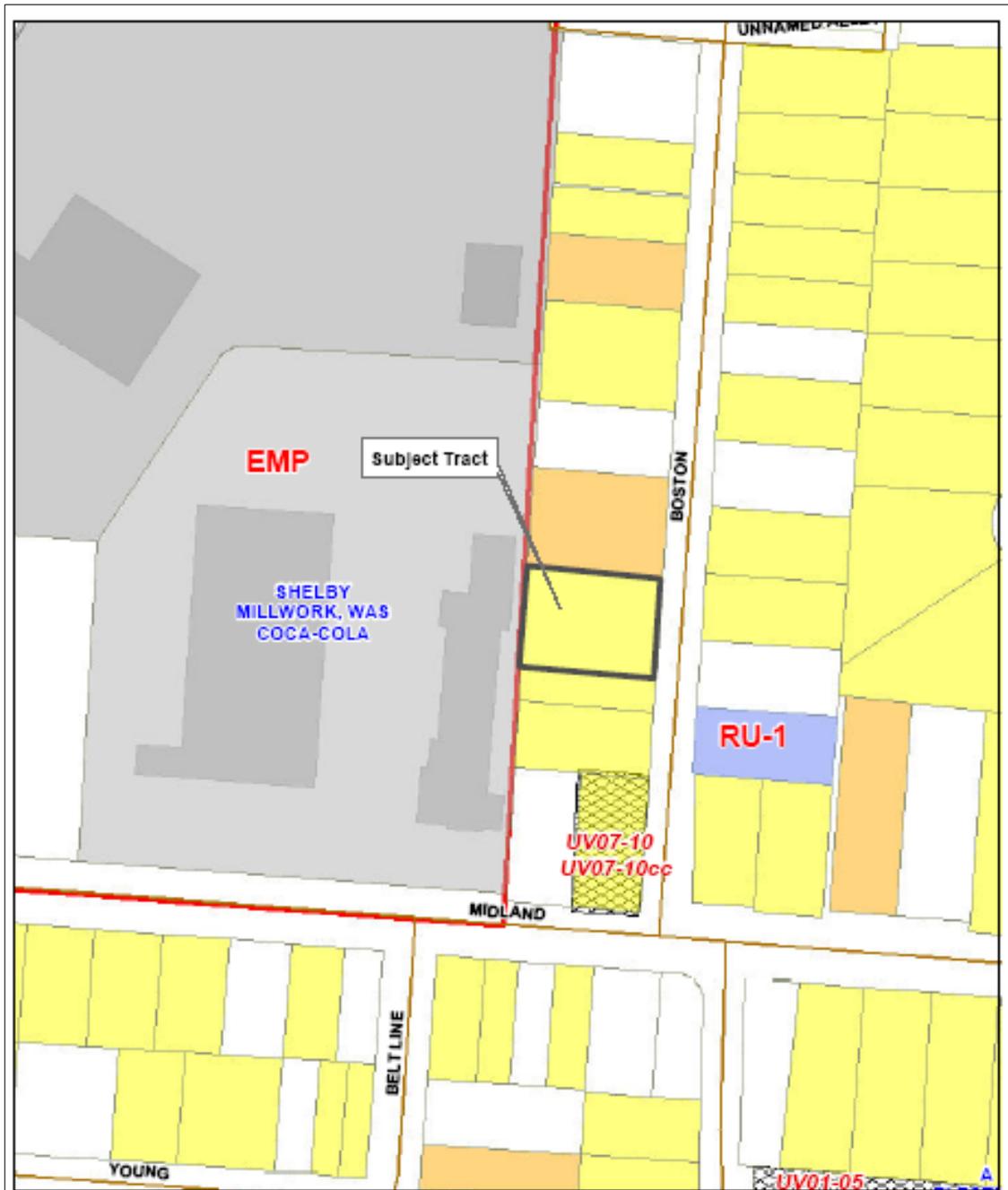
CONCLUSIONS

1. This is an application for a group day care with not more than 12 children to be housed in an existing significant neighborhood structure.
2. The use is in a residential neighborhood, but should provide a local service and is not expected to be in conflict with the neighboring properties.

Staff: Terry Langlois

email: terry.langlois@memphistn.gov

LAND USE & ZONING MAP

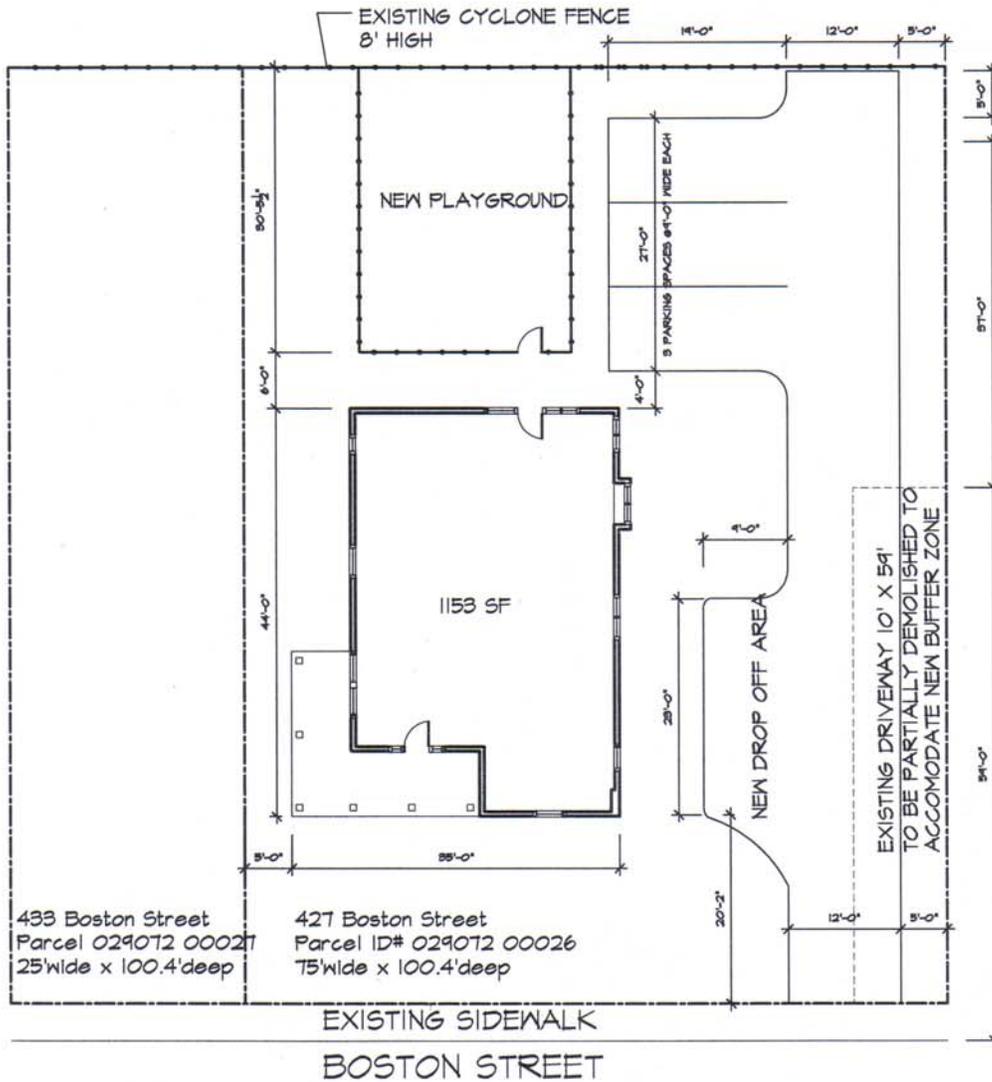


SURROUNDING USES AND ZONING:

- North:** Single-family residential.
- East:** Single-family residential and church.
- South:** Single-family residential and vacant parcel.
- West:** Light industrial



Site Plan



BELTLINE PRE-SCHOOL CENTER 

JACOBS LADDER CDC

SCALE: 1/16"=1'-0"
FEBRUARY 2, 2012

Pictures of site



**Subject
property/building**



North side of property

**Industrial site to west of subject site;
applicant intends to use this property
for employee parking.**





Aerial view looking north

STAFF ANALYSIS

The subject property is located on Boston Street north of Midland in the Beltline neighborhood of Memphis.

The area is zoned R-6 and in the Midtown Planning District.

Jacob's Ladder CDC operates several programs in the Beltline neighborhood. The organization has an office/neighborhood center at the corner of Midland and Boston just south of the subject property. The proposal is to provide a day care and learning center to serve the neighborhood. The center would be housed in a residential structure. The adjacent lot to the south is also owned by the organization and has been cleared to be used for the day care development. The site is in a residential area of single family and duplex structures. A church and parking lot is across the street and a light industrial business is to the west. It is located near a collector street, Midland.

The site plan meets the requirements for parking, child drop-off and landscape screening. Four parking spaces are adequate for the proposed 1153 square feet building. A drop-off area is incorporated into the driveway. The parking is to the side and rear, thereby keeping the residential character of the front yard. The playground is in the rear which also meets the code requirements. A landscape screen is required along the north property which is adjacent to a residential use. The lot to the south is vacant and also owned by the applicant, therefore, not screen is required.

Use of a residential building for a group day care center is supported for this site.

RECOMMENDATION: Approval with conditions

SITE PLAN CONDITIONS

A Special Use Permit is hereby authorized to Jacob's Ladder, Inc. to allow a Day care and playground on the property located West side of Boston Street, 175 feet north of Midland Avenue (427 Boston Street) in accordance with the approved site plan included herein and the following supplemental conditions:

1. The building is to be maintained with a residential character similar to the existing condition and compatible with the surrounding houses.
2. The parking areas shall be screened with landscaping as approved by the Office of Planning and Development.
3. A Class III buffer, in accordance with Section 4.7.5 of the Unified Development Code, or an equivalent alternative approved by the Office of Planning and Development, shall be installed along portions of the north and south property lines. Along the north property line, the buffer, which shall include a sight proof fence six (6) feet in height, shall be installed beginning at a point twenty (20) behind the right-of-way and extending to the northwest corner of the site. Along the south property line, the buffer, which shall also include a sight proof fence 6 feet in height, shall be installed along the westernmost 30 feet along the south property line to screen the playground.
4. The center shall not enroll more than 12 children.

GENERAL INFORMATION

Street Frontage: Boston Street.....75'
Planning District: Depot
Census Tract: 67
Annexation Reserve Area: Not Applicable.
Zoning Atlas Page:
Parcel ID: 029072 00026

Zoning History:

DEPARTMENTAL COMMENTS

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

City Engineer: No comment on use.

City Fire Division: No comments received.

City Real Estate: No comments received.

**City/County Health Department:
Branch** No comments by the Water Quality
& Septic Tank Program.

City Board of Education: No comment.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

AT&T Tennessee/Bell South: AT&T Tennessee has no comment.

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

OPD-Regional Services: No comments received.

OPD-Plans Development: No comments received.

Memphis Park Commission: No comments received.

Orange Mound Concerned Citizens Co.:
Beltline Community Association:
Jacob's Ladder Community Development Corporation: