MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT 13

CASE NUMBER: P.D. 08-332 CC L.U.C.B. MEETING: January 8, 2009

DEVELOPMENT NAME: Stansell Crossing Planned Development 6th Amendment, Parcel 11

LOCATION: Generally the northwest corner of Stansell Court and Lowrance Road

COUNCIL DISTRICT: N/A **SUPER DISTRICT**: N/A

COMMISSION DISTRICT: 4

OWNER OF RECORD: Health Facilities Part L.P.

APPLICANT: PEMEX, Inc. (Haitham Alyousef)

REPRESENTATIVE: Michael J. Fahy **AREA:** 4.39 Acres

REQUEST: Amend Parcel 11 to permit a religious institution with associated day care and meeting space

EXISTING LAND USE & ZONING: Vacant land governed by the approved conditions for Parcel 11 of the Stansell Crossing Planned Development (P.D. 05-360CC)

SURROUNDING LAND USES AND ZONING:

North: A drainage easement, and an electrical transmission substation as part of Parcel 12 of the Stansell Crossing Planned Development (P.D. 05-360 CC)

East: A drainage easement and vacant land in Parcel 9 of the Stansell Crossing Planned Development (P.D. 05-360CC)

South: Single family residential dwellings governed by the conditions of the Barry Farms Planned Development Phase 9 (P.D. 03-342 CC)

West: A substance abuse treatment facility governed by the conditions of Parcel 11 of the Stansell Crossing Planned Development (P.D. 05-360CC)

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

APPROVAL WITH CONDITONS

Staff Writer: Don Jones E-Mail: donald.jones@memphistn.gov

CONCLUSIONS

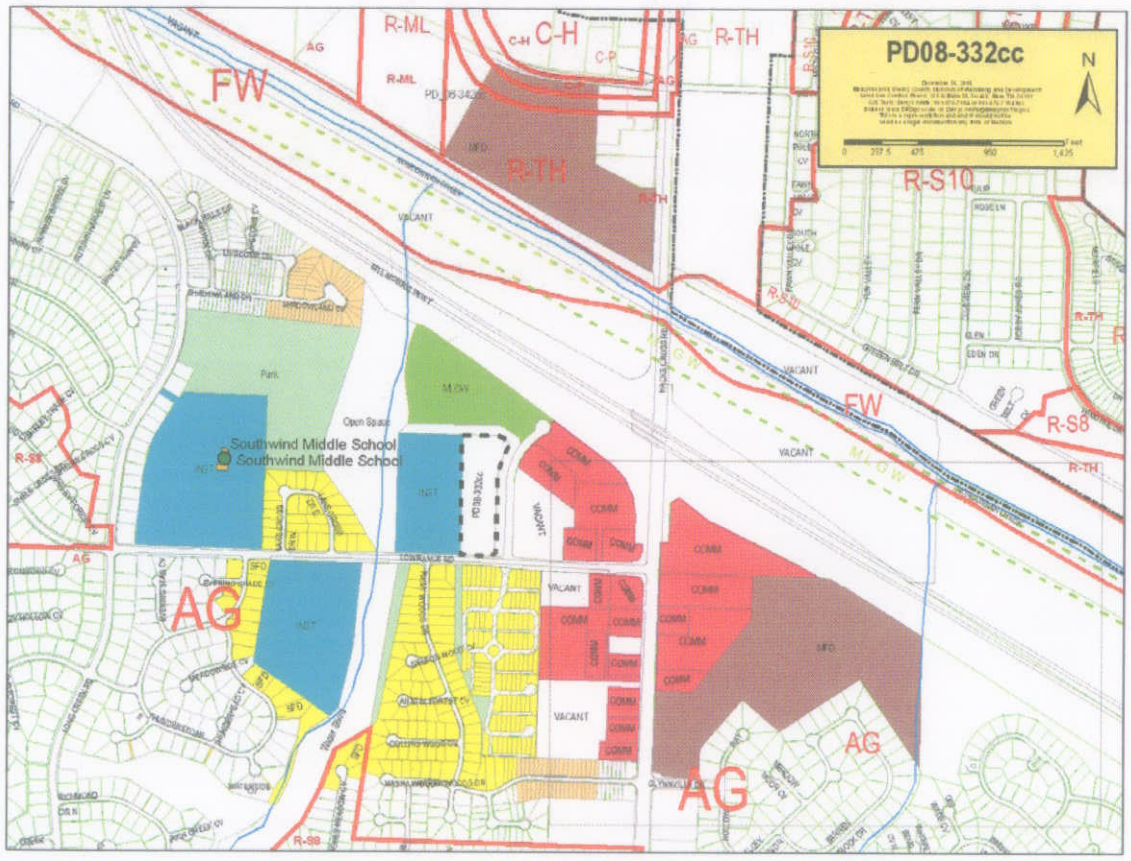
1. The Stansell Crossing Planned Development dates back to 1988. The Outline Plan contains a list of specific uses for each of the 13 parcels. Parcel 11 permits day care, office, residential units for seniors, and some commercial uses. Religious institutions are not among the list of permitted uses, and amendment is necessary to permit the requested use.

2. The applicant's site plan locates the building for daycare and philanthropic uses and the mosque some 400 feet from Lowrance Road. This is inconsistent with the setbacks of other buildings nearby and provides a large expanse of parking opposite a residential area.

3. The site widens significantly moving south to north and provides the opportunity to connect the buildings and orient the mosque so that it points to the east which is an important consideration for the applicant.

4. In consideration for this concession, the conditions of this application call for a 20 foot wide planting area along the Lowrance Road frontage to screen the parking area from the residential neighbors on the south side of Lowrance Road.

Land Use and Zoning

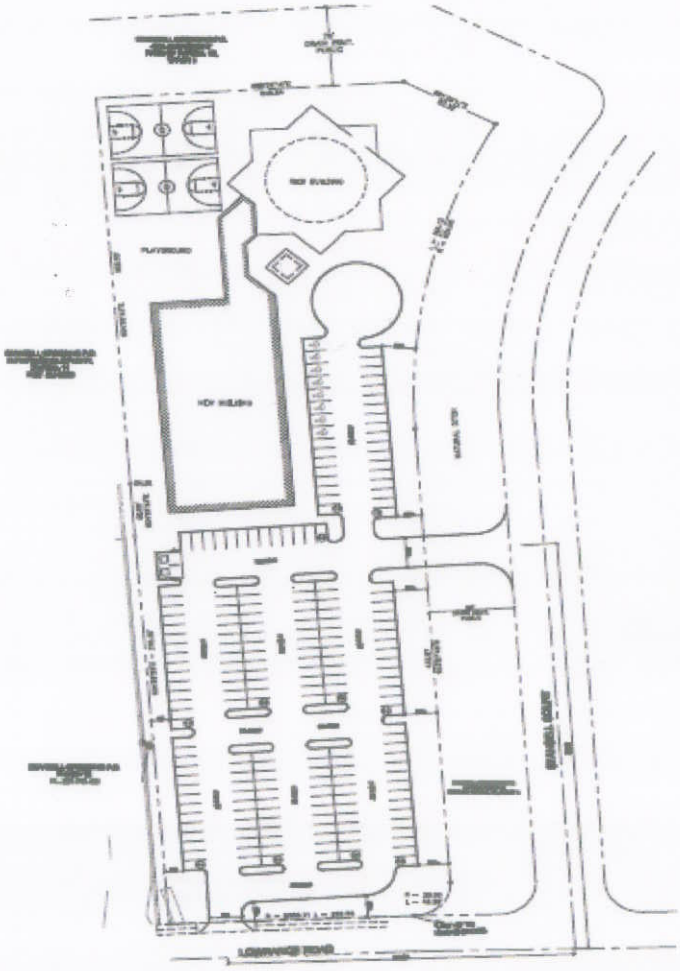


Aerial of site and surrounding uses
(subject property is at the northwest corner of Lowrance Road and Stansell Court – west of the stream)

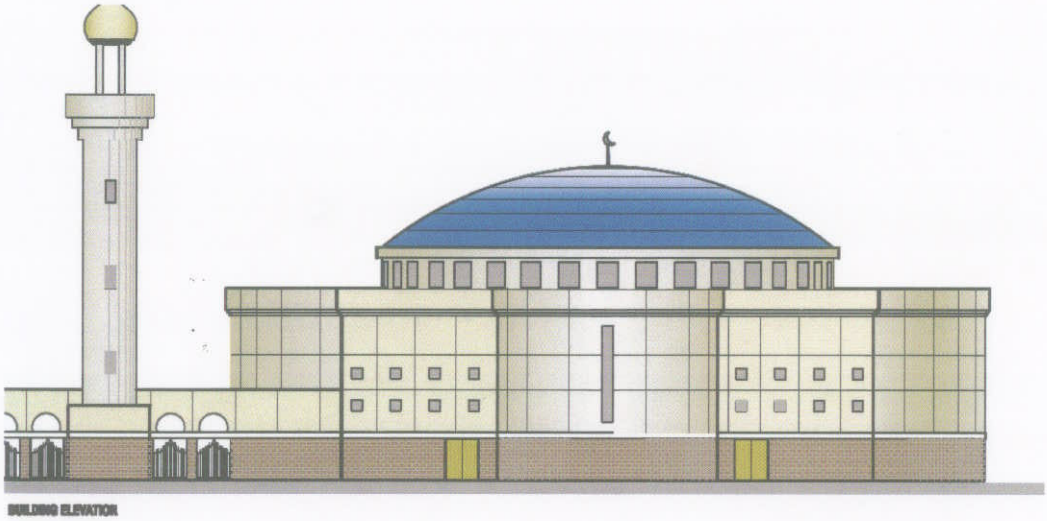
Facing north from Lowrance Road

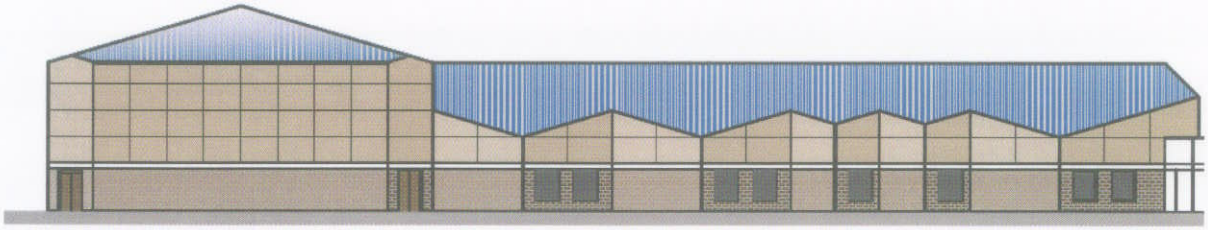
Looking east along the frontage of Lowrance Road

Houses in the Barry Farms Planned Development facing the south side of Lowrance Road



Revised Site Plan





Elevations of Mosque and support building

STAFF ANALYSIS:

General Location and Site Characteristics:

The subject property is located on the north side of Lowrance Road just west of the intersection with Stansell Court in southeast Shelby County. This site is approximately 1/3 of a mile west of Hacks Cross Road and about a ¼ of a mile, to the southwest of the intersection of Bill Morris Parkway and Hacks Cross Road.

This site is one of the last remaining undeveloped tracts in the Stansell Crossing Planned Development. The property is bounded on the north and east by a large natural drainage easement. An institutional use, a substance abuse treatment center, is located to the west. Lowrance Road, a collector street, is the southern boundary.

The subject site sits below the street level of Lowrance Road and the Zoning Map indicates that there some of this site is located within floodplain.

History

The Stansell Crossing Planned Development dates back to 1988. The Outline Plan contains areas for Single Family detached and attached dwelling units; institutional uses such as a school, a recreation area, an MLGW electrical substation, and the treatment facility, and commercial uses which include retail shopping, hotels, and a bank, and open space. The original draft of the conditions for the 13 parcels included a specific list of uses to be permitted. So any uses that were not listed were not permitted by default. By comparison, our more recent custom is to cite a specific zoning district and a list of prohibited uses. Parcel 11 currently permits a mix of residential, office, commercial or governmental uses.

This site in Parcel 11 was the subject of a correspondence item to expand the treatment facility to the west, however those plans were never finalized.

Request:

The applicant's request is to add a religious institution to the list of permitted activities in Parcel 11.

In this instance the particular religious institution is a Mosque which is significant with respect to the location of the buildings on the site. In addition to the worship facility, the site plan shows room for child care area, and a building that permits

philanthropic activities such as meeting space for public organizations, and a larger parking field with landscape islands. The current site plan calls for access to the site from Stansell Court through the north-south drainage easement and a curb cut from Lowrance Road.

Review of Request:

The Use – The requested use, a religious institution, fits well into the mixed use nature of the Stansell Crossing P.D. And this site has both good visibility and good access from Bill Morris Parkway and Hacks Cross Road.

The Site Plan –(Building setback and parking field) The site plan locates the buildings some 400 feet north of Lowrance Road. As a general rule in site planning, we strive to line buildings up as much as possible. This provides a consistent or planned look to the streetscape and reduces the sea of asphalt appearance associated with large parking areas in front of buildings. This is important because of the vacant land to the east of this site at the northeast corner of Lowrance and Stansell Court which may want to use this application as a model to base its development plan on. And lastly, a large parking field is not compatible use across from residential uses such as the Barry Farms development on the south side of Lowrance Road from this site.

However, even with all of these points being raised, the staff is recommending in favor of this building location because of the particular features of the site and the building. The site plan shows that this site widens as you move to the north. At the point shown on the site plan, the buildings can be attached and the mosque can be oriented to point to the east which is an important consideration for this applicant. In return for this consideration by the staff, the conditions of this PD will require a wider planted area at the Lowrance Road frontage to provide a better screen to the residences on the opposite side of the street.

Access – The original site plan, showed access to this site to be taken from an access easement from the adjoining property to the west and from Stansell Court to the east. The revised site plan which allows for a somewhat wider area for landscaping, also shows a curb cut from Lowrance Road. The revisions that have been made to the parking area of the site plan are similar to the concept that is being promoted in the update to the zoning ordinance (the Unified Development Code). That concept is called a parking room which requires drive islands to be placed on average of every 14 spaces and an perimeter landscaping of at least 8 feet in width to enclose the parking area. This approach with a mixture of plant materials that include deciduous, evergreen and ornamental trees will serve to soften the impact of a large parking field.