

**PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: March 18, 2004

NAME

Ebenezer AME Zion Church
(Clarence J. Cooke, Sr., Agent)

LOCATION

268 St. Charles Avenue
(South side of St. Charles Avenue, 365' ± East of St. Stephens Road)

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

.7± Acres

CONTEMPLATED USE

Parking lot expansion for an existing church

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards

**URBAN FORESTRY
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting Planning Approval to construct a paved parking lot for an existing church in a R-1 district; Planned Unit Development approval for more than one building on a single-building site; and Subdivision approval to consolidate multiple parcels into one lot.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

The proposed plan consists of 24 new parking spaces, the sanctuary seats 60 thus adequate parking is provided. Additionally, the applicant notes that the parking will be striped and curbed. Access to the parking area is via a two-way, 19.7foot wide curb cut; two-way curb cuts must be a minimum of 24-feet wide, thus the curb cut should be widened, with the location and design to be approved by Traffic Engineering.

Planning Approval and PUD approvals typically requires some degree of compliance with the landscaping and tree planting requirements of the Ordinance. In regard to this site, the only new construction is parking, thus provision of frontage trees only should be required.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

The site adjoins residential property to the West and East thus the provision of buffering in compliance with Section IV.D.1. should be required. Additionally, across the street from the site is residential, thus the provision of a three-foot high privacy fence or hedge should be required to screen the parking area.

In terms of the Subdivision approval, the applicant is consolidating multiple parcels into one lot. St. Charles Avenue has only 40-feet of right-of-way and is thus substandard; therefore, the dedication of sufficient right-of-way to provide 25-feet from the centerline should be required.

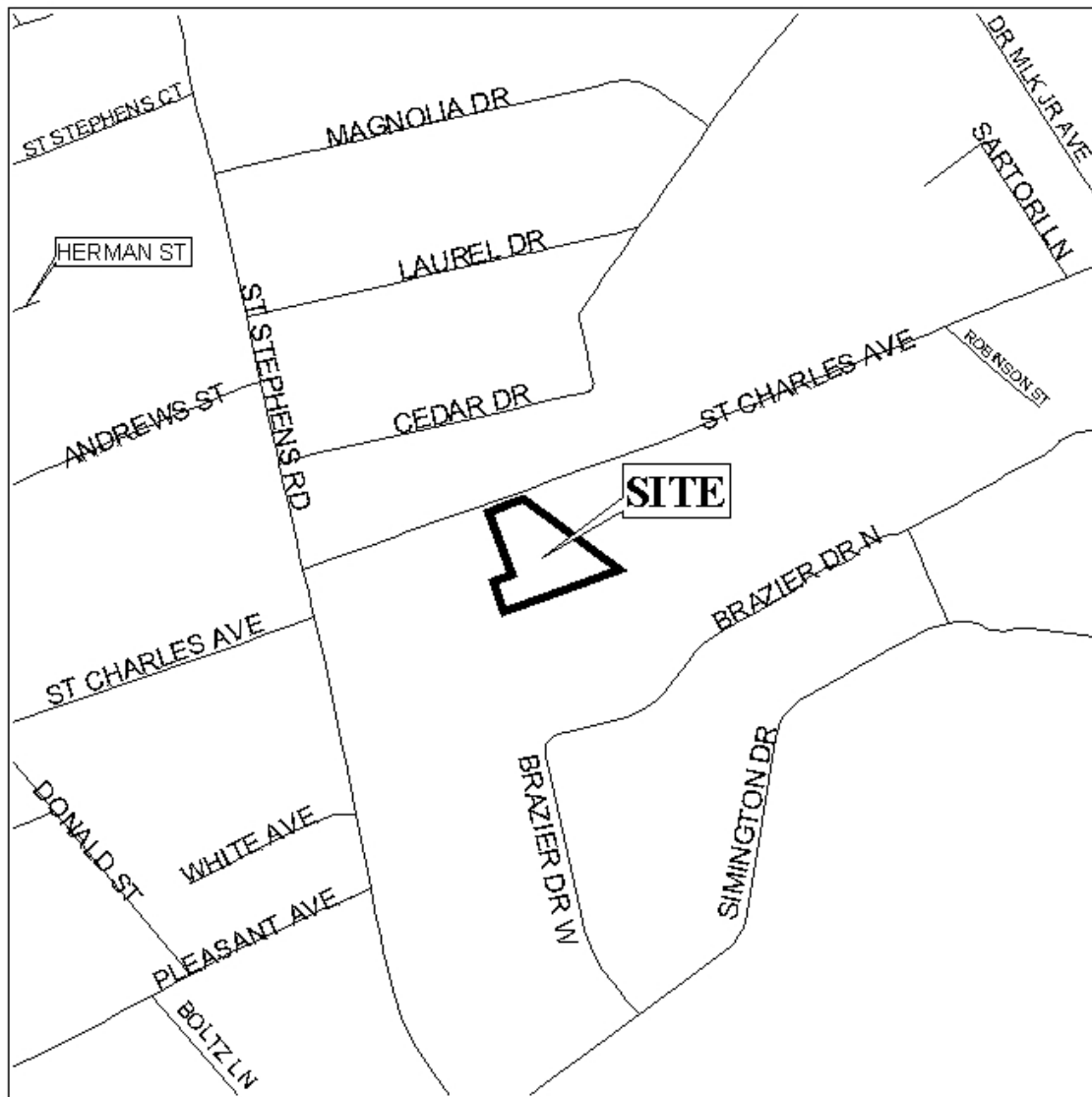
RECOMMENDATION

Planning Approval: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that the parking be paved, striped and curbed; 2) that the curb cut be widened to 24-feet, with the location and design to be approved by Traffic Engineering; 3) provision of frontage trees along St. Charles Avenue; 4) the provision of a buffer where the site adjoins residential development; 5) the provision of a three-foot hedge or privacy fence along St. Charles Avenue; and 6) full compliance with all municipal codes and ordinances.

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that the parking be paved, striped and curbed; 2) that the curb cut be widened to 24-feet, with the location and design to be approved by Traffic Engineering; 3) provision of frontage trees along St. Charles Avenue; 4) the provision of a buffer where the site adjoins residential development; 5) the provision of a three-foot hedge or privacy fence along St. Charles Avenue; and 6) full compliance with all municipal codes and ordinances.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) dedication of sufficient right-of-way to provide 25-feet from the centerline of St. Charles Avenue.

LOCATOR MAP



APPLICATION NUMBER 1 & 2 & 3 DATE March 18, 2004
APPLICANT Ebenezer AME Zion Church(Clarence J. Cooke, Sr., Agent)
REQUEST Planning Approval, Planned Unit Development, Subdivision



NTS

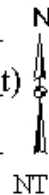
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



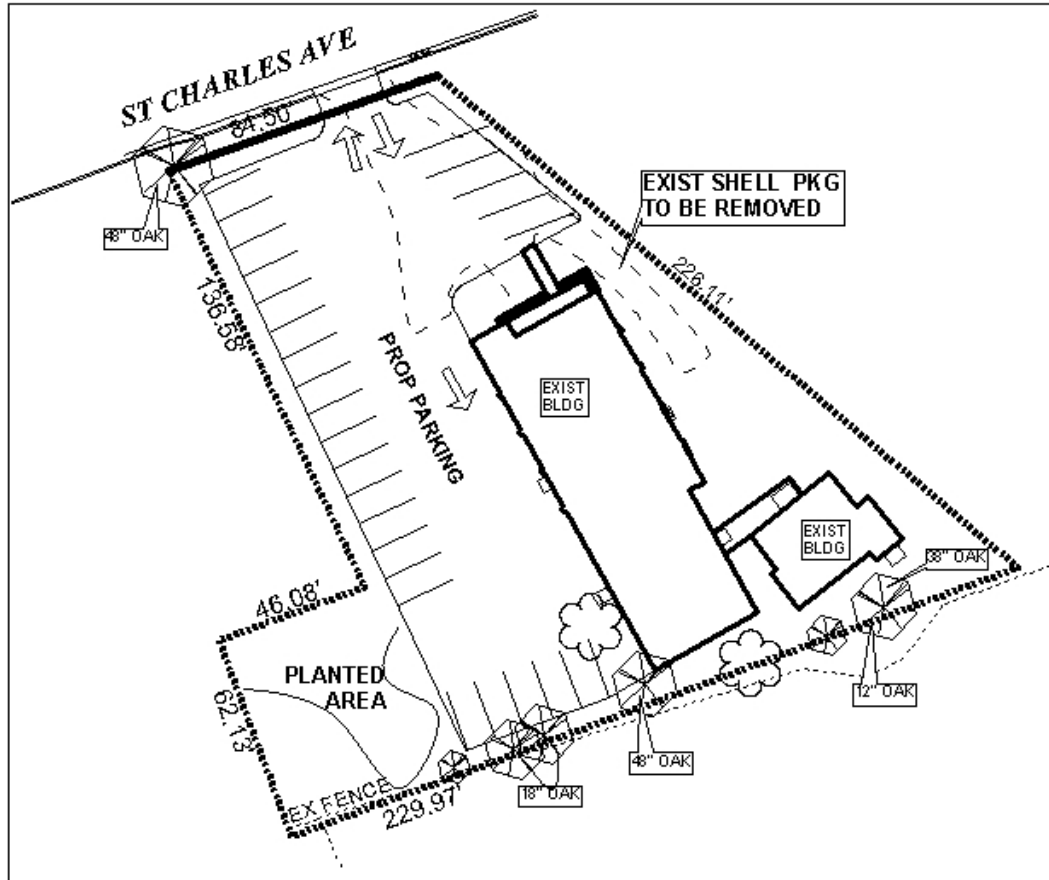
Commercial sites are located to the north and west of the site. A housing complex is located to the south of the site. Single-family residential units are located to the east, west, and north of the site.

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LEGEND



SITE PLAN



The site plan illustrates the existing buildings, landscaping, and surface to be removed along with the proposed parking spaces and landscaping.

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