

## **GREATER NAZAREE BAPTIST CHURCH**

### **SUBDIVISION**

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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to 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).

Fire Department Comments: No comments.

The plat illustrates the proposed 1.3 acre  $\pm$ , 1 lot subdivision which is located on the West side of J. Blair Street, extending from Bloodgood Street to Earle Street, and is in Council District 2. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a parcel into one legal lot of record. The existing church on the premises will remain. It should be noted that churches require Planning Approval to locate in residentially-zoned districts, thus if the church intends to expand the existing facility or parking, an application for Planning Approval will be required prior to the issuance of any permits.

The site fronts onto J. Blair Street, Earle Street and Bloodgood Street: all are minor streets with adequate rights-of-way. While the site is bounded by minor streets, access management is still a concern. The site should be limited to one curb-cut onto each street (as currently is the case), with the size, design and location, if curb-cuts are replaced or moved, to be approved by Traffic Engineering and comply with AASHTO standards.

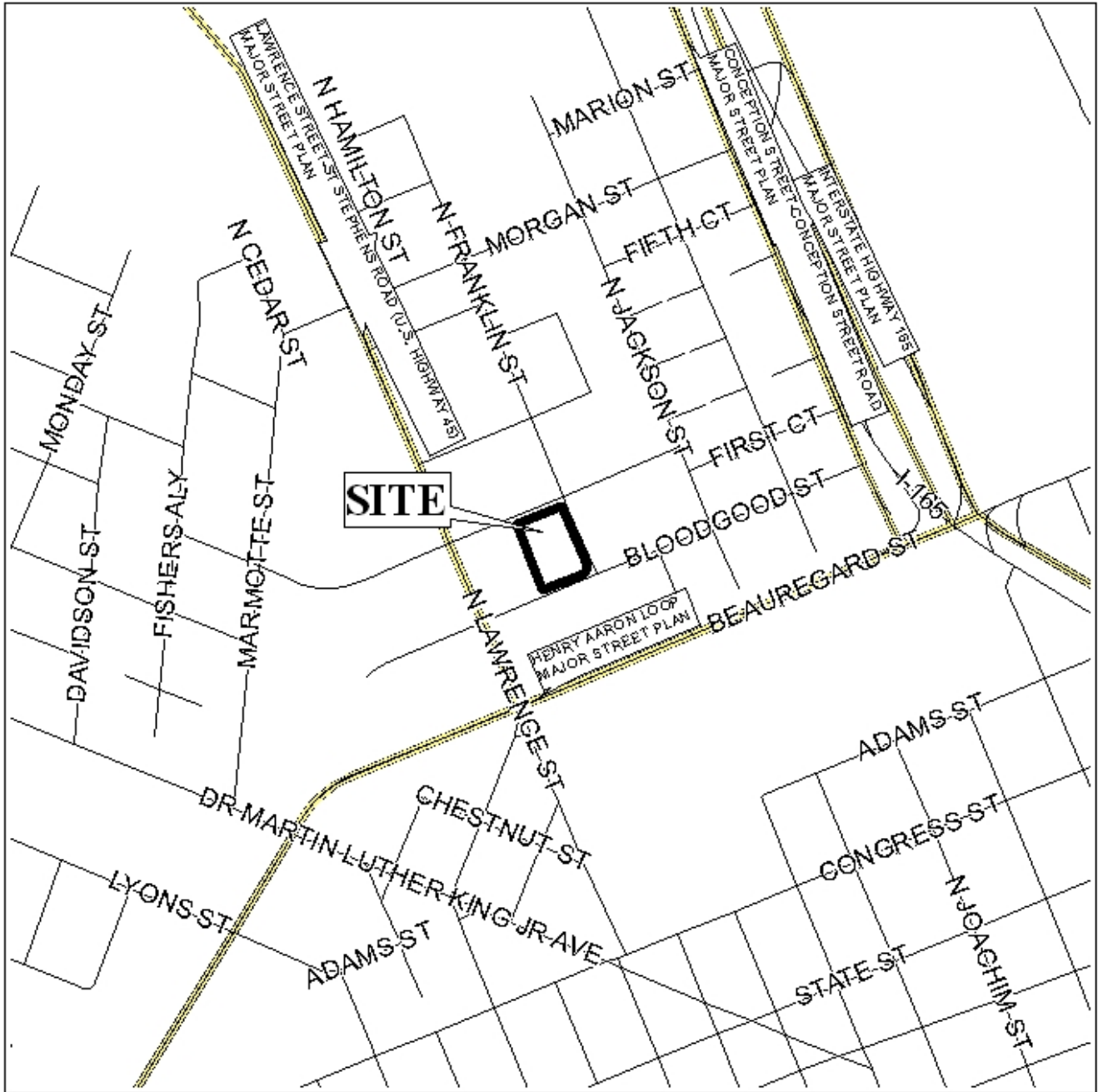
The site has property lines at two intersection corners. Section V.D.6. of the Subdivision Regulations requires that "*property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs.*" The plat should be revised to reflect this requirement at all intersection corners.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat, if approved.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the plat stating that the site is limited to one

curb-cut onto each street, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards; 2) revision of the property line at all street intersections to reflect the radius requirements stated in Section V.D.6. of the Subdivision Regulations; 3) depiction of the 25-foot minimum building setback line; 4) labeling of the lot with size in square feet; and 5) full compliance with all other municipal codes and ordinances, including submittal of an application for Planning Approval if expansion or additional parking is proposed.

# LOCATOR MAP



APPLICATION NUMBER 1 DATE September 21, 2006  
APPLICANT Greater Nazaree Baptist Church Subdivision  
REQUEST Subdivision



NTS

# GREATER NAZAREE BAPTIST CHURCH SUBDIVISION



APPLICATION NUMBER 1 DATE September 21, 2006

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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