

**PLANNING APPROVAL &
PLANNED UNIT DEVELOPMENT STAFF REPORT Date: April 17, 2003****APPLICANT NAME**

Ebenezer Baptist Church

LOCATION5051 Ebenezer Drive
(Southwest corner of Demetropolis Road and Ebenezer Drive)**PRESENT ZONING**

R-1, Single-Family Residential

AREA OF PROPERTY

6.2± Acres

CONTEMPLATED USE

Expansion of an existing church to include a new sanctuary and increase parking. Multiple buildings on a single-building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**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**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

REMARKS

The applicant is proposing the construction of a new sanctuary and classroom building with associated parking, expanding an existing church in an R-1, Single-Family Residential District. Planning Approval is required to allow the location and/or expansion of a church in a residential district, and Planned Unit Development approval is required to allow multiple buildings on a single-building site.

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.

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.

As the proposed development is the expansion of an existing church, the use should be generally compatible with the area.

Based on Tax Assessor information, the site includes what appear to be two individual parcels separated by right-of-way for Frison Lane. No record of vacation of this right-of-way can be found. However, there are no improvements existing in the right-of-way, and Ebenezer Road (formerly Frison Lane) currently runs along the North property line of the site. The legal description submitted with the application refers to Parcel C, Ebenezer Church Property and indicates a Map Book and Page Number. However, research of this information found that the recording was of a 1982 survey, not a subdivision plat; nor did the survey refer to a subdivision plat. Therefore, while the site could be considered as a single parcel, it may not be a legal lot of record. Additionally, based on research by Urban Development and the Engineering Department, it appears that the formal vacation of the right-of-way in question should be required.

The site plan indicates a sidewalk along a portion of the overall property. However, no sidewalk is shown along approximately 350' of Demetropolis Road frontage. As this area is part of the overall parcel, it should be included in the sidewalk requirements.

Also, the properties across Ebenezer Road and Demetropolis Road are residential. As the development proposes parking facilities along the street frontages, screening as required by Section VI.A.3.i should be provided.

The site plan indicates an existing 72" oak located between the existing building and the proposed building. Based on the size of this tree, it should be given preservation status.

With minor modifications, the revised plan submitted appears to comply with the requirements for Planning Approval and Planned Unit Development Approval.

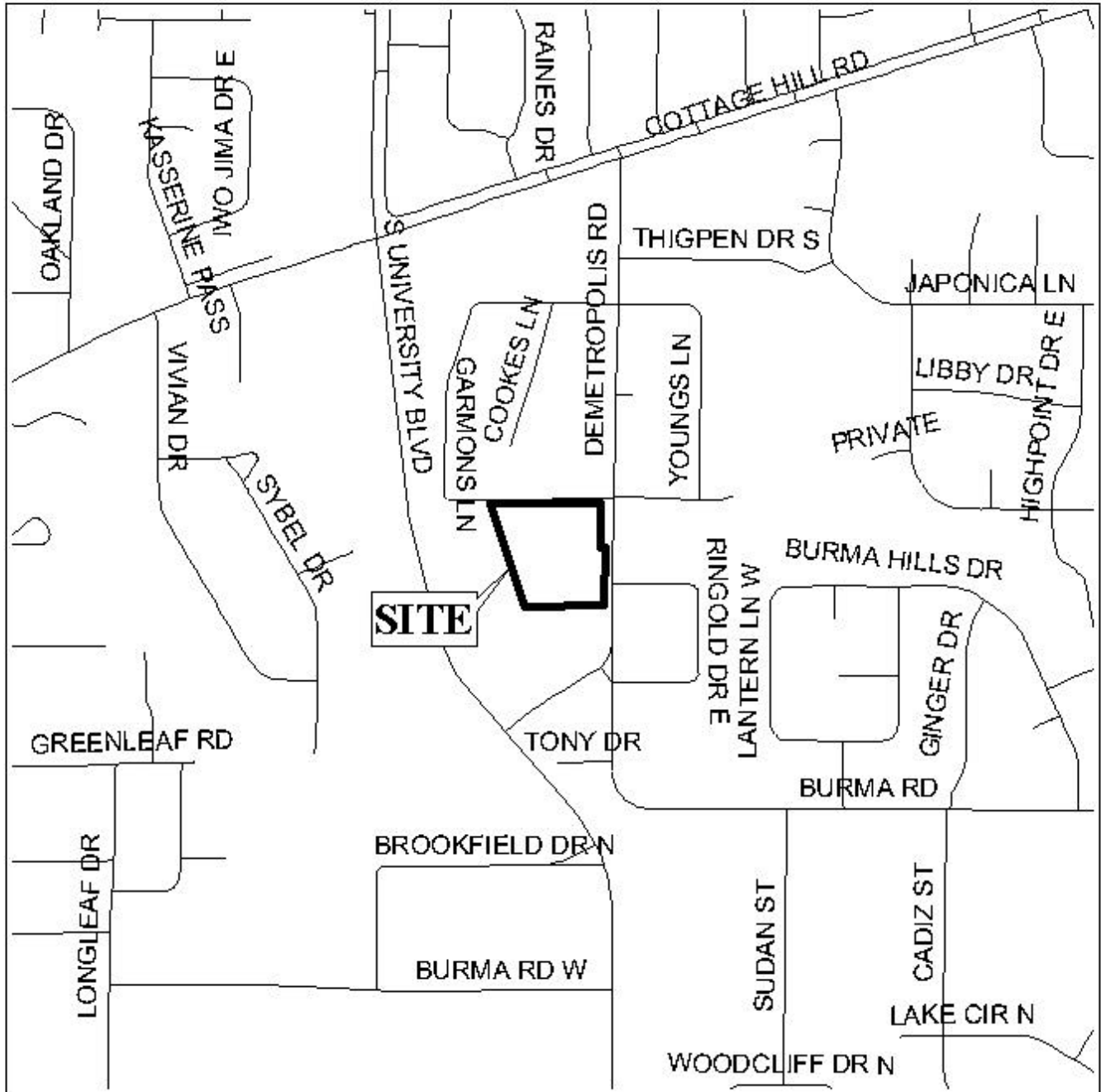
RECOMMENDATION

Planning Approval: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) submission of documentation to establish the site as a legal lot of record prior to 1952, or completion of the subdivision process prior to issuance of any permits; 2) vacation of right-of-way bisecting the site, or submission of documentation that the right-of-way has been vacated; 3) screening of parking as required by Section VI.A.3.i; 4) provision of a sidewalk along the entire street frontage; 5) the 72" oak shown on the plan submitted be given preservation status; and 6) full compliance with all codes and ordinances, including but not limited to landscaping and tree planting requirements.

RECOMMENDATION

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) submission of documentation to establish the site as a legal lot of record prior to 1952, or completion of the subdivision process prior to issuance of any permits; 2) vacation of right-of-way bisecting the site, or submission of documentation that the right-of-way has been vacated; 3) screening of parking as required by Section VI.A.3.i; 4) provision of a sidewalk along the entire street frontage; 5) the 72" oak shown on the plan submitted be given preservation status; and 6) full compliance with all codes and ordinances, including but not limited to landscaping and tree planting requirements.

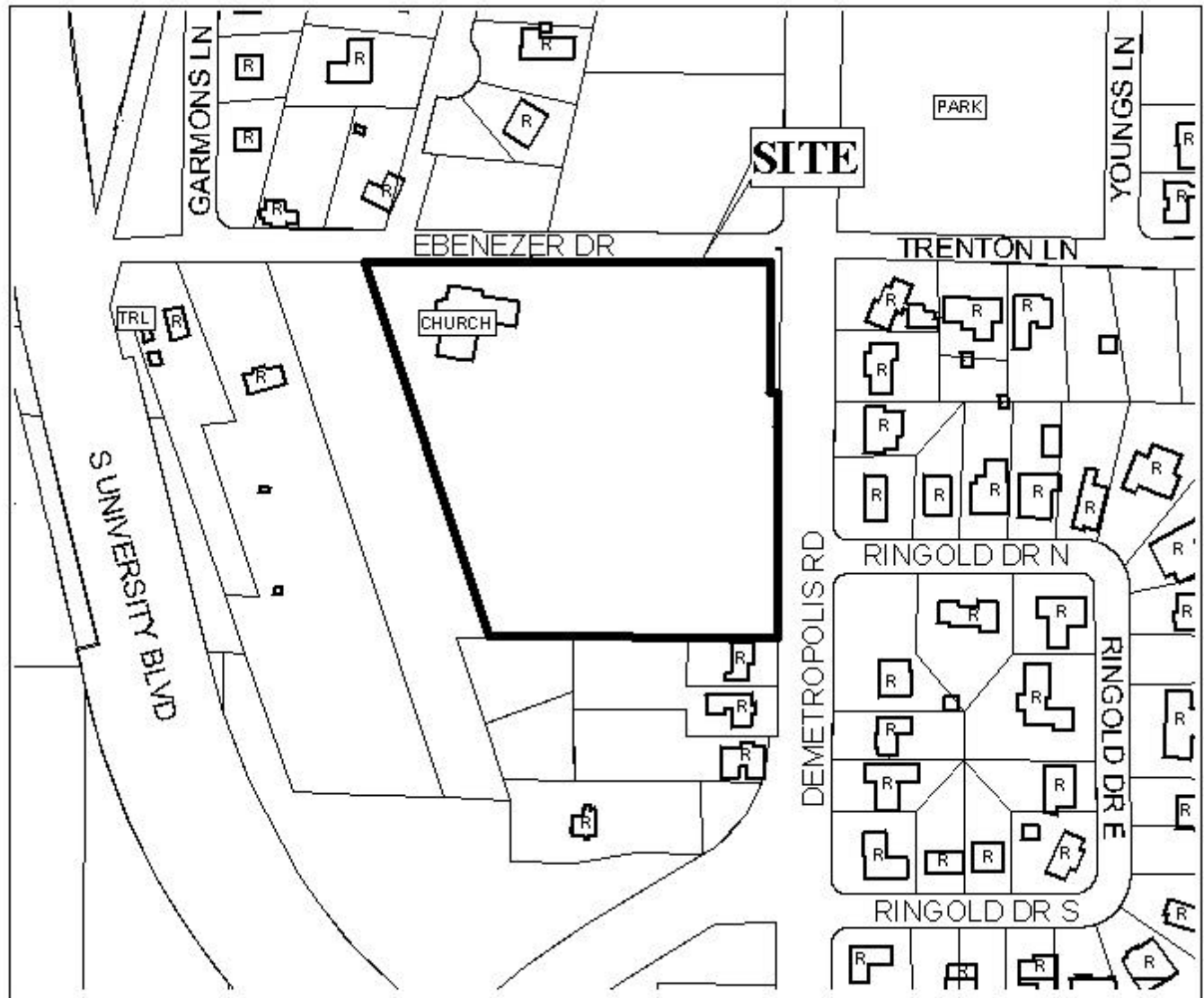
LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE April 17, 2003
APPLICANT Ebenezer Baptist Church
REQUEST Planning Approval and Planned Unit Development



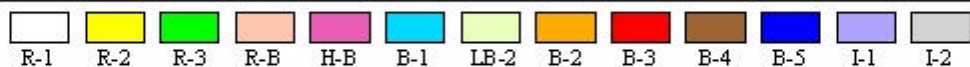
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



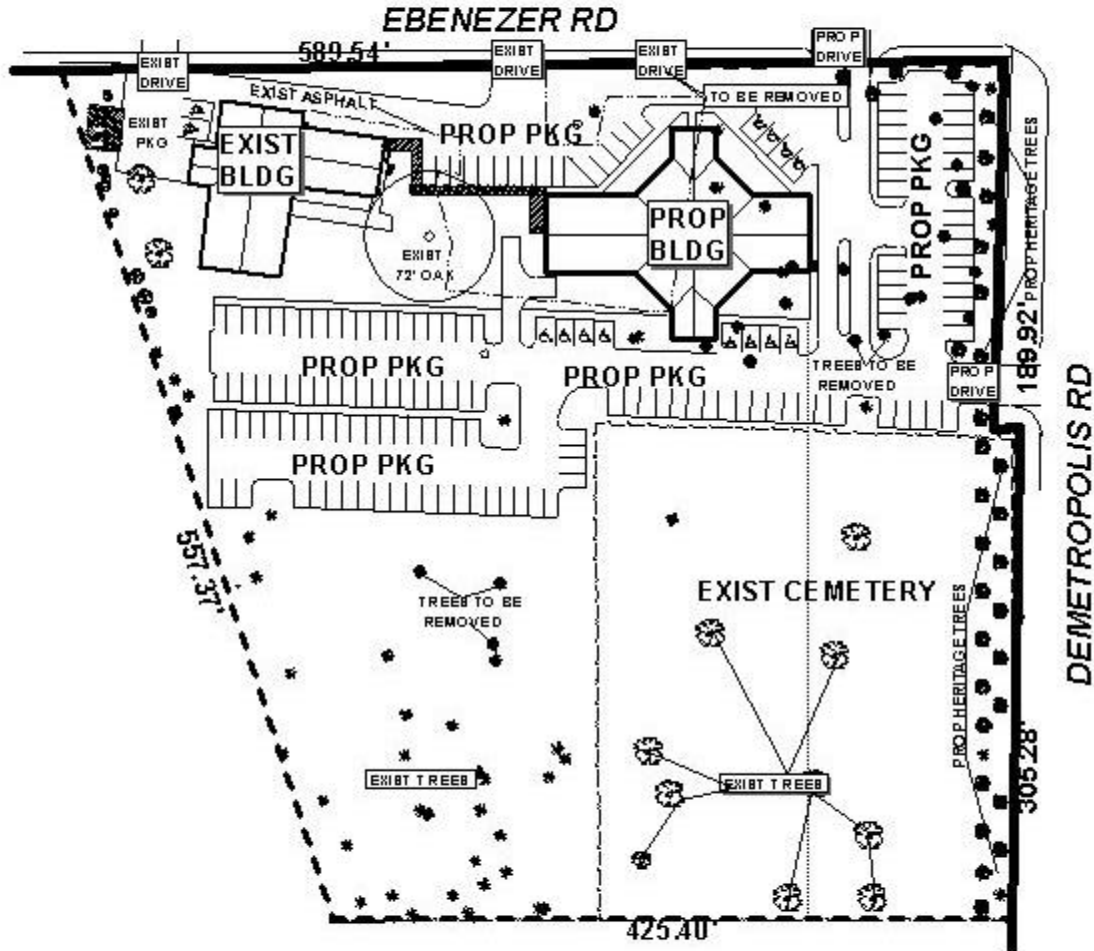
The site is surrounded by single-family residential dwellings and vacant land.

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LEGEND



SITE PLAN



The site plan illustrates the existing buildings, cemetery, existing trees to be removed, proposed parking and drives, proposed landscaping and the proposed building

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USE/REQUEST Planning Approval, Planned Unit Development



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