

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: February 19,2004**

<u>DEVELOPMENT NAME</u>	The Christian Bible Teaching Church
<u>LOCATION</u>	1809 and 1811 Duncan Street (Southeast corner of Duncan Street and Lesesne Street)
<u>PRESENT ZONING</u>	B-2, Neighborhood Business
<u>AREA OF PROPERTY</u>	15,000 square feet (.3± Acres)
<u>CONTEMPLATED USE</u>	Multiple buildings on a single-building site
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	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). Full compliance of the landscaping and tree ordinance to be coordinated with Urban Forestry.
<u>REMARKS</u>	The site consists of two buildings on one lot that will be connected with a breezeway.

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 applicant received Planned Unit Development approval in June 2002 for the same site plan subject to the following conditions: 1) the screening of parking along Lesesne Street; 2) elimination of the drive/parking area in front of the sanctuary, to be approved by the Traffic Engineering Department and the Right-of-Way Division; 3) notification to the applicant that in the future, the porch may be removed at their expense, if work in the city's right-of-way necessitates its removal; 4) provision of landscaping and tree plantings in compliance with numbers and ratios in Section IV.E.3 of the Zoning Ordinance; 5) provision of a sidewalk along Duncan Street; 6) approval of all curb cuts by the Traffic Engineering Department; and 7) full compliance with all municipal codes and ordinances. That approval has expired, hence this application.

The applicant has submitted building plans in compliance with the above conditions. However, the applicant requests that the existing parking space between the two buildings be allowed to remain for parking the church van. This space backs into Duncan Street and does not comply with Ordinance requirements. However, this site is located in an older section of the city where backing into the right-of-way is common.

RECOMMENDATION Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the screening of parking along Lesesne Street; 2) elimination of the drive/parking area in front of the sanctuary, to be approved by the Traffic Engineering Department and the Right-of-Way Division (excluding the space for the church van); 3) notification to the applicant that in the future, the porch may be removed at their expense, if work in the city's right-of-way necessitates its removal; 4) provision of landscaping and tree plantings in compliance with numbers and ratios in Section IV.E.3 of the Zoning Ordinance; 5) provision of a sidewalk along Duncan Street; 6) approval of all curb cuts by the Traffic Engineering Department; and 7) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 11 DATE February 19, 2004
 APPLICANT The Christian Bible Teaching Church
 REQUEST Planned Unit Development



NTS

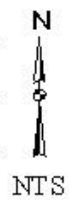
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



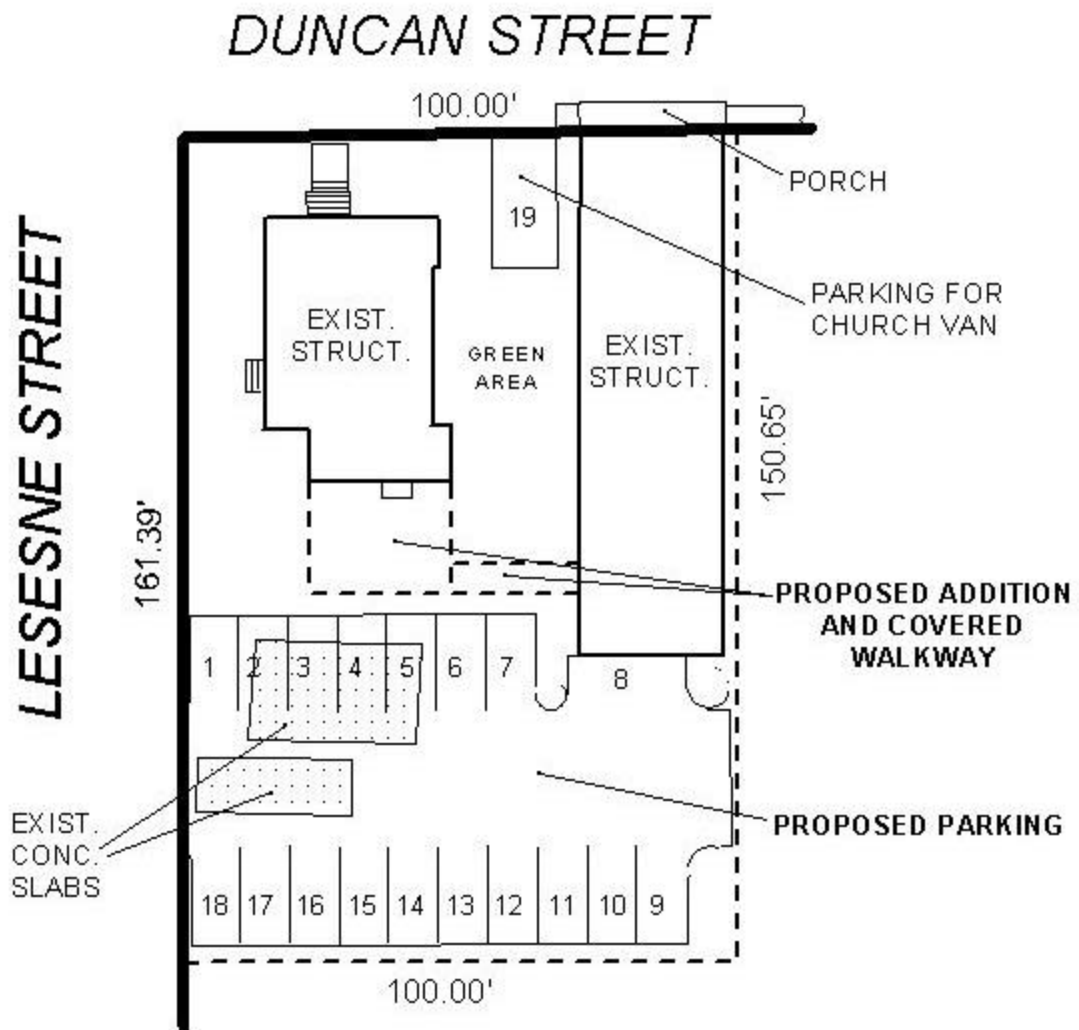
The site is located in an area of mixed land use.

APPLICATION NUMBER 11 DATE February 19, 2004
 APPLICANT The Christian's Bible Teaching Church
 REQUEST Planned Unit Development

LEGEND



SITE PLAN



The site is located at the southeast corner of Duncan Street and Lesesne Street. The plan illustrates the existing structures and proposed parking.

APPLICATION NUMBER 11 DATE February 19, 2004

APPLICANT The Christian's Bible Teaching Church

USE/REQUEST Planned Unit Development



NTS