

PLANNING APPROVAL STAFF REPORT**Date: July 10, 2003****NAME**

Aimwell Missionary Baptist Church

LOCATION500 Earle Street
(Northwest corner of Earle Street and North
Lawrence Street)**PRESENT ZONING**

R-3, Multi-Family Residential

AREA OF PROPERTY

1.8± Acres

CONTEMPLATED USESanctuary and parking additions to an existing
church**TIME SCHEDULE
FOR DEVELOPMENT**

September 2003

**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**REMARKS**

The applicant is requesting Planning Approval to allow the expansion of an existing church in a R-3, Multi-Family Residential district. The expansions include a two-story addition and paved parking.

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, congestion and traffic hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

The proposed addition requires setback and parking ratio variances; the proposed addition would be 16-feet from the side street property line, and 125 parking spaces are required but only 73 are proposed. The appropriate variance applications were submitted and are pending Board of Adjustment approval at the July 14th meeting. Regarding the parking requirements, many of the members are residents of the neighborhood and walk to services, thus the provision of sidewalks should be required along all street frontages.

The proposed addition is in-line with the existing structure and while the sanctuary would be expanded, this expansion is for a choir loft. Other components of the expansion include office space and a life center. As with most Planning Approvals where large additions are proposed, full compliance with the landscaping and tree plantings requirements of the Ordinance should be required. Additionally, as the site is surrounded

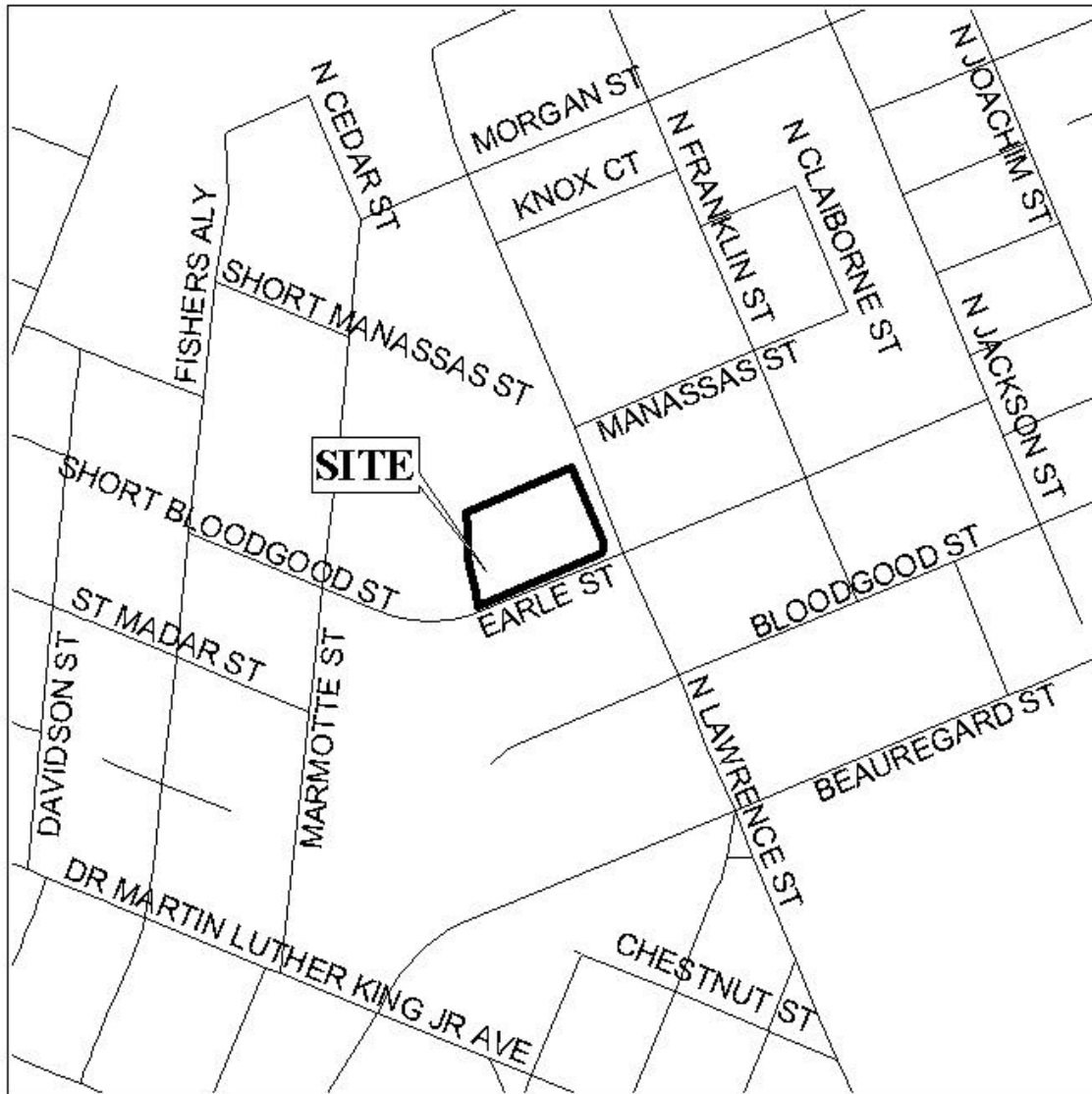
by residential development, the parking area should be screened in compliance with Section VI.A.3.i. as well as the provision of buffering as outlined in Section IV.D.1.a.

The site fronts Lawrence Street, a planned major street as illustrated on the Major Street Plan and has an existing right-of-way in compliance with the Plan. However, as a means of access management, the number location, and design of all curb cuts should be approved by Traffic Engineering.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the obtaining of all necessary variances from the Board of Adjustment and compliance with any conditions thereof; 2) the provision of sidewalks along all street frontages; 3) full compliance with the landscaping and tree planting requirements of the Ordinance; 4) provision of buffering for the parking area and the site as outline in Sections Section VI.A.3.i. and IV.D.1.a., respectively; 5) approval by Traffic Engineering for the number, location and design of all curb cuts; 6) full compliance with all municipal codes and ordinances.

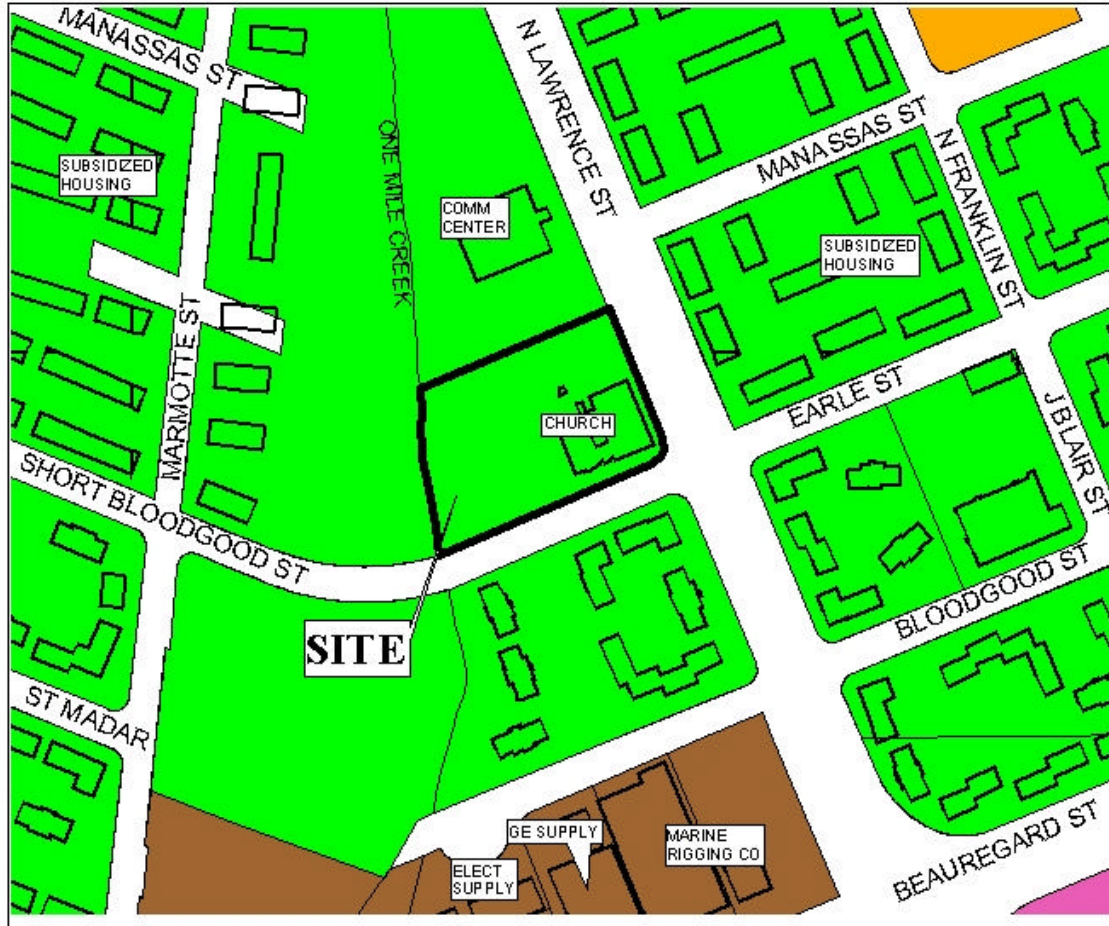
LOCATOR MAP



APPLICATION NUMBER 12 DATE July 14, 2003
APPLICANT Aimwell Missionary Baptist Church
REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by multiple family residential dwellings with a community center located to the North.

APPLICATION NUMBER 12 DATE July 10, 2003

APPLICANT Aimwell Missionary Baptist Church

REQUEST Planning Approval

LEGEND

R-1

R-2

R-3

R-B

H-B

B-1

LB-2

B-2

B-3

B-4

B-5

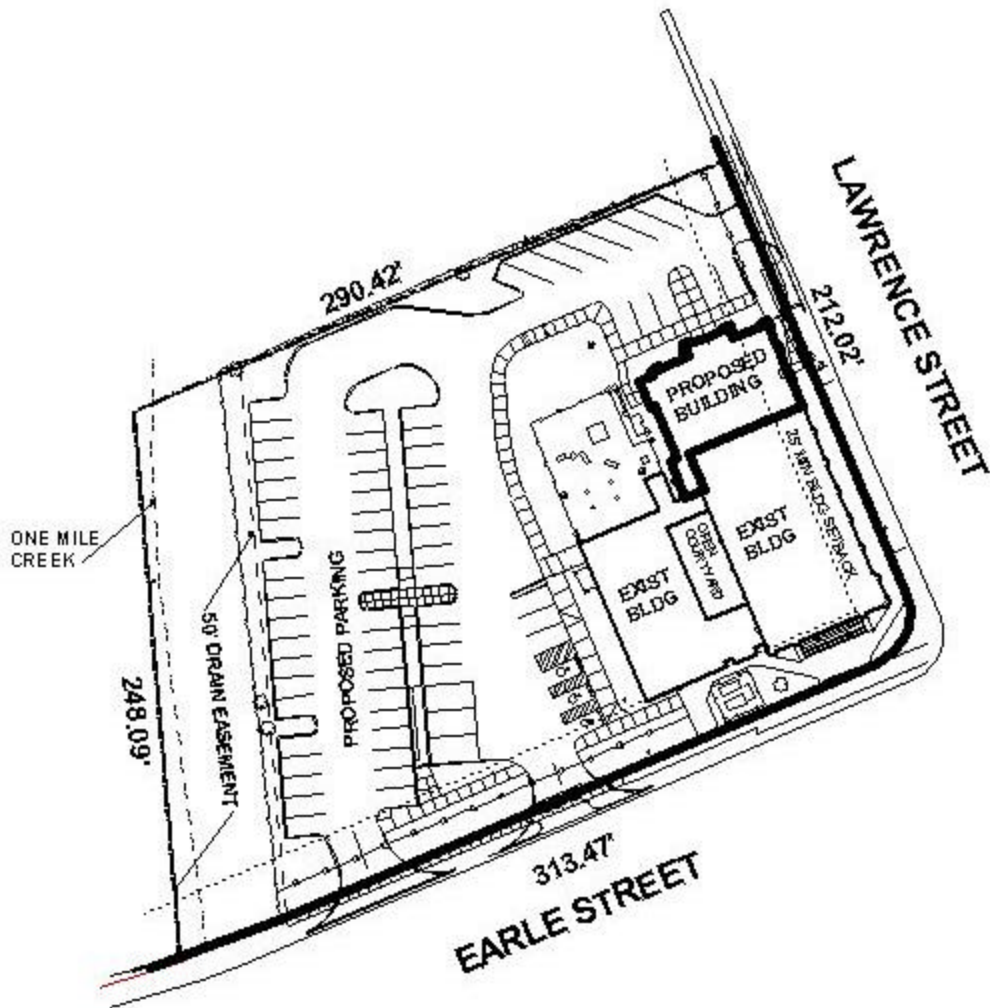
I-1

I-2

NTS



SITE PLAN



The site is located on the Northwest corner of Earle Street and North Lawrence Street. The plan illustrates the existing structures, along with the proposed structure and asphalt paving.

APPLICATION NUMBER 12 DATE July 10, 2003

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USE/REQUEST Planning Approval



NTS