

PLANNING APPROVAL STAFF REPORT**Date: February 5, 2004**

NAME Community Baptist Church (Pastor Carl Coker, Agent)

LOCATION 1251 Navco Road
(East side of Navco Road, 275'± South of Buena Drive North)

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 3 ± acres

CONTEMPLATED USE Day Care

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). There is to be no paving in the critical root zone of the 36" Live Oak that exists in the gravel parking lot. We would like to extend the Tree Protection requirements of the Zoning Ordinance to this development.

REMARKS The applicant is requesting Planning Approval to have a church and day care in an R-1, Single-Family Residential district. Churches, with day cares, are allowed with Planning Approval in R-1 districts.

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 applicant proposes to add a day care to an existing church; however, there was no record of a church receiving Planning Approval at this location, thus Planning Approval is necessary for the property to comply with the Zoning Ordinance.

The site plan illustrates the existing building, with unimproved parking and maneuvering area. In order to comply with Ordinance requirements paved parking must be provided. No information was submitted regarding the number of sanctuary seats; however, if paved parking is limited to the existing unimproved parking area, and does not encroach into the critical root zone of the 36" Live Oak, the site will comply with the guidelines for Planning Approval as outlined above.

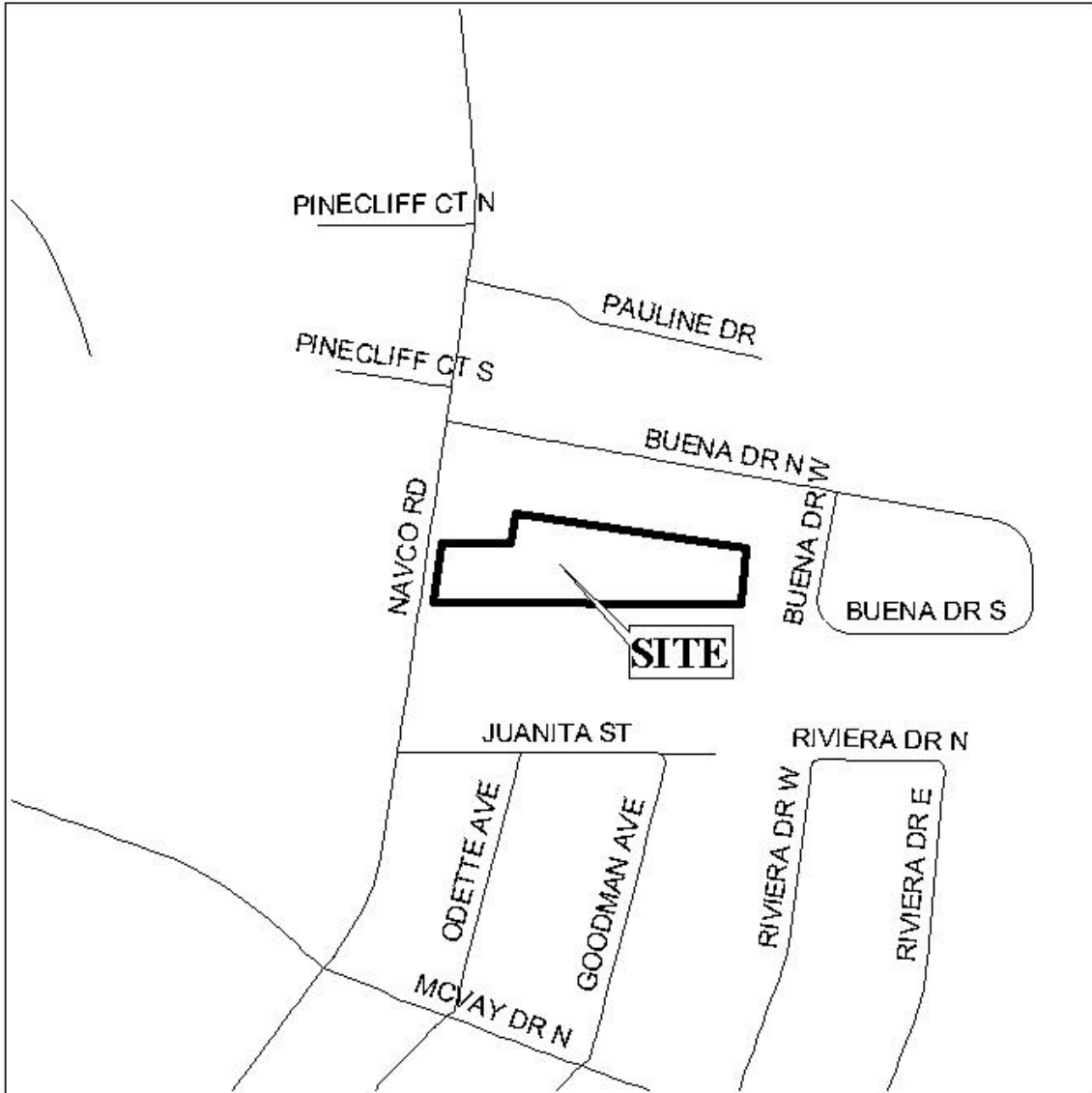
The site is across the street from residential development, thus the provision a three-foot high fence or hedge should be required along Navco Road to screen the parking and maneuvering area. Moreover, the site adjoins residential development to the North and East, thus the provision of a buffer in compliance with Section IV.D.1. should be required along the North and East property lines.

With any Planning Approval, some degree of compliance with the landscaping and tree planting requirements of the Ordinance is typically required. This site is large and only a portion of it is developed; therefore, provision of landscaping and tree plantings should only be required for the developed portion of the site. Additionally, as Urban Forestry has recommended protection of the trees on this development, many of these trees will count as credit toward the tree planting requirements.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) provision of paved parking, access and maneuvering area (minimum of one parking space per four sanctuary seats); 2) full compliance with the Urban Forestry Comments (no paving in the critical root zone of the 36" Live Oak in the gravel parking lot, and that the trees on the site are protected); 3) provision of a three-foot high fence or hedge along Navco Road to screen the parking and maneuvering area from residential development; 4) provision of a buffer, in compliance with Section IV.D.1. along the North and East property lines; 5) full compliance with the landscaping and tree planting requirements for the developed portion of the site; and 6) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 12 DATE February 5, 2004
APPLICANT Community Bible Church (Pastor Carl Coker, Agent)
REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings, with a church and multiple family residential dwellings located to the South of the property.

APPLICATION NUMBER 12 DATE February 5, 2004
 APPLICANT Community Bible Church (Pastor Carl Coker, Agent)
 REQUEST Planning Approval

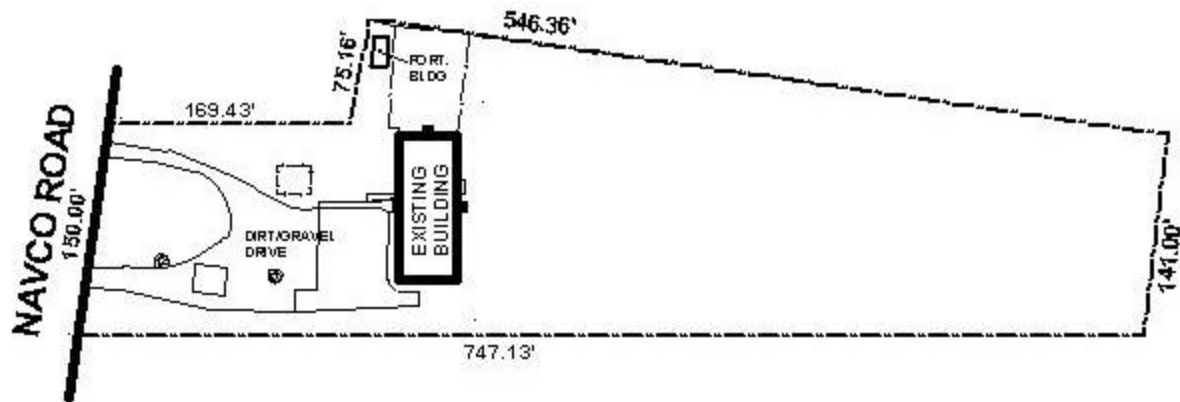
LEGEND



NTS



SITE PLAN



The site is located on the East side of Navco Road, 275' South of Buena Drive North.
The plan illustrates the existing building and drive.

APPLICATION NUMBER 12 DATE February 5, 2004

APPLICANT Community Bible Church (Carl Coker, Pastor)

USE/REQUEST Planning Approval



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