

PLANNING APPROVAL STAFF REPORT

Date: May 20, 2004

APPLICANT NAME

The House of Joshua Christian Center Church, Inc.
(Rev. Joseph Day, Agent)

LOCATION

2727 Mill Street
(South side of Mill Street, 350'± East of Bay Shore Avenue).

CITY COUNCIL DISTRICT

District 1

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

8,238± Sq.Ft.

CONTEMPLATED USE

Church.

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, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Widen drive to twenty-four feet.

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 (City Code Chapters 57 and 64 and State Act 61-929). Any work on or under the 35" Live Oak in the southeast corner of the property is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

REMARKS

The applicant is requesting approval to use an existing residential structure as a church. The Zoning Ordinance requires Planning Approval for the establishment and/or expansion of a church in residential 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.

With regard to parking requirements, the application indicates a seating capacity of 32; therefore, at a ratio of one parking space per four seats, at least eight parking spaces are required. The site plan indicates a parking facility to the rear of the structure, which contains eight spaces. The exact parking layout is not indicated on the plan. Additionally, as indicated by the Traffic Engineering Comments, access to the site is substandard and would have to be increased to 24' to allow for two-way traffic.

While there are some issues relating to the proposed use and its related parking requirements, the application indicates that this is a temporary location for the church. Once a new location is obtained, the site in question will revert to residential use. The application also states that members either walk to church or are provided transportation by church operated transit.

Conversations with the Reverend and other church representatives indicated that a new location is expected within the next 6 – 12 months. While required improvements are generally provided immediately after approvals and prior to occupancy, there have been unique circumstances whereby the Commission has allowed a specified time frame for all improvements to be made. In this particular instance, a time frame until January 15, 2005 would allow adequate time for the applicant to either complete their site selection and relocate, or if not, bring the site into compliance with all requirements of the Zoning Ordinance, including paved parking, access, landscaping and tree plantings, and signage. If the church does relocate within that time, the conditions will not have been met and the approval would be considered expired.

As a side note, because the applicant is proposing non-residential use of a residential structure, compliance with building, electrical, mechanical, plumbing and fire codes is a concern, and should be required prior to occupancy, regardless of time allowances for Zoning Ordinance compliance.

RECOMMENDATION

Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) the structure be brought into compliance with all applicable building, electrical, mechanical, plumbing and fire codes prior to any non-residential occupancy; 2) the site be brought into full compliance with all requirements of the Zoning Ordinance, including paved parking, access, landscaping and tree plantings, and signage by January 15, 2005; 3) Any work on or under the 35" Live Oak in the southeast corner of the property is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger; and 4) if conditions 1 & 2 are not complied with in the specified time frames, this approval will expire and become null and void.

LOCATOR MAP



APPLICATION NUMBER 12 DATE May 20, 2004

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REQUEST Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. Churches are located to the north and south of the site. Commercial sites are located to the west of the site.

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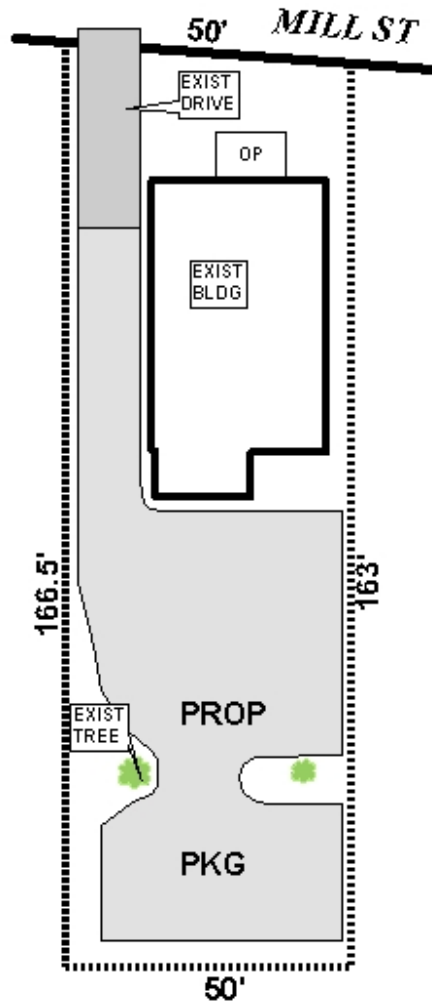
REQUEST Planning Approval

LEGEND

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



SITE PLAN



The site plan illustrates the existing building,
drive, and trees, along with proposed parking

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