

PLANNING APPROVAL STAFF REPORT**Date: September 16, 2004**

<u>NAME</u>	Cedar Park Baptist Church (Anthony Singleton, Agent)
<u>LOCATION</u>	1508 Cedar Park Drive (North side of Cedar Park Drive, 115'± East of Dauphin Island Parkway)
<u>CITY COUNCIL DISTRICT</u>	District 3
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	.6± Acres
<u>CONTEMPLATED USE</u>	Parking lot expansion for an existing church
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given
<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, size, 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).
<u>REMARKS</u>	The applicant is requesting Planning Approval to construct a new parking lot for an existing church in a R-1, Single-Family Residential district; churches are allowed in R-1 districts with Planning Approval.

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 site is currently developed with the existing church; however, the existing parking is unimproved. The applicant proposes to pave all parking and stripe the spaces. Additionally,

compliance with the landscaping and tree planting requirements, as well as the provision of sidewalks is proposed.

With the addition of paved parking, the parking area should be screened from the adjoining residential properties with a six-foot wooden privacy fence, reduced to three-feet in height within the 25-foot front yard setback. Furthermore, parking along Cedar Park Drive should be screened from the residences on the South side of the street with a three-wooden privacy fence.

It should also be noted that there is a small addition proposed to the existing building. This addition will simply consist of bathroom space and will not interfere with traffic flow, nor violate the setback requirements.

RECOMMENDATION Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Ordinance; 2) provision of a sidewalk along Cedar Park Drive; 3) the provision of a six-foot wooden privacy fence, reduced to three-feet in height within the 25-foot front yard setback, where the site adjoins residential zoning; 4) the provision of a three-foot high wooden privacy fence along Cedar Park Drive to screen the parking areas from the residential properties across Cedar Park Drive; and 5) full compliance with all municipal codes and ordinances.