

**PLANNING APPROVAL &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: August 5, 2004

<u>NAME</u>	St. Pius X Parish
<u>LOCATION</u>	217 South Sage Avenue (East side of Sage Avenue, 130'± South of Thornhill Drive)
<u>CITY COUNCIL DISTRICT</u>	District 5
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	6.8± Acres
<u>CONTEMPLATED USE</u>	Additional classrooms
<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).
<u>REMARKS</u>	The applicant is requesting Planning Approval to construct additional classrooms for a parochial school in a residential district; schools require Planning Approval in residential areas; and Planned Unit Development on a multiple building site.

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 as a school and church and includes existing classrooms across Sage Avenue. Additionally, at almost seven acres the site is large and the proposed addition provides an adequate setback (10-feet) from the adjacent residential properties. While the applicant states that a building was removed from the approximate location of the proposed new building, a six-foot wooden privacy fence along the new building should be required to buffer the adjacent residential properties.

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.

In terms of access, parking and circulation, an adequate number of parking spaces are provided; however, the fifteen spaces located in front of the proposed addition will not have adequate maneuvering area. These fifteen spaces should be removed prior to the issuance of a Certificate of Occupancy for the new classroom building. An additional consideration is that Sage Avenue is shown as having an existing right-of-way of 45-feet; therefore, the dedication of any necessary right-of-way to provide 45-feet from the centerline of Sage Avenue should be required.

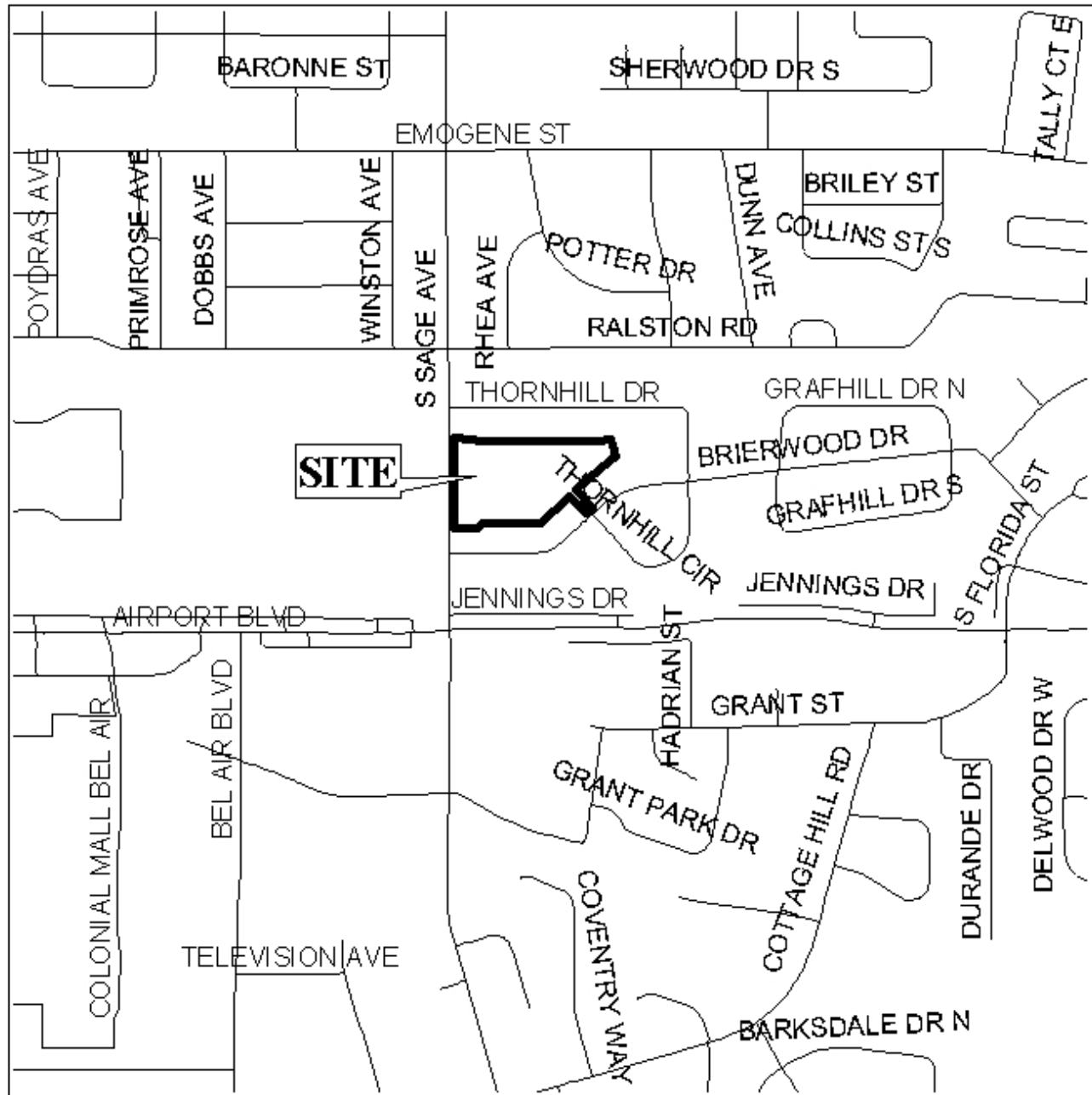
With Planning and PUD approvals, typically some type of compliance with the landscaping and tree planting requirements of the Ordinance is typically required. In this instance, the proposed addition would justify the provision of frontage trees.

RECOMMENDATION

Planning Approval: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that the proposed building be setback 10-feet from the South property line; 2) the provision of a six-foot wooden privacy fence along the South property line along the proposed building; 3) the removal of the 15 parking spaces in front of the proposed building; 4) dedication of any necessary right-of-way to provide 25-feet from the centerline of Sage Avenue; 5) the provision of frontage trees; and 6) full compliance with all municipal codes and ordinances.

Planning Approval: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that the proposed building be setback 10-feet from the South property line; 2) the provision of a six-foot wooden privacy fence along the South property line along the proposed building; 3) the removal of the 15 parking spaces in front of the proposed building; 4) dedication of any necessary right-of-way to provide 25-feet from the centerline of Sage Avenue; 5) the provision of frontage trees; and 6) full compliance with all municipal codes and ordinances.

LOCATOR MAP

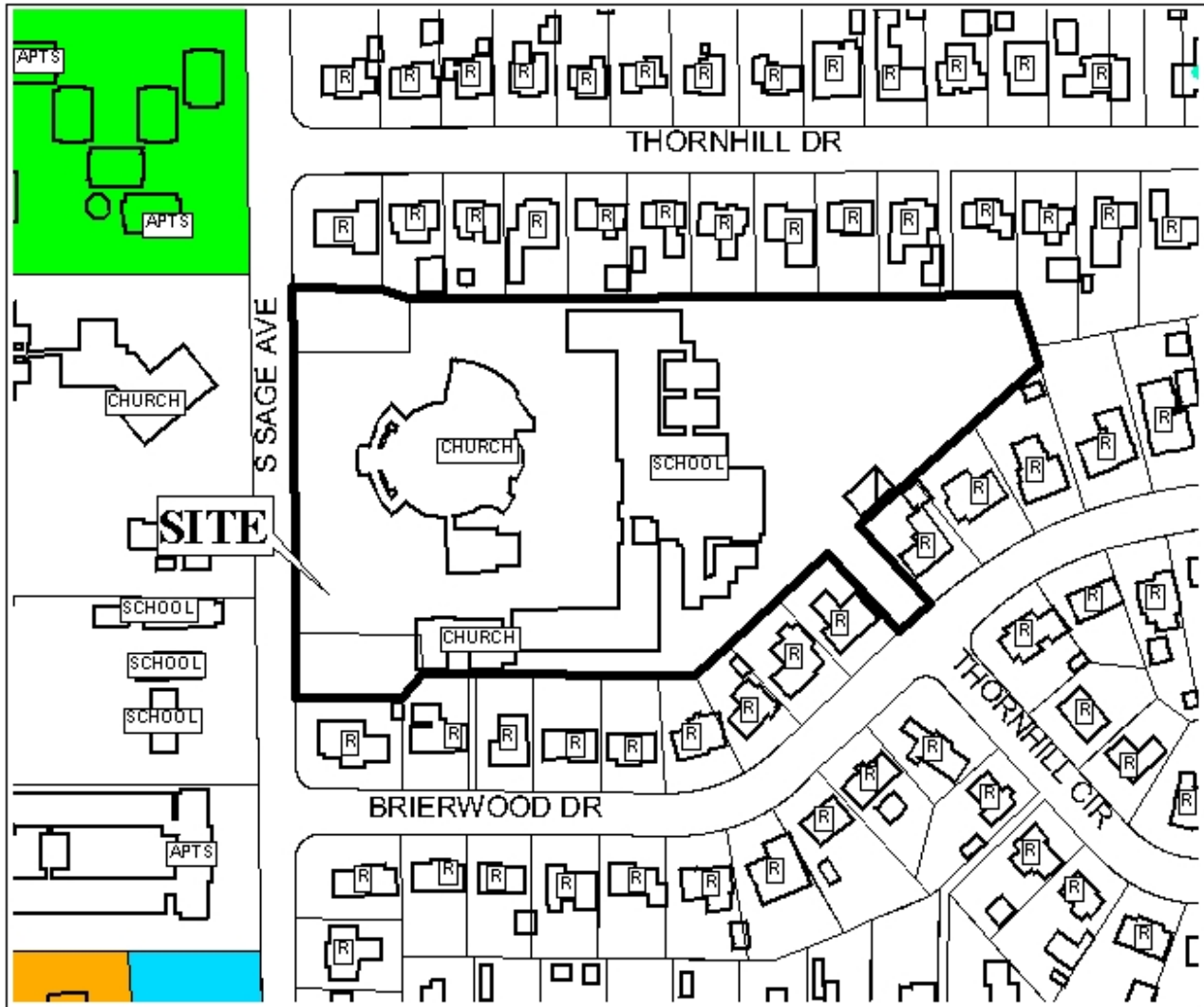


APPLICATION NUMBER 12, 13 DATE August 5, 2004
 APPLICANT St. Pius X Parish
 REQUEST Planning Approval and Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential dwellings are located to the North, East and South of the site.
A church and a school are to the West.

APPLICATION NUMBER 12, 13 DATE August 5, 2004

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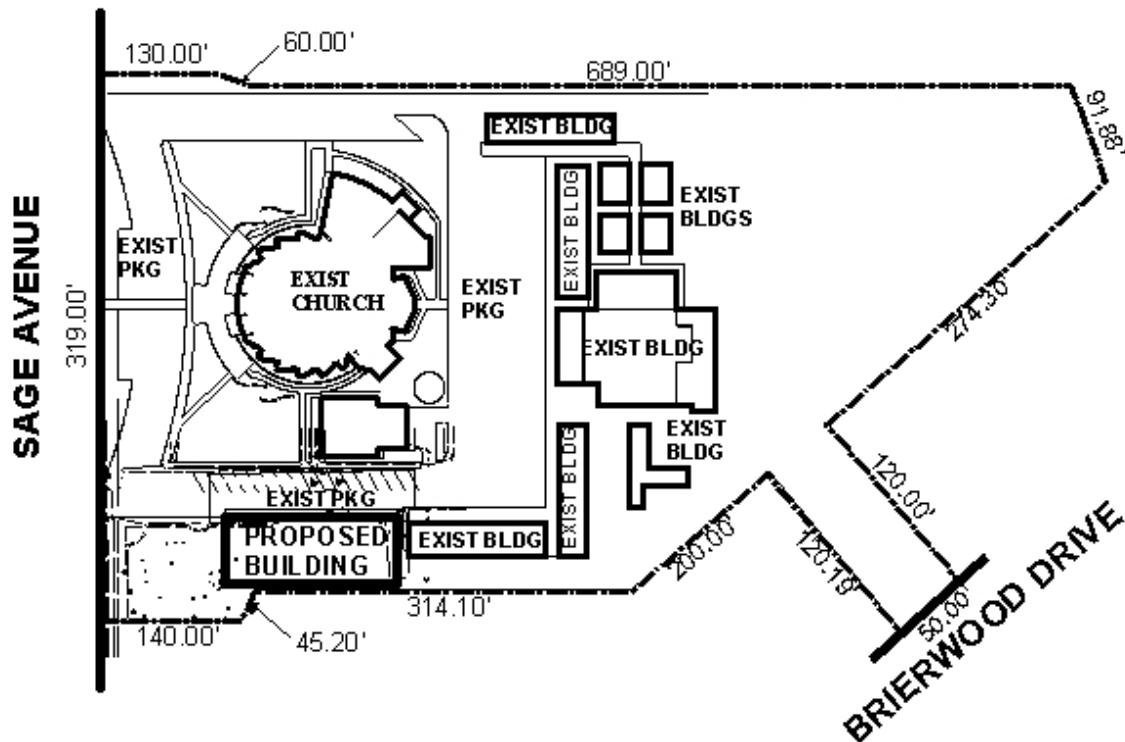
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LEGEND

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
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SITE PLAN



The site is located on the East side of Sage Avenue, 130' South of Thornhill Drive. The plan illustrates the existing buildings and parking, along with the proposed building.

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