

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

Midtown Congregation of Jehovah's Witnesses

LOCATION804 Farnell lane
(West side of Farnell Lane, 148'± North of Pleasant Valley Road, extending West to the East terminus of Angus Drive and Kendale Drive)**PRESENT ZONING**

R-1, Single-Family Residential

AREA OF PROPERTY

4.23± Acres

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, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

REMARKS

The applicant is proposing development of the site in question as a church and associated parking facilities. The Zoning Ordinance requires Planning Approval for the location and/or expansion of churches 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.

The site in question has been the subject of previous subdivision applications for single-family residential and townhouse developments. Those applications were withdrawn prior to consideration.

The site is located in the path of the future Cottage Hill Road/Fairway Drive major street, and is adjacent to an existing 100' right-of-way for the major street and two parallel 40' service roads. While the major street is not constructed, the service roads are constructed and provide access for those houses fronting them. Also, portions of major street right-of-way exist to the East, in the area of Fairway Drive.

Based on the site plan submitted, the proposed development will not impact the future major street right-of-way. Also, based on the proposed site plan, the proposed development is not of significant size or intensity to require dedication for the major street. Further, as Planning Approval is site plan specific, the addition of any buildings or additional parking would require a new Planning Approval as well as PUD approval, an additional setback from the future major street is not necessary at this time. However, the applicant should be made aware of the future major street and the potential impact on the site.

As a side note, there has been past discussion regarding the Cottage Hill/Fairway Drive major street route and an apparent conflict with the MATS Plan (which shows Cottage Hill/Pleasant Valley Road as the major street route). While there is a discrepancy between the two plans, the Major Street Plan has not been amended; therefore, the Cottage Hill/Fairway Drive route is still applicable.

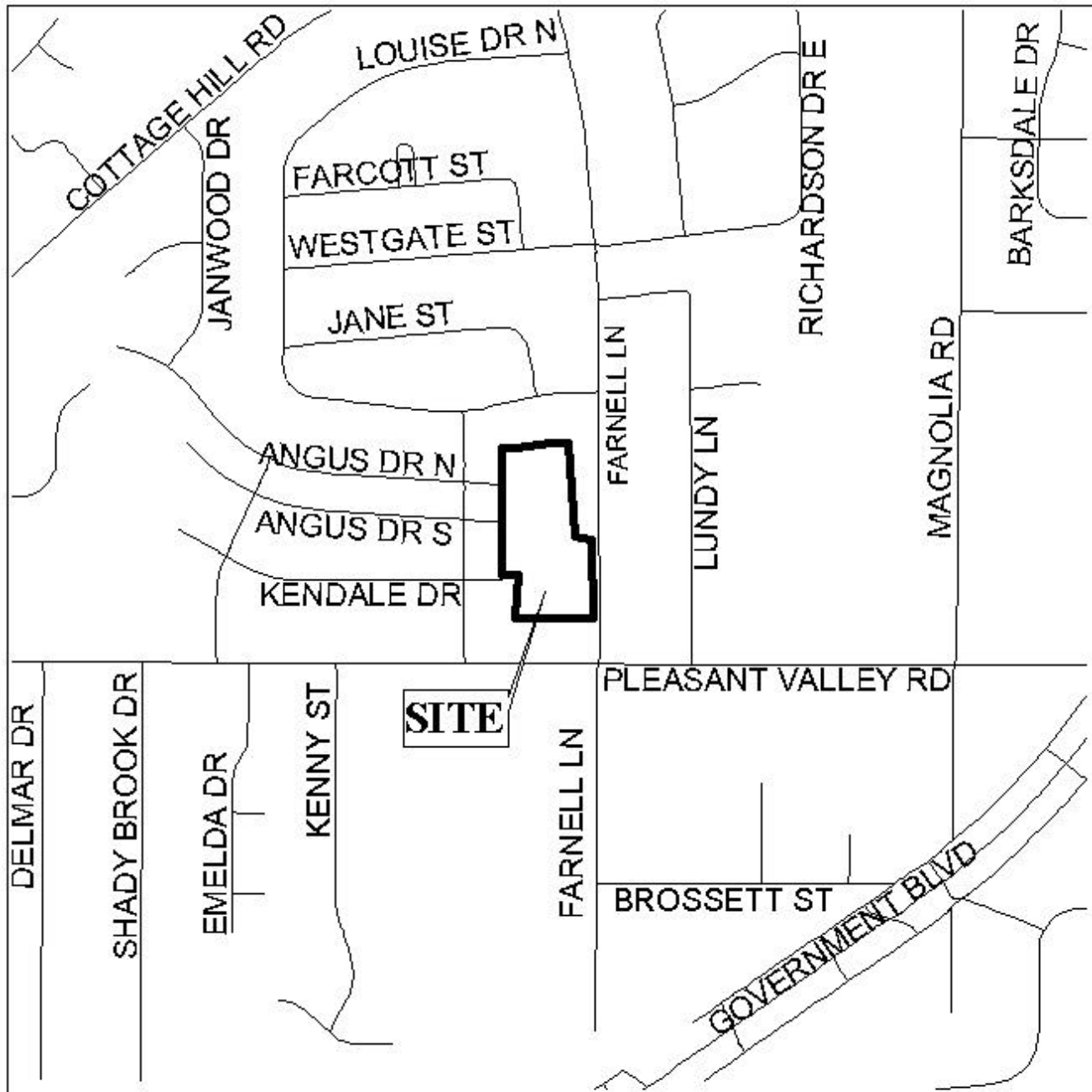
There are some minor discrepancies regarding the number of trees required/provided; however, these discrepancies can be reconciled during the permitting process.

The site is a metes and bounds parcel. Therefore, documentation should be submitted to establish the site as a lot of record prior to 1952, or a subdivision application should be required.

RECOMMENDATION Based on the preceding, it is recommended that this application be approved, subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Zoning Ordinance; 2) provision of buffering where the site abuts residential properties; 3) screening of parking facilities as required by Section VI. of the Zoning Ordinance; 4) submission of documentation to establish the site as a lot of record prior to 1952, or submission and approval of a subdivision prior to permitting; and 5) full compliance with all municipal codes and ordinances.

As a side note of the approval, the applicant is advised that the site is in the path of the future Cottage Hill/Fairway Drive major street. Further development of the site will require a new Planning Approval application (possibly a PUD application), and may require setbacks or dedications for the future major street.

LOCATOR MAP



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REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



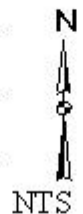
The site is surrounded by single family residential dwellings.

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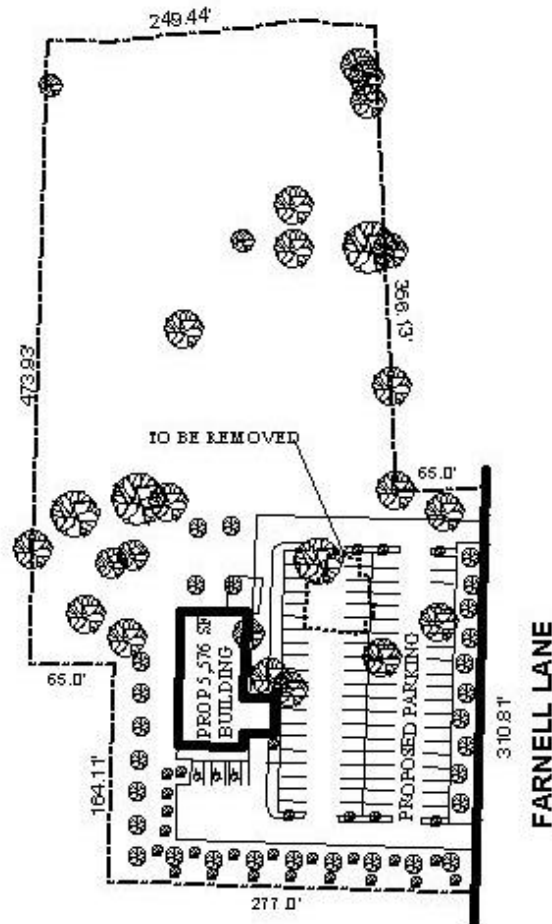
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LEGEND



SITE PLAN



The site is located on the West side of Farnell Lane, 148' North of Pleasant Valley Road, extending West to the East terminus of Angus Drive and Kendale Drive. The plan illustrates the existing structure to be removed, along with the proposed structure and parking.

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