

**PLANNED UNIT DEVELOPMENT STAFF REP****Date: October 16, 2003****DEVELOPMENT NAME**

Trinity Evangelical Lutheran Church

**LOCATION**2668 Berkley Avenue  
(Northeast corner of Berkley Avenue and Main Street)**PRESENT ZONING**

B-2, Heavy Industrial

**AREA OF PROPERTY**

4.22± Acres

**CONTEMPLATED USE**

Amend a previously approved PUD to allow a church with multiple buildings on a single building site.

**It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.****TIME SCHEDULE**

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.

**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).

**REMARKS**

The applicant is proposing expansion of an existing church, which will consist of multiple buildings on a single building site. The site received PUD approval in June 2003, however, the site plan has been modified since that approval.

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.

As stated above, the site plan has been modified since the original approval in June. In cases of very minor modifications, the staff may approve the changes. In this instance, the modifications include a minor shift of a proposed building, relocation of an access drive, alterations to the circulation pattern, and elimination of some of the proposed parking facilities. These changes were not considered minor, and therefore required approval by the Planning Commission.

While the changes are significant enough to require Planning Commission approval, many of the comments from the previous staff report are still applicable.

In 1997, the church received a Use Variance from the Board of Zoning Adjustment to allow an addition to an existing church. There were several conditions placed on the variance, including compliance with the frontage tree requirements and parking requirements of the Zoning Ordinance. The addition was constructed; however, the required trees were not installed. The Board of Zoning Adjustment allowed for compliance to be made in phases, allowing up to three years for all trees to be planted.

Given what appear to be future plans for the church, compliance with frontage tree requirements would be appropriate at this time, with full compliance at the time of future approvals.

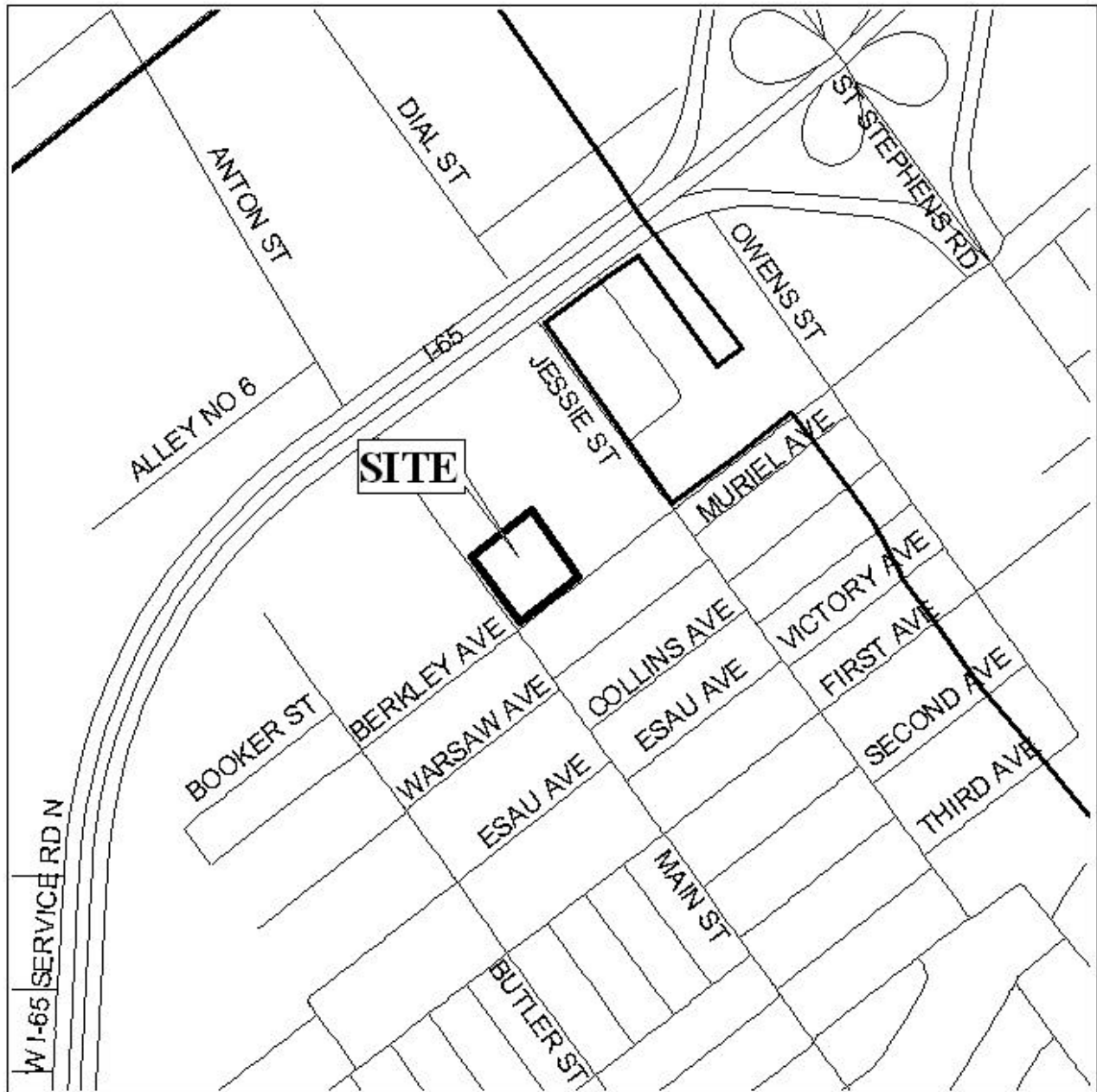
Also, the Board allowed parking facilities to be completed in phases, giving up to two years for the applicant to provide the full requirement of 82 spaces. Based on the plan submitted with this application, the parking facilities needed to comply with the minimum requirements are shown, but are also indicated as future. Given the fact that the time allowed by the Board of Zoning Adjustment has long since expired and the church is proposing new construction, the required parking should be provided as part of this project.

In 1998, the church was granted a sidewalk waiver along Main Street due to the open ditch construction; a sidewalk was, however, required along Berkley Avenue. It appears that the sidewalk was constructed along a portion of Berkley, but not the entire frontage. Completion of the sidewalk would be appropriate.

### **RECOMMENDATION**

**Planned Unit Development:** based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) the site be brought into compliance with the landscaping and frontage tree requirements with this project, with future PUD approvals requiring the site to be brought into full compliance; 2) completion of the required parking; 3) completion of the sidewalk along the Berkley Avenue frontage; and 4) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 15 DATE October 16, 2003  
APPLICANT Trinity Evangelical Lutheran Church  
REQUEST Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site are miscellaneous retail; to the East and South are single family residential dwellings. Located to the West of the site is a school.

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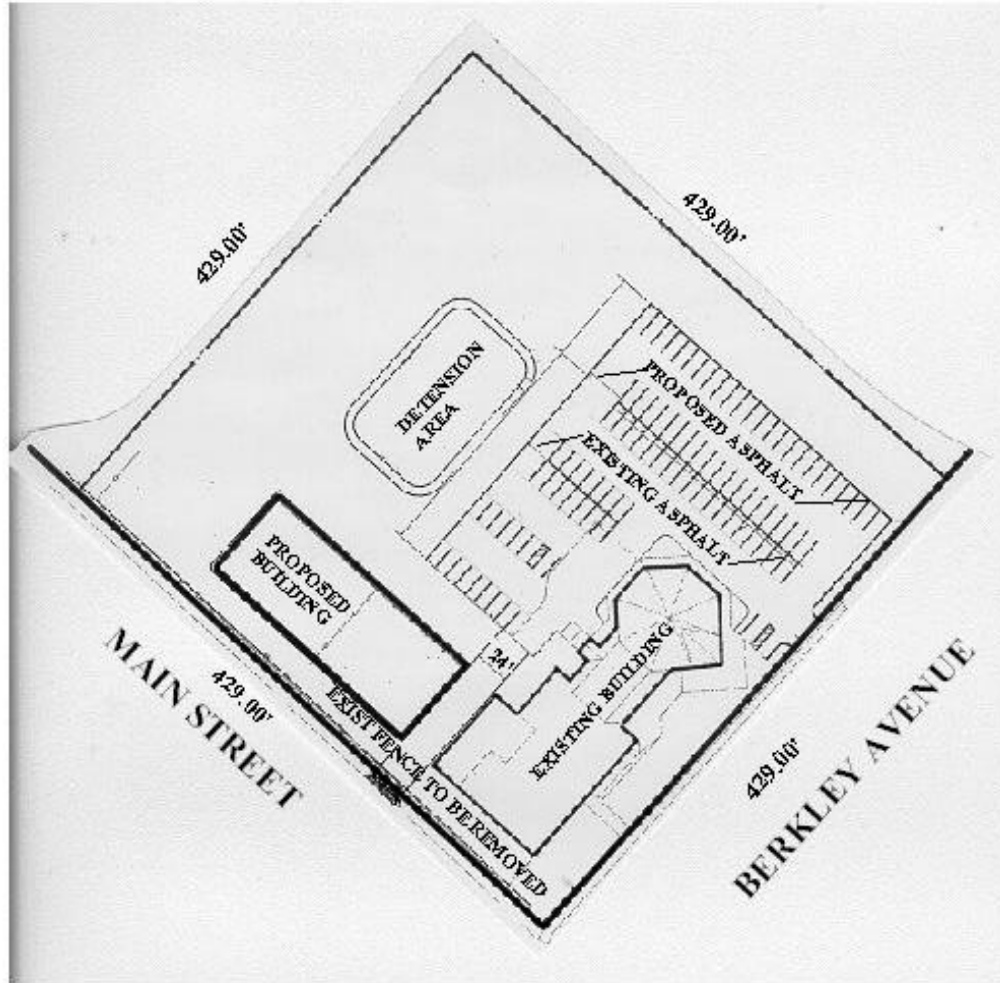
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LEGEND



## SITE PLAN



The site is located on the Northeast corner of Berkley Avenue and Main Street. The plan illustrates the existing structure and parking, along with the proposed building and parking.

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USE/REQUEST PUD



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