

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

Date: June 1, 2006

<u>DEVELOPMENT NAME</u>	St. Luke's Episcopal Church and School
<u>SUBDIVISION NAME</u>	St. Luke's Episcopal Church Subdivision
<u>LOCATION</u>	980 and 1050 Azalea Road (Southwest corner of Azalea Road and Japonica Lane)
<u>CITY COUNCIL DISTRICT</u>	District 3
<u>ZONING</u>	R-1, Single Family Residential
<u>AREA OF PROPERTY</u>	12.9± acres
<u>CONTEMPLATED USE</u>	Multiple school buildings on a single lot, including a new structure for use as a covered pavilion and a temporary trailer for use as offices.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately.
<u>ENGINEERING COMMENTS</u>	Stormwater detention will be required for all impervious surfaces added since implementation of the COM Stormwater Ordinance (1983). Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.
<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).

Urban Forestry requests full compliance with landscaping and tree requirements of the Zoning Ordinance. Compliance is to be coordinated with Urban Forestry.

REMARKS

The applicant is requesting Planning Approval, Planned Unit Development (PUD), and Subdivision approval to allow an existing school to construct a 50' x 40' pavilion and to locate a 60' x 12' trailer for temporary office use. Planning Approval is required for the expansion of a school in an R-1 district; PUD approval is required for multiple buildings on a single site; and Subdivision is requested to join the two parcels into one legal lot of record.

The plat illustrates the proposed 12.9± acre, one-lot subdivision which is located at the Southwest corner of Azalea Road and Japonica Lane, and is in Council District 3. The site is served by public water and sanitary sewer. The plat illustrates the existing rights of way of the sites frontage streets (Azalea Road and Japonica Lane), Japonica Lane, a minor street complies with the plan; however, Azalea Road does not. The site plan illustrates 70-feet of right-of-way along Azalea Road, a planned major street. The Major Street Plan requires a 100-foot right-of-way; therefore, provision of a 75' setback (which includes the required minimum building setback of 25'), from Azalea Road, to provide for the right-of-way of the planned major street, should be required. Additionally, the plat does not illustrate the 25-foot minimum building setback line along Japonica Lane.

The site is currently developed with facilities that are used by both St. Luke's Episcopal Church and School. Based upon the information provided by the applicant, the campus has 37 classrooms for 428 students. The addition of the pavilion and temporary offices would not be considered an expansion of classroom facilities or the student enrollment and therefore would not impact parking requirements.

Planned Unit Development (PUD) 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.

It is very important to note that both the Planning Approval and the Planned Unit Development reviews are site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for Planning Approval and Planned Unit Development review, and be approved through the planning process.

As the reviews for Planning Approval and Planned Unit Development approval are similar, the analysis/remarks for both applications will be consolidated.

The applicant has not indicated if a buffer exists or is proposed where the school adjoins residential properties. Therefore, the provision of a sufficient buffer in compliance with

the Buffer Requirements of the Zoning Ordinance, between the site and residentially developed property. Since the proposed addition of the pavilion is proposed to be constructed over an existing picnic area, and the addition of a temporary trailer, no physical redevelopment is proposed, there is no concern about physical alteration of the landscape or aesthetic harmony with the neighborhood.

As with any Planning Approval or PUD approval, some degree of compliance with the landscaping and tree planting requirements of the Ordinance is typically required. In this case, the campus is extremely landscaped and heavily forested, and would meet the minimum requirements of the landscaping and tree requirements of the Ordinance. However, several large Oak Trees are depicted within the campus area; therefore, protection of the large Oak Trees should be required if located within the project area.

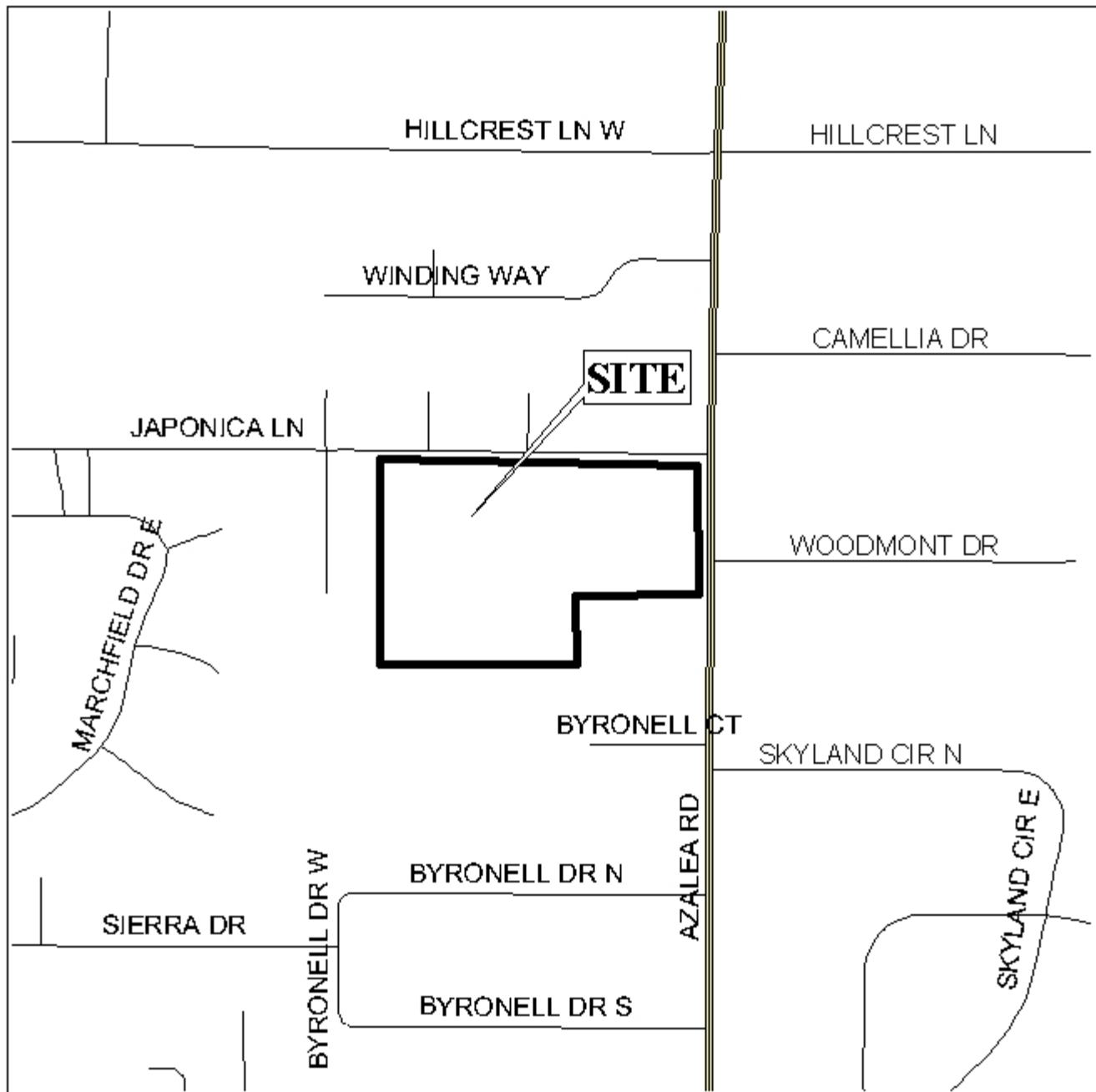
RECOMMENDATION

Planning Approval Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) the provision of a sufficient buffer in compliance with the Buffer Requirements of the Zoning Ordinance, between the site and residentially developed property; 2) the protection of Live Oaks within the project area, to be coordinated with Urban Forestry; and 3) full compliance with all municipal codes and ordinances.

Planned Unit Development Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) the provision of a sufficient buffer in compliance with the Buffer Requirements of the Zoning Ordinance, between the site and residentially developed property; 2) the protection of Live Oaks within the project area, to be coordinated with Urban Forestry; and 3) full compliance with all municipal codes and ordinances.

Subdivision Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) the provision of a 75' setback (which includes the required minimum building setback of 25'), from Azalea Road; and 2) the placement of the 25-foot minimum building setback line along Japonica Lane on the final plat.

LOCATOR MAP



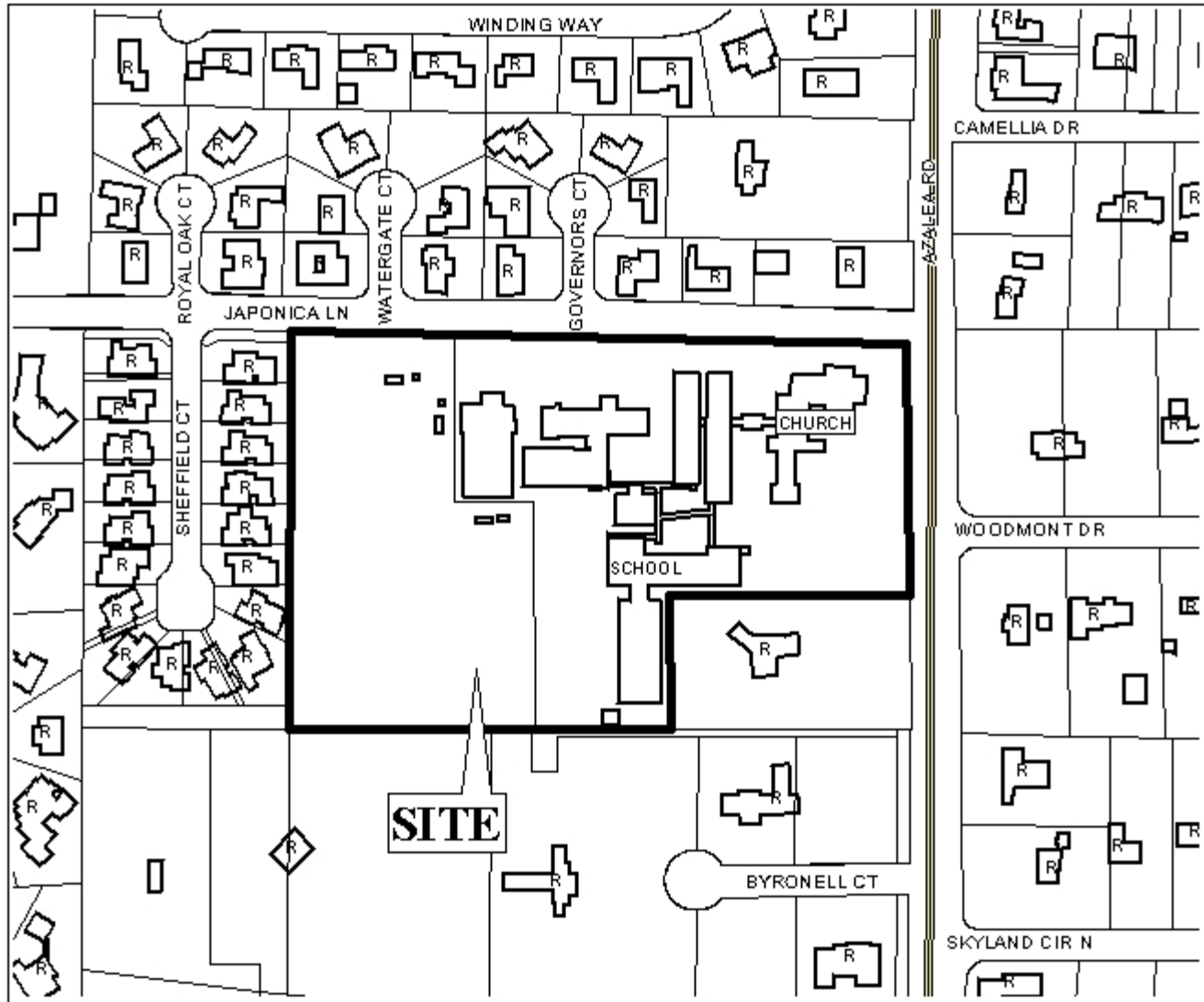
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REQUEST Planning Approval, PUD, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings.

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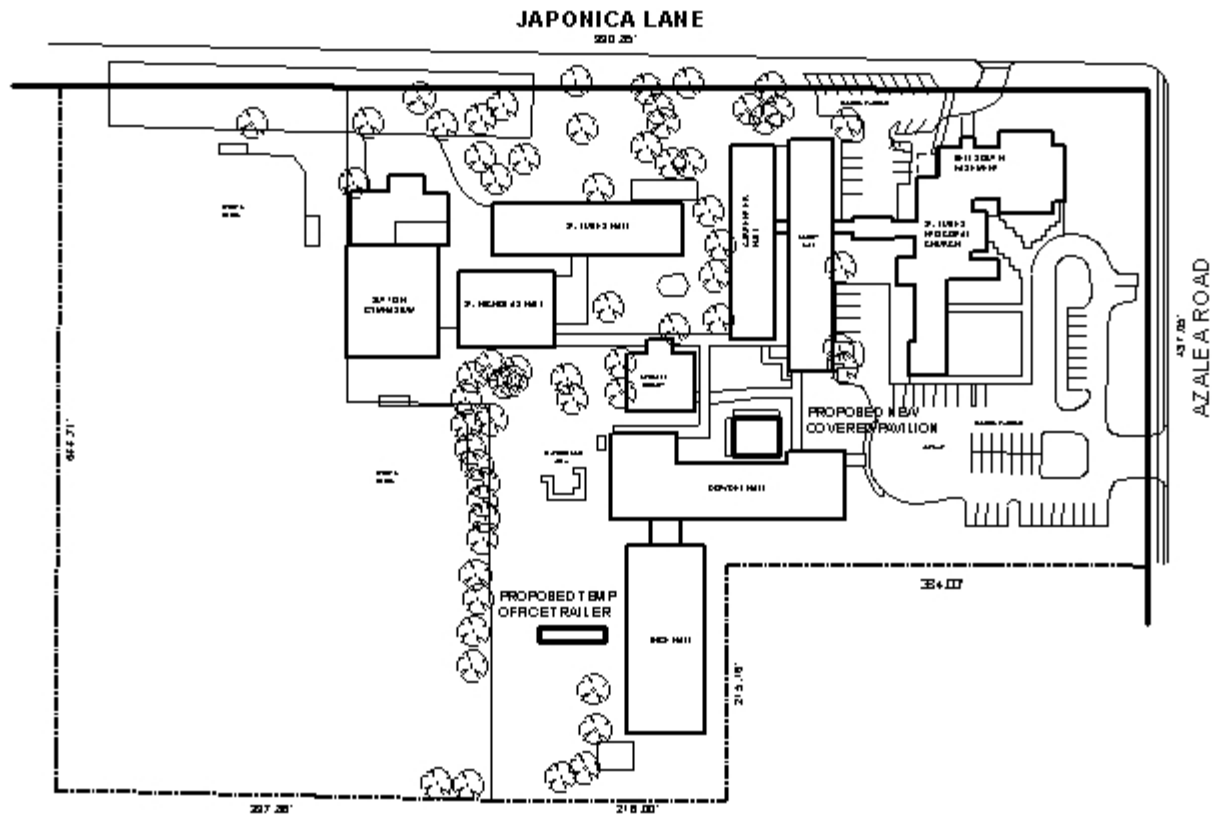
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LEGEND

														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 is located on the Southwest corner of Azalea Road and Japonica Lane. The plan illustrates the existing structures and parking, along with the proposed buildings.

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