

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

**Date: August 7, 2003**

**NAME**

Holy Church of God

**DEVELOPMENT NAME**

Holy Church of God

**LOCATION**

2115 Demetropolis Road  
(East side of Demetropolis Road, 250'± South of  
Troy Lane)

**PRESENT ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

1± Acre

**CONTEMPLATED USE**

Expansion of an existing church for a day care and  
playground, consisting of multiple buildings on a  
single building site

**TIME SCHEDULE  
FOR DEVELOPMENT**

None given

**ENGINEERING  
COMMENTS**

Stormwater must be conveyed to an appropriate  
discharge. Stormwater from any new development will not be allowed to discharge to  
the current outfall for the recently paved parking lot. 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**

All driveway widths and locations to be approved  
by Traffic Engineering; and design to meet 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 requesting Planning Approval to  
allows the expansion of an existing church in an R-1 district, Planned Unit Development  
approval for two buildings on a single building site, and Subdivision approval to create a  
legal lot of record.

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 applicant proposes to construct a playground and a 90' x 37' building on the Northern portion of the lot for a day care. Commercial day cares are prohibited in R-1 districts; however, churches are allowed day cares as an accessory use in R-1 districts; thus a condition of approval should stipulate that the day care must be operated by the church and not an individual or commercial entity.

The site adjoins a park to the South and single-family residences to the East; the property to the North is owned by Cottage Hill Baptist Church, which owns and has developed property along this portion of Demetropolis Road northward to Cottage Hill Road. To the West are residences and commercial properties; as such the further development of this site with an accessory use (day care) could be considered compatible with the surrounding development. Moreover, the provision of a buffer, in compliance with Section IV.D.1., should be required where the site adjoins residential development.

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.

The church requires one parking space per four sanctuary seats and day cares require 1½ parking spaces per teaching station; the site has 49 parking spaces. The engineer was contacted about the number of seats and teaching stations, and at the time of mailout, no information had been provided. Whereas both Planning Approval and PUD approval are site plan specific and parking cannot be verified, the applications should be heldover.

Regarding landscaping and tree plantings, the existing site (exclusive of the day care portion) complies with the Ordinance. However, with the inclusion of additional property, the overall site should comply with the landscaping and tree planting requirements of the Ordinance. Additionally, the site plan illustrates a sidewalk in front of the existing church; this sidewalk should be continued along the entire street frontage for the overall site.

As illustrated on the Vicinity Map, it appears that the northern portion of the proposed lot was taken from a larger tract of property; therefore, a holdover is needed to include the remainder of the property, as well as the submission of additional notification information.

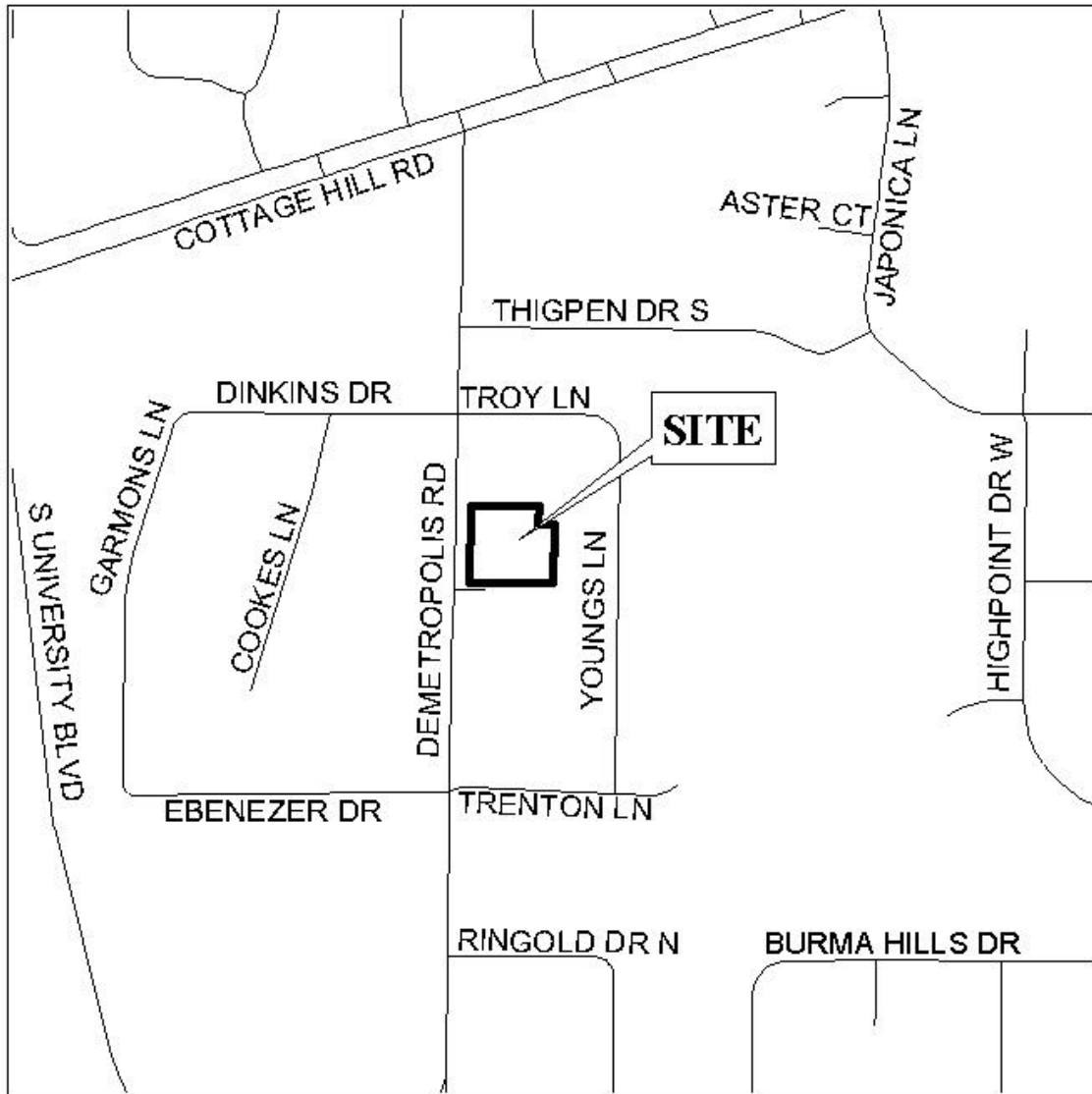
**RECOMMENDATION**

**Planning Approval:** Based upon the preceding, this application is recommended for holdover.

**Planned Unit Development:** Based upon the preceding, this application is recommended for holdover.

**Subdivision:** Based upon the preceding, this application is recommended for holdover.

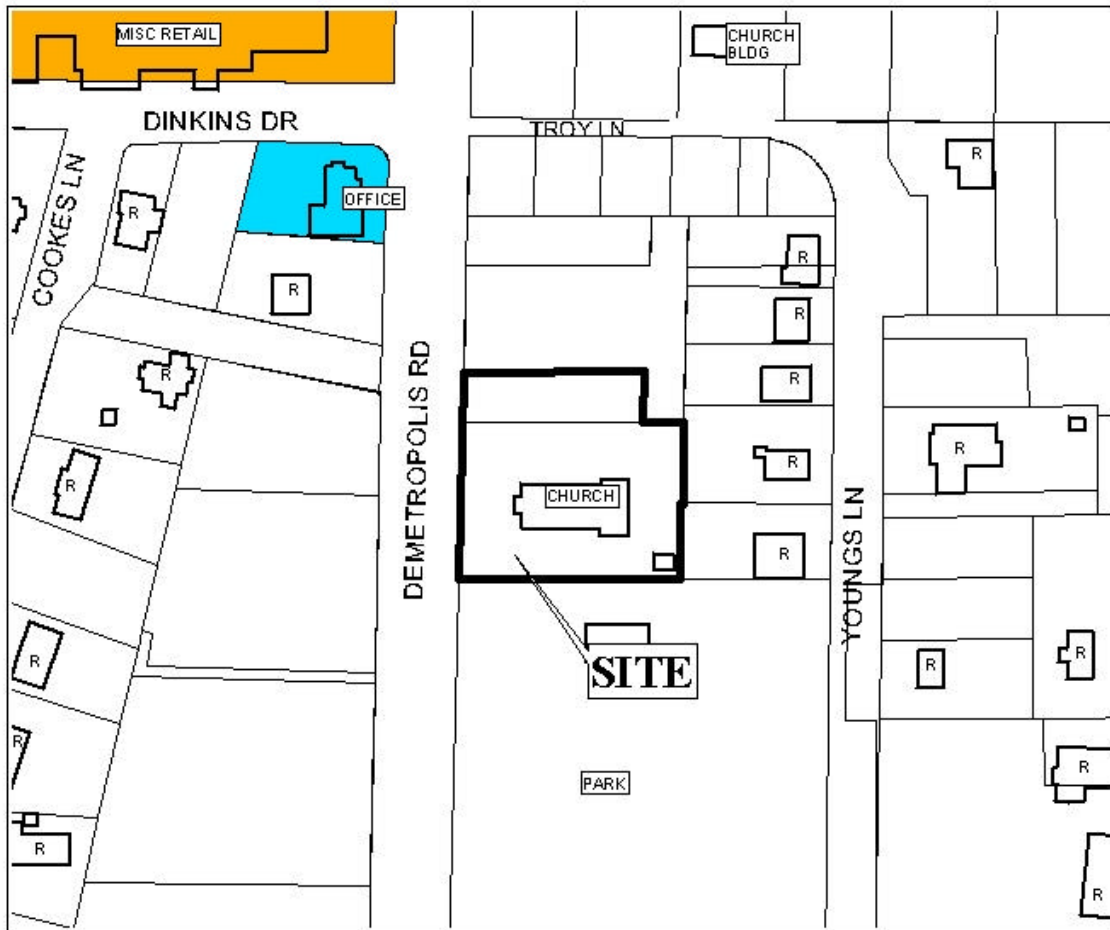
## LOCATOR MAP



APPLICATION NUMBER 8 & 9 & 10 DATE July 24, 2003  
APPLICANT Holy Church of God (Attn: Frederick Dinkins)  
REQUEST Planning Approval, Planned Unit Development



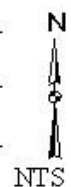
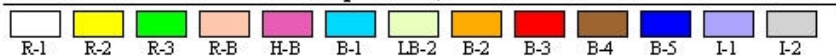
# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



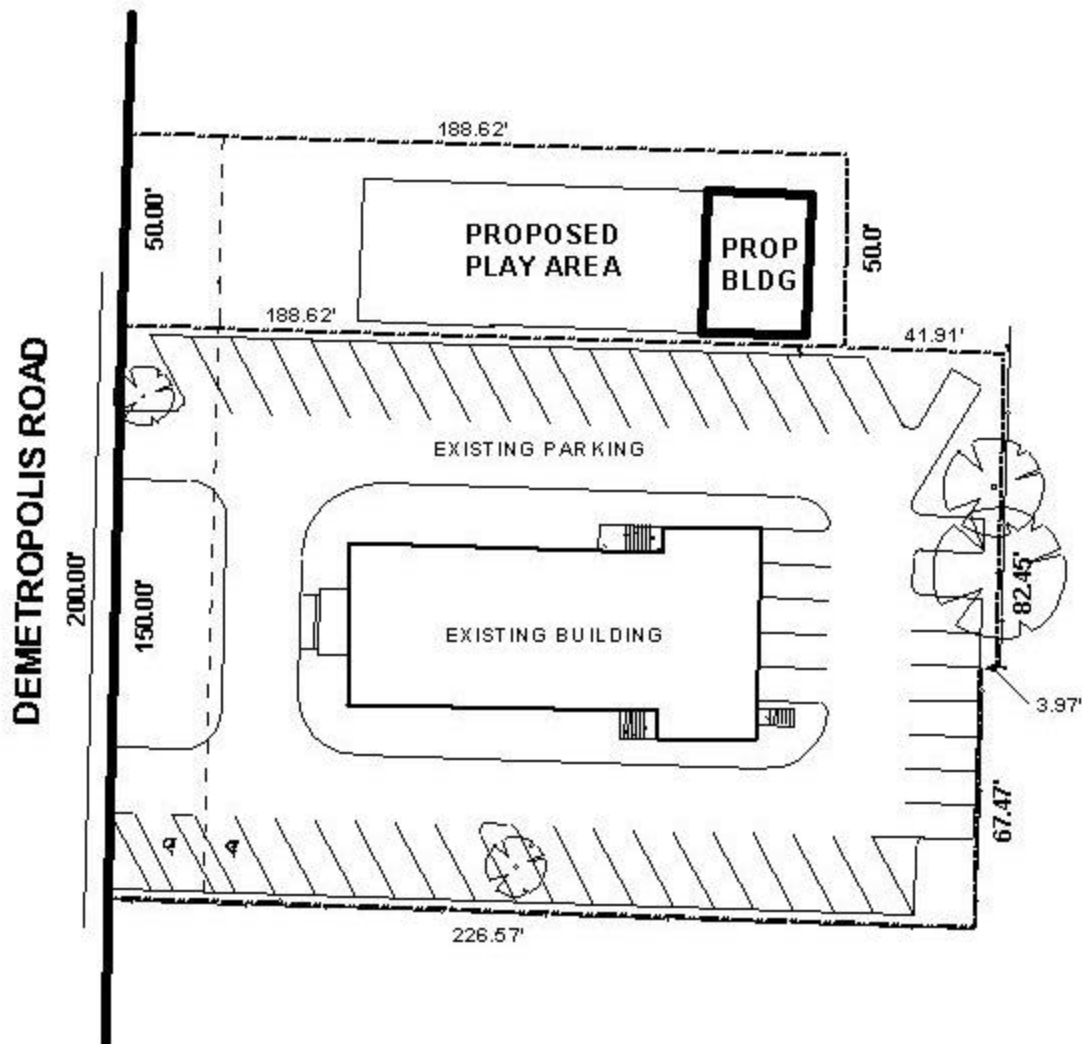
The site is surrounded by vacant properties and single family residential dwellings.

APPLICATION NUMBER 8 & 9 & 10 DATE August 7, 2003  
 APPLICANT Holy Church of God ( Attn: Frederick Dickens)  
 REQUEST Planned Unit Development, Subdivision

LEGEND



## SITE PLAN



The site is located on the East side of Demetropolis Road, 250' South of Troy Lane. The plan illustrates the existing structure and parking, along with the proposed building and play area.

APPLICATION NUMBER 8 & 9 & 10 DATE August 7, 2003

APPLICANT Holy Church of God

USE/REQUEST Planning Approval, PUD, Subdivision



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