

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

Date: January 6, 2005

**DEVELOPMENT/
APPLICANT NAME**

Dauphin Way United Methodist Church
(Bruce Alverson, Agent)

SUBDIVISION NAME

Dauphin Way United Methodist Church Subdivision

LOCATION

1507 Dauphin Street
(South side of Dauphin Street, extending from Catherine
Street to Lee Street, and the East side of Lee Street, 300'±
South of Dauphin Street)

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

5.7± Acres 2 Lots

CONTEMPLATED USE

Expansion of an existing church in an R-1, Single-Family
Residential District to include a new playground and
expanded parking.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Any new development submittal should account for all
improvements since 1984. Submittal should show drainage system and include all provided
detention. 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. Sign and mark one-way
traffic flow.

**URBAN FORESTRY
COMMENTS**

Preservation status is to be given to the 42" Live Oak Tree
located on the northeast side of Lot 1 and the 84" Live Oak Tree located on the northwest side of
Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban

Forestry; removal to be permitted only in the case of disease or impending danger. 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).

COMMENTS

The applicant is proposing the expansion of a church daycare facility located in an R-1, Single-Family Residential District. The proposed improvements consist of a new playground and a new parking facility with semi-circular drive access to Lee Street. As the plan is being modified from previous approval(s), new Planning Approval and Planned Unit Development applications were required. Additionally, the site consists of multiple metes and bounds parcels, requiring a Subdivision application to incorporate the site into legal lot(s) 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.

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

With regard to the general compatibility with neighboring uses, the church and daycare are existing; the proposal will be relocating the existing "temporary" playground from the property on the East side of Lee Street to the main campus, more specifically at the corner of Dauphin Street and Lee Street. Included with this relocation is a new parking facility with nine spaces and a semi-circular drive to Lee Street.

Letters attached to the application state the church is currently using two homes on Catherine Street – one for a "Youth House" with activity on Sundays and Wednesdays (these activities will return to the church property once current renovations are complete), the other is (and will continue to be) used to house the homeless.

While there is some concern about the "Youth House", it is temporary and will cease to be used by the church once the current renovation project is complete. The home that is being used to house the homeless, however, is part of a citywide coalition of churches that provide facilities at the various locations approximately once a quarter.

As indicated by the comments from Urban Forestry, there is a 42" Live Oak Tree located on the northeast side of Lot 1 and the 84" live oak tree located on the northwest side of Lot 1. As typical with trees of this size, preservation status should be granted. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Dauphin Street, which has an existing right-of-way of 60' is a major street as shown on the Major Street Plan and as such requires a minimum right-of-way of 100' and may require either a 40' parallel service road or some alternative method of access management. Also, with a 40' right-of-way and approximately 18'-20' of paved width, Lee Street is substandard; and thus, dedications sufficient to provide 25' from centerline should be required. In addition to these dedications, Section V.D.6. of the Subdivision Regulations requires the provision of a radius at intersections.

The site is located in the Old Dauphin Way historic District and it is, therefore, unlikely that additional rights-of-ways will be acquired or widening projects initiated given the historic nature of the area and the numerous live oaks that line Dauphin Street from Broad Street to Fulton Street.

The substandard improvements of Lee Street make the proposed semi-circular drive undesirable, especially given its proximity to, and the angle of intersection with Dauphin Street. Currently, a northbound vehicle stopped at this intersection makes access from Dauphin Street difficult at best. Further, queuing for the one-way traffic pattern could exacerbate the congestion issue with Dauphin Street.

RECOMMENDATION

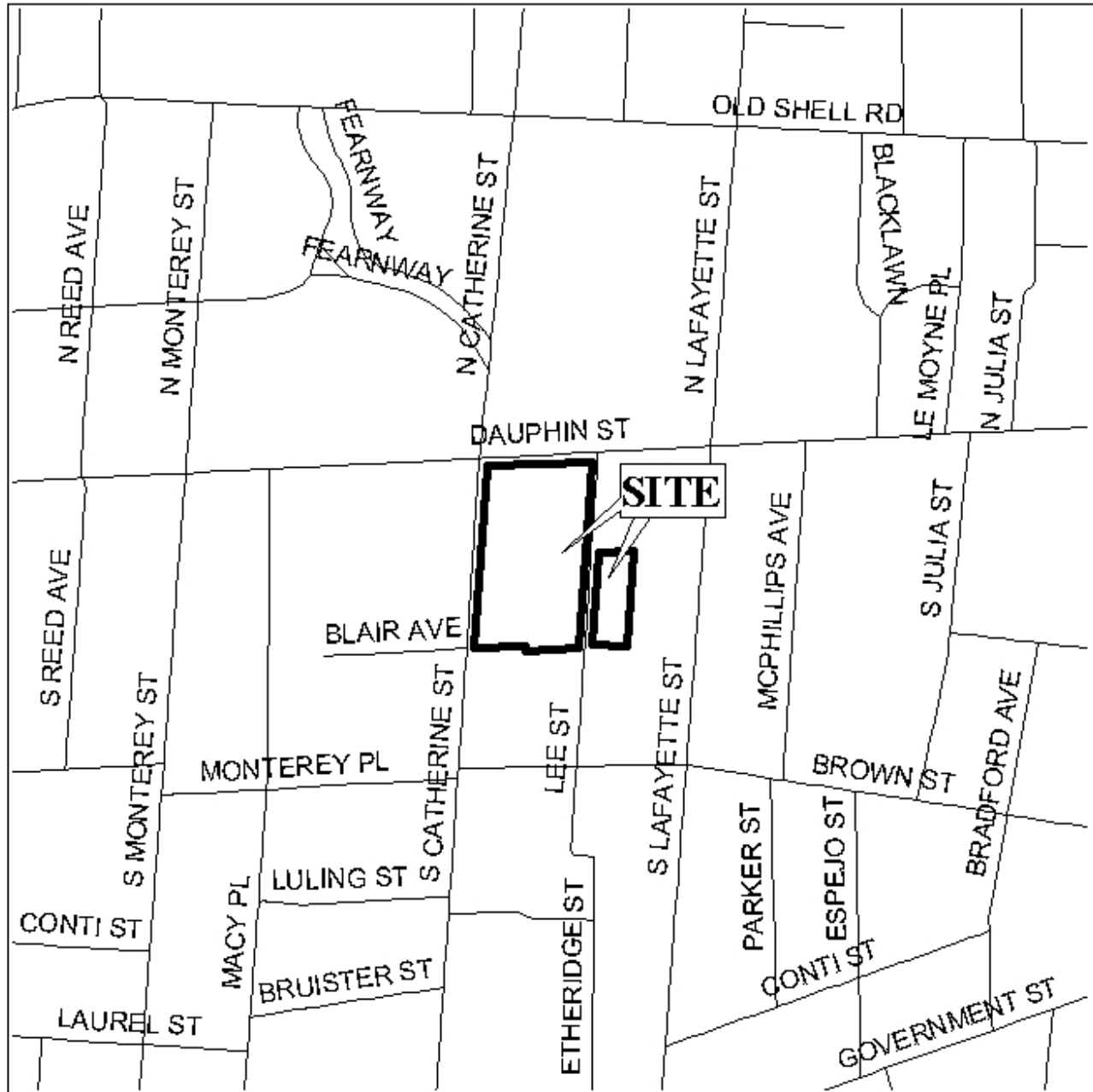
Planning Approval: based on the preceding, it is recommended that the proposed playground be approved, subject to the following conditions: 1) the semi-circular drive to Lee Street be eliminated from the plan; 2) approval by the Architectural Review Board; 3) the provision and landscaping and tree plantings in compliance with the ratios set forth in Section IV.E.3.a of the Zoning Ordinance for the project area; 4) compliance with city engineering comments (Any new development submittal should account for all improvements since 1984. Submittal should show drainage system and include all provided detention.); 5) Preservation status is to be given to the 42" live oak tree located on the northeast side of Lot 1 and the 84" live oak tree located on the northwest side of Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger; and 6) full compliance with all municipal codes and ordinances.

Planned Unit Development: based on the preceding, it is recommended that the proposed playground be approved, subject to the following conditions: 1) the semi-circular drive to Lee Street be eliminated from the plan; 2) approval by the Architectural Review Board; 3) the provision and landscaping and tree plantings in compliance with the ratios set forth in Section IV.E.3.a of the Zoning Ordinance for the project area; and 4) compliance with city engineering comments (Any new development submittal should account for all improvements since 1984. Submittal should show drainage system and include all provided detention.);

5) Preservation status is to be given to the 42" live oak tree located on the northeast side of Lot 1 and the 84" live oak tree located on the northwest side of Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger; and 6) full compliance with all municipal codes and ordinances.

Subdivision: It is recommended that Section the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following condition: 1) placement of a note on the final plat stating that access to Lee Street is limited to the existing curb cuts.

LOCATOR MAP



APPLICATION NUMBER 1, 2 & 3 DATE January 6, 2005
APPLICANT Dauphin Way United Methodist Church (Bruce Alverson, Agent)
REQUEST Planning Approval, PUD, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single and multiple family residential dwellings.

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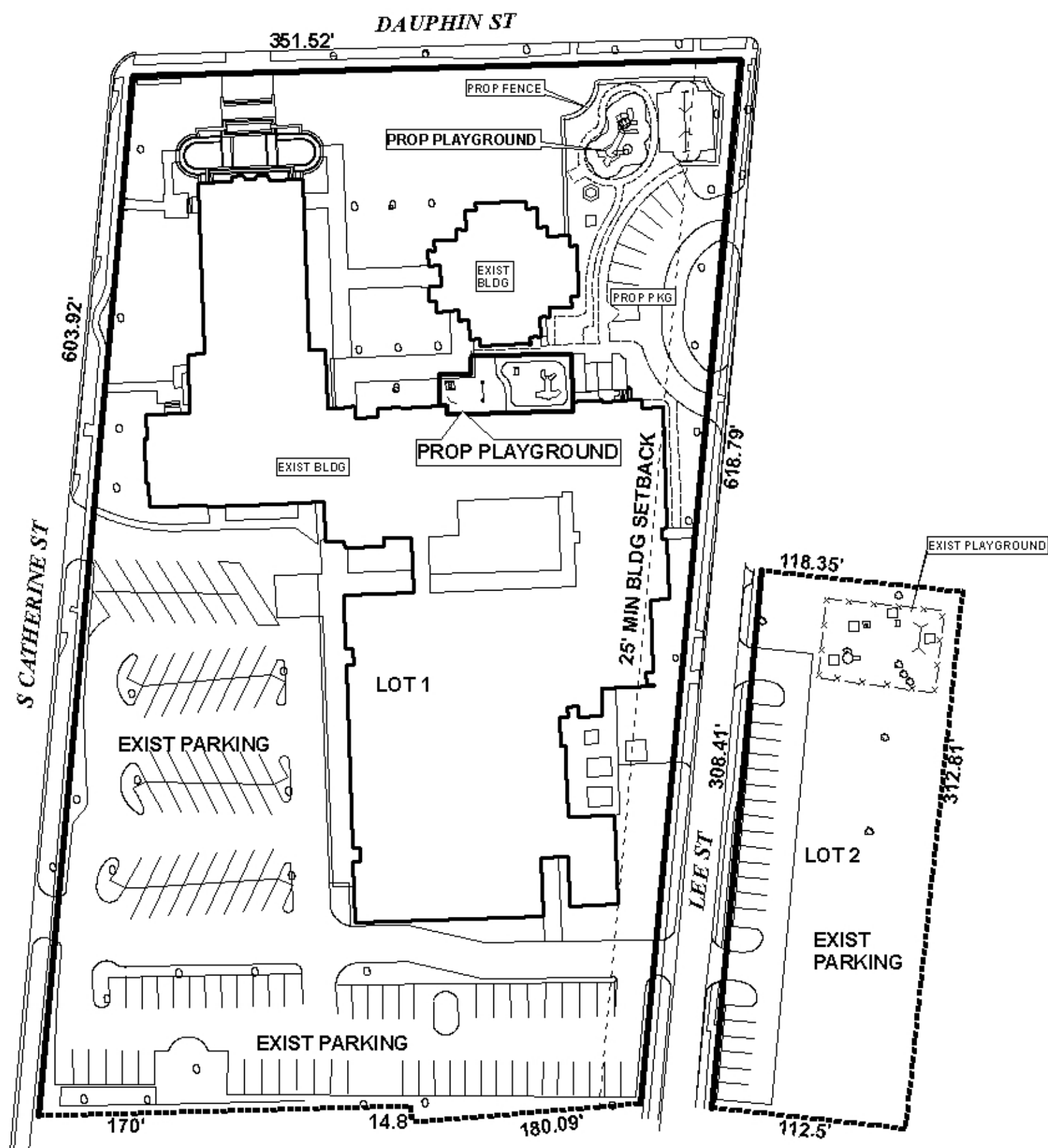
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LEGEND



SITE PLAN



The site plan illustrates the existing buildings, parking, and landscaping along with the proposed playground areas, and walks

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