

**PLANNING APPROVAL &
SUBDIVISION STAFF REPORT****Date: February 3, 2005****APPLICANT NAME**

Christ Anglican Church

SUBDIVISION NAME

Christ Anglican Church Subdivision

LOCATION

South side of Halls Mill Road, 135'± East of Dunlop Street.

**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

18.5± Acres 1 Lot

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.

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 redevelopment of the site as a church. The Zoning Ordinance allows the establishment and/or expansion of churches or schools in residential districts with Planning Approval.

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 is located on Halls Mill Road, which functions as a collector street, and has an existing right-of-way of 50'. The Subdivision Regulations state that the right-of-way for collector streets is to be a minimum of 70'. Therefore, dedication sufficient to provide a minimum of 35' from centerline should be required. Further, when properties to the East and to the North across Halls Mill Road were rezoned/subdivided, dedications were required and provided – in some instances additional right-of-way for service road construction was provided.

The site is surrounded by commercial properties along the Halls Mill Road frontage, residential properties along the East and West sides, and Morningside Elementary School to the South. Given the overall size of the site, the location of the improvements near the center of the site - within the area that was previously developed as a drive-in theater, and the apparent preservation of much of the existing natural vegetative buffer along the East, West and South property lines, it appears that the proposed development would have little or no impact on the surrounding properties.

Access and parking are adequate, and should not create a traffic hazard or undue congestion.

As with all applications for Planning Approval, the request is site plan specific. Any substantive changes will require additional application(s) to the Planning Commission.

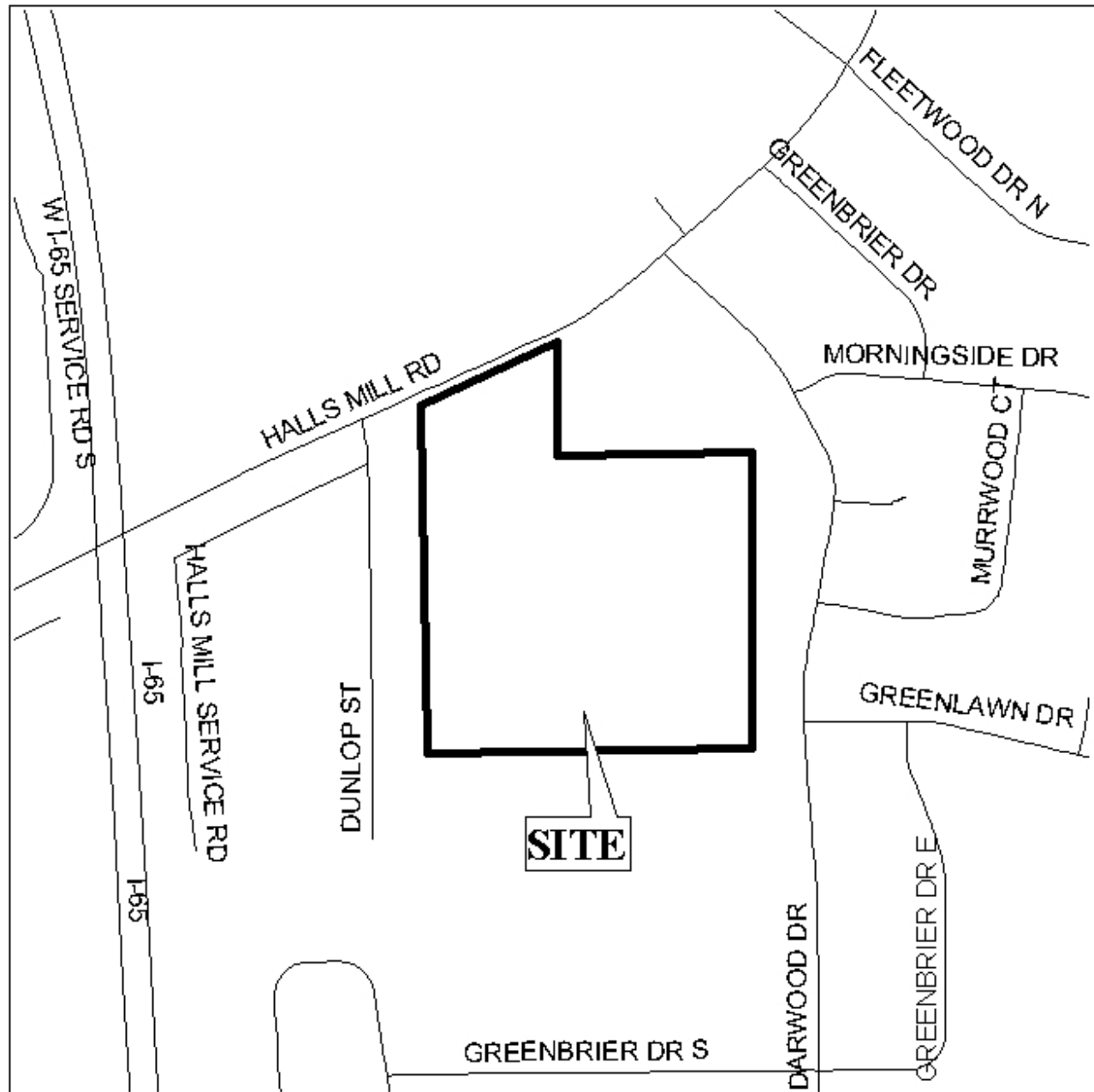
The purpose of the subdivision is to incorporate several metes and bounds parcels into one legal lot of record.

RECOMMENDATION

Planning Approval: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) dedication of sufficient right-of-way along Halls Mill Road to provide a minimum of 35' from centerline; 2) completion of the subdivision process; 3) the provision of a 10' (minimum) vegetative buffer to remain in its natural state along the East, West and South property lines where the site abuts residentially zoned properties; and 4) full compliance with all municipal codes and ordinances.

Subdivision: the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of sufficient right-of-way along Halls Mill Road to provide a minimum of 35' from centerline; 2) placement of a note on the final plat stating that the subdivision is limited to one curb cut to Halls Mill Road; 3) the provision of a 10' (minimum) vegetative buffer to remain in its natural state along the East, West and South property lines where the site abuts residentially zoned properties; and 4) the placement of the 25' minimum building setback line on the final plat.

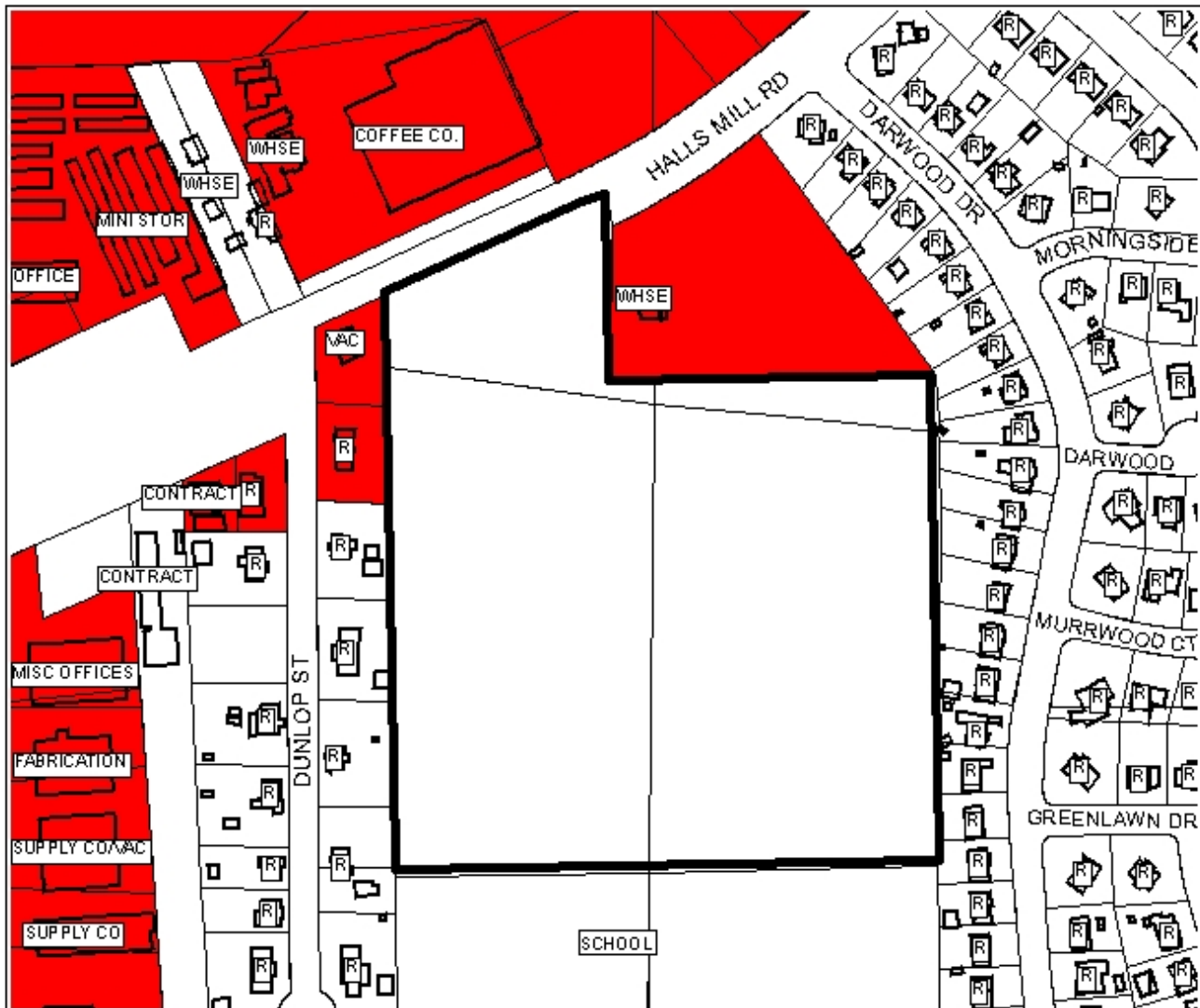
LOCATOR MAP



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APPLICANT Christ Anglican Church
REQUEST Planning Approval, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



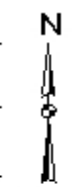
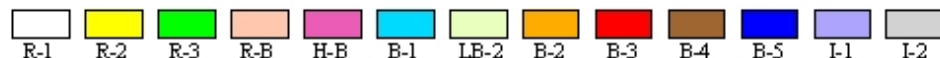
Located to the North of the site are miscellaneous warehouses; to the East are single family residential dwellings. Located to the South of the site is a school; to the West are single family residential dwellings and an office.

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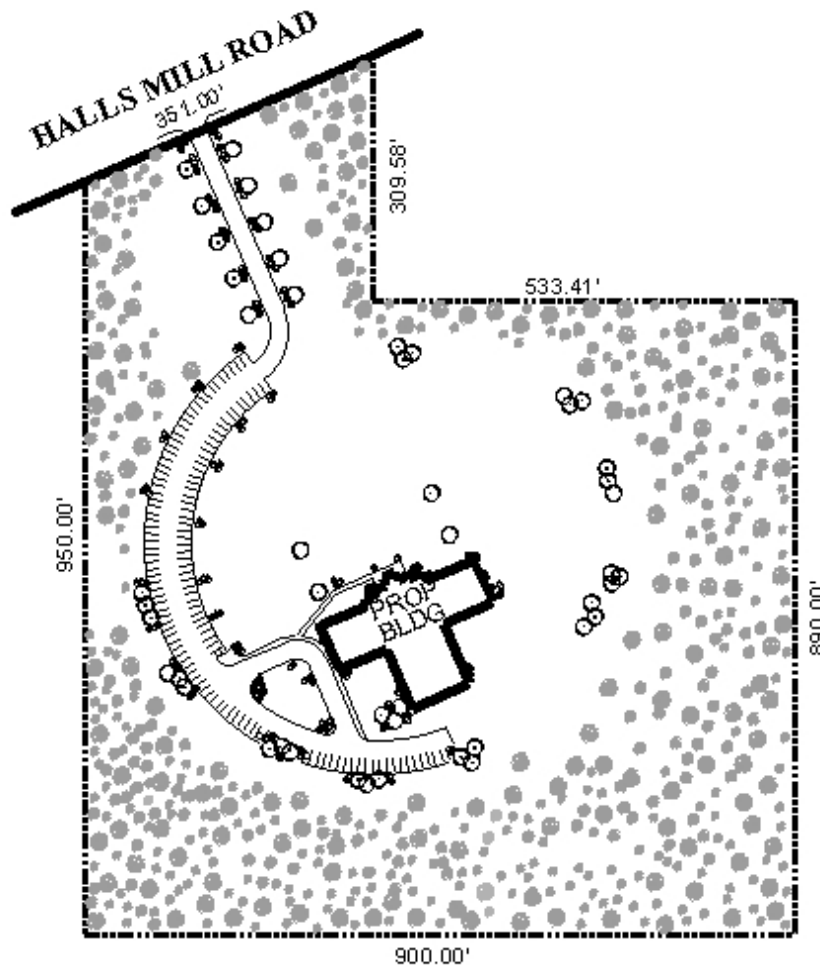
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LEGEND



NTS

SITE PLAN



The site is located on the South side of Halls Mill Road, 135' East of Dunlop Street. The plan illustrates the proposed building, drive, and parking.

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REQUEST Planning Approval, Subdivision

