

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

Date: May 20, 2004

<u>NAME</u>	Pleasant View Baptist Church
<u>DEVELOPMENT NAME</u>	Pleasant View Baptist Church Subdivision
<u>LOCATION</u>	1517 Katye Street (West side of Katye Street, 120'± South of Bank Avenue, extending to the East side of Ruby Street, 190'± South of Bank Avenue)
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	1.6± Acres
<u>CONTEMPLATED USE</u>	Expansion of an existing church for paved parking and storage
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Sign and mark all one- way traffic flows according to MUTCD 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).
<u>REMARKS</u>	The applicant is requesting Planning Approval, Planned Unit Development and Subdivision approval to add a building and improve parking for an existing church in an R-1, Single-Family Residential district. Churches are allowed in R-1 districts with Planning Approval, Planned Unit Development approval is required for more than one building on a single building site; and Subdivision approval is needed to consolidate multiple lots into one lot

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 surrounding area is predominately residential and includes a community center and another church. With the provision of a buffer, in compliance with Section IV.D.1. the new paved parking should actually serve as improvement to the area as gravel parking tends to shift and spill onto the adjoining properties and streets. The addition of the new parking area and storage building would necessitate full compliance with the landscaping and tree planting requirements of the Ordinance. Furthermore, as the parking area would be across the street from residential development, screening of the parking with a three-foot high fence or wall should be required. Additionally, all unused curb cuts should be closed, curbed, back-filled and sodded.

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 PUD is required for the secondary building, which will be used for storage and possibly to park the church van. It should be noted that if a vehicle is parked in the structure, a paved drive leading to the structure would be required. Additionally, as outlined in the Traffic Engineering Comments, all traffic flows should be signed and marked.

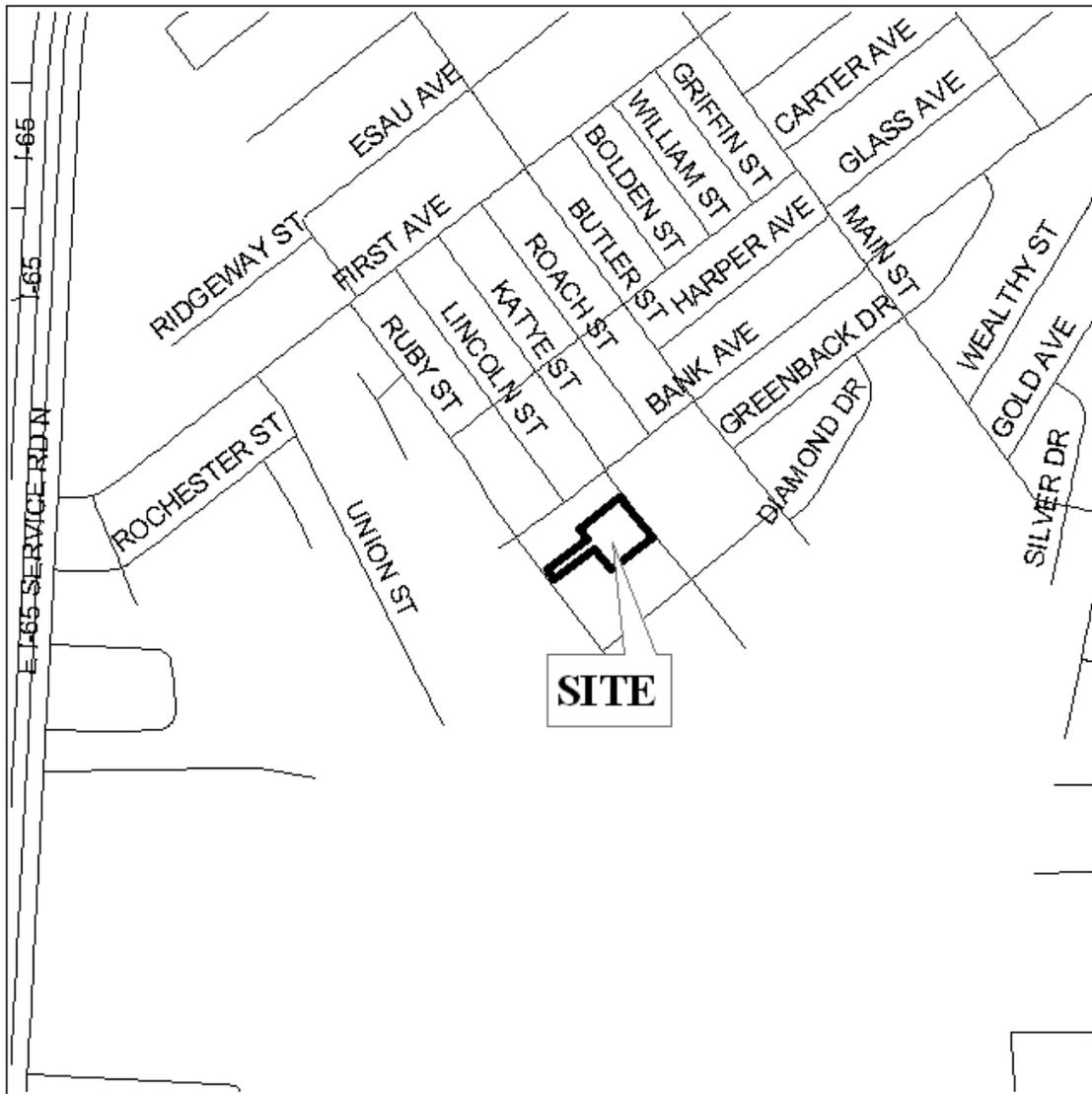
The Subdivision application would simply consolidate multiple lots into one lot. The site plan indicates that there is 23.1 feet of right-of-way from the centerline of Katye Street to the site; a standard width right-of-way provides 25-feet from the centerline to private property. Therefore, the dedication of the necessary right-of-way to provide 25-feet from the centerline of Katye Street should be required. Additionally, as required by the Subdivision Regulations, a sidewalk should be provided along all street frontages.

RECOMMENDATION **Planning Approval** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) provision of a buffer, in compliance with Section IV.D.1. where the site adjoins residential development; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) provision of a three-foot high fence or wall along Katye Street to screen the parking area from the residential development on the North side of Katye Street; 4) closure of all unused curb cuts, including curbing, back-fill and sod; 5) if the new building is used to park the church van that a paved driveway be provided; 6) the marking and signing of all traffic flows as required by Traffic Engineering; 7) provision of sidewalks along all street frontages; and 8) full compliance with all municipal codes and ordinances.

Planned Unit Development Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) provision of a buffer, in compliance with Section IV.D.1. where the site adjoins residential development; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) provision of a three-foot high fence or wall along Katye Street to screen the parking area from the residential development on the North side of Katye Street; 4) closure of all unused curb cuts, including curbing, back-fill and sod; 5) if the new building is used to park the church van that a paved driveway be provided; 6) the marking and signing of all traffic flows as required by Traffic Engineering; 7) provision of sidewalks along all street frontages; and 8) 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 condition: 1) the dedication of the necessary right-of-way to provide 25-feet from the centerline of Katye Street.

LOCATOR MAP



APPLICATION NUMBER 6 & 7 & 8 DATE May 20, 2004

APPLICANT Pleasant View Baptist Church

REQUEST Planning Approval, PUD, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings, with a park located to the Southwest.

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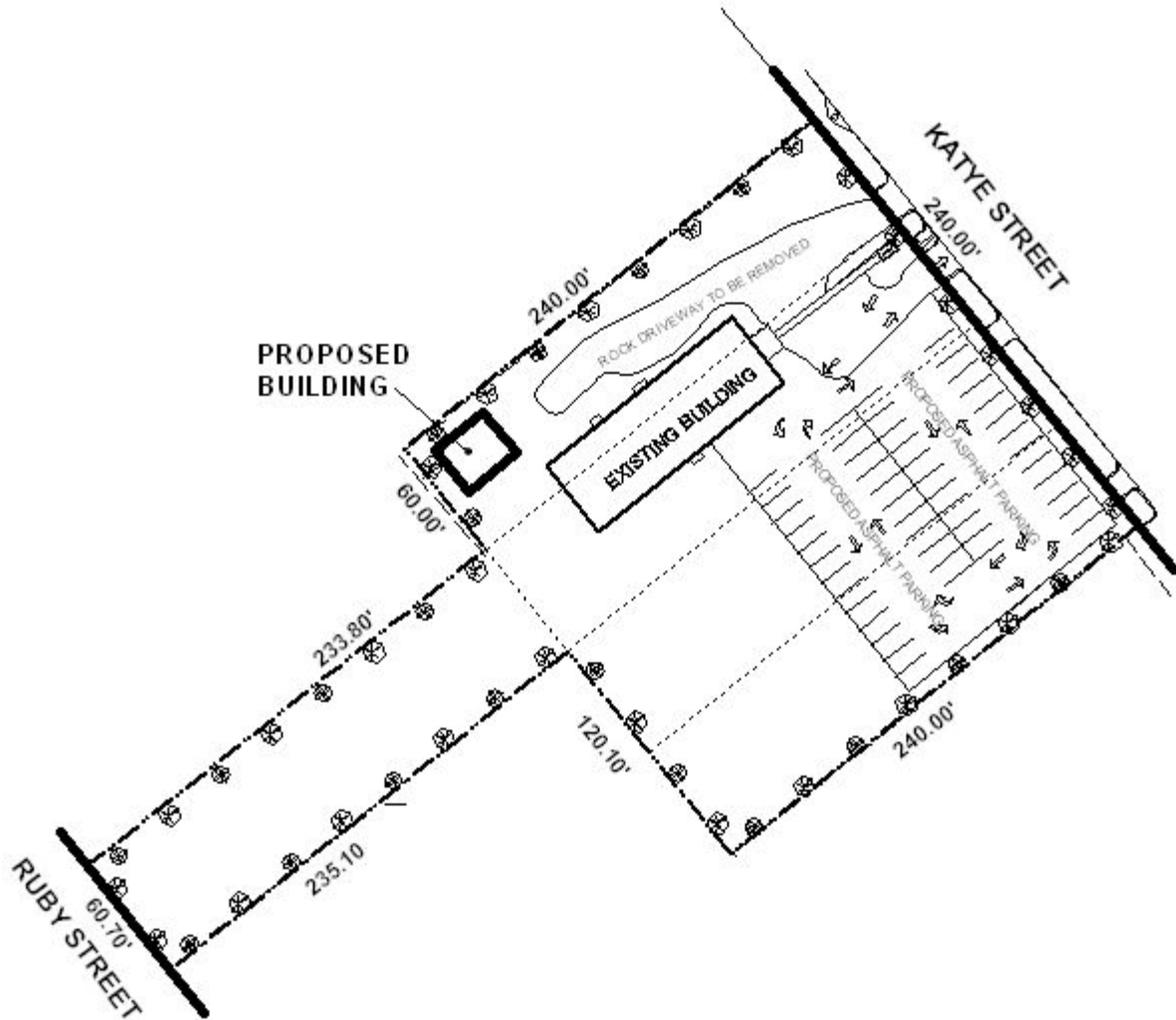
LEGEND

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

 NTS



SITE PLAN



The site is located on the West side of Katy Street, 120' South of Bank Avenue, extending to the East side of Ruby Street, 190' South of Bank Avenue. The plan illustrates the existing building, along with the proposed building and asphalt parking.

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USE/REQUEST Planning Approval, PUD, Subdivision



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