

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

Date: November 2, 2006

DEVELOPMENT NAME

Ashland Place United Methodist Church

SUBDIVISION NAME

Ashland Place United Methodist Church Subdivision

LOCATION

5, 7, & 15 Wisteria Avenue, and 2203 & 2315 Old Shell Road (Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 285' ± West of Wisteria Avenue)

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

3.8± Acres

CONTEMPLATED USE

Expansion of existing church with expanded parking, administrative/choir building, chapel transept additions, new fellowship hall, new courtyard, and relocated playground

**TIME SCHEDULE
FOR DEVELOPMENT**

6 months—10 years, in phases

**ENGINEERING
COMMENTS**

Per storm water ordinance, detention should be provided for any impervious area on-site, in excess of 4000 square feet, constructed after 1984 (when the Flood Plain Management Plan was implemented). Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Remove any unused existing driveway cuts.

**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 (State Act 61-929 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting Subdivision, Planned Unit Development, and Planning Approval to allow the expansion of an existing church in an R-1, Single Family Residential district, which would include two buildings on a single building site.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Regarding the proposed subdivision, the plat illustrates the proposed 3.8± acre, one-lot subdivision located on the Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 285'± West of Wisteria Avenue, which is located within Council District 1. Old Shell Road and Wisteria Avenue each have 50-foot rights-of-way, and Dauphin Street has a 64-foot right-of-way. This portion of Dauphin Street is illustrated on the Major Street Plan and requires a 100-foot right-of-way; however, due to existing development, widening of this street in the future is improbable. In such situations, setbacks are typically recommended instead of dedication; thus while development in this narrow alleyway is unlikely, the plat should still show a setback of 75 feet from the centerline of Dauphin Street. The plat does not illustrate the required 25-foot setbacks along Old Shell Road and Wisteria Avenue, which would be required on the final plat. In addition, as the site is located at an intersection, an appropriate radius should be dedicated at the Northeast corner.

As a means of access management, a note should be placed on the final plat limiting the site to a single curb cut for each street frontage. Additionally, as the site adjoins and faces residential property, buffering (preferably including landscaping) should be provided to screen parking areas.

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 applicant is requesting PUD approval to allow multiple buildings on a single building site. The property is already developed with multiple buildings on the site, and several additions are proposed to one of these, the sanctuary. In the place of an existing parking lot fronting Wisteria Avenue, an administration and choir building and courtyard are proposed. In addition, two new transepts are proposed for the sanctuary, which the applicant's architect estimates would increase capacity from around 200 currently to around 300. This would increase the need for parking from approximately 50 spaces to approximately 75 spaces.

The site has approximately 50 spaces that would remain on the Western portion of the site. Forty-one new parking spaces are proposed on the on the Southwest corner where there is currently a rectory South frontage of Wisteria Avenue; and an "optional parking" area is shown on what is currently three residential lots, two of which still have houses. This optional parking area need not be built to meet zoning requirements, based on the information provided. If built, it would need to be screened in compliance with Section VI.A.3.i of the Zoning Ordinance.

The site plan does not illustrate a parcel that is shown on the subdivision plat, a metes and bounds parcel containing a single family home to the West of the site; the applicant's architect states this is currently used for administrative purposes, but would not be needed as such following construction of the administrative building. This site should either be brought into the present PUD and Planning

Approval application or its use as a non-residential church property should cease—particularly since the use of that structure has never received approval for non-residential use. The applicant’s architect says there are no concrete plans to redevelop that site, although the church may wish to replace it with additional parking in the future. At that time, the Subdivision, PUD, and Planning Approval would need to be amended to allow that change.

Regarding circulation on the site, most aspects would meet the requirements of the Zoning Ordinance. However, the site has a 25-foot access to Dauphin Street, which could not accommodate two-way traffic. Neighboring property owners have stated that this is a desirable alternative to Wisteria Avenue for access, but the parking area must be signed and marked to restrict it to one-way traffic.

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.

While the nature of the proposed building improvements would appear harmonious with the surrounding development, there are some concerns about replacement of viable single-family homes with parking for the church. As Wisteria Avenue is a small street, each house weighs heavily in the balance of its residential character. There are currently only five homes on the East side of Wisteria Avenue, and the last two of their complements on the West side of Wisteria Avenue are proposed for demolition. That this would occur to provide parking that is not even required by the Zoning Ordinance makes it inadvisable. There is undeveloped land to the West of the existing parking area facing Old Shell Road, the development of which would have less of an impact on residences across Old Shell Road, because they face the side streets rather than the church property. It is worth noting that the interior of the block bounded by Old Shell Road, Wisteria Avenue, Dauphin Street, and Homer Street has an abundance of undeveloped property that might be acquired and subdivided to provide the church with future parking that would not undermine the residential character of the neighborhood. Prior to demolishing existing residential structures, the church should demonstrate that more “harmonious” options for parking development have been exhausted.

Due to these concerns, it is recommended that the site plan and subdivision be revised to incorporate all areas to be redeveloped, and ideally to eliminate the residential sites on Wisteria Avenue from the site plan and subdivision plat.

RECOMMENDATION **Subdivision** Based on the preceding, it is recommended that the application be held over to the December 7th meeting, to allow it to be considered with the revised PUD and Planning Approval site plans.

Planned Unit Development Based on the preceding, it is recommended that the application be held over to the December 7th meeting, to allow the applicant to submit revised plans illustrating the entire area to be redeveloped. Revisions should be received by November 15th to be considered.

Planning Approval Based on the preceding, it is recommended that the application be held over to the December 7th meeting, to allow the applicant to submit revised plans illustrating the entire area to be redeveloped. Revisions should be received by November 15th to be considered.

Revised for the December 7, 2006 meeting.

The applicant has submitted revised plans that illustrate the entire site, as well as proposed improvements (removal of an existing residential structure located near the South property line of the site, additional and reconfigured parking facilities, as well as a reworked access to Wisteria Avenue). The revised plans also reflect the two single-family dwellings on Wisteria as remaining, which was a major concern with the original submission.

Additionally, the applicant has submitted a narrative of the project and timeline as follows:

Project goals and preliminary schedule of improvements for the proposed PUD at Ashland Place United Methodist Church

The site currently has the following existing structures and infrastructure: 1 Chapel, 1 Classroom building, 1 Fellowship Hall, 4 residential structures, 1 playground and parking for +/-50 vehicles.

In order to serve its current and future members, Ashland Place United Methodist Church has started a campaign to add additional infrastructure and facilities. It is their goal to create a pedestrian friendly campus that is also handicapped accessible while preserving the existing character of the campus and surrounding neighborhood.

Timeline:

Within 6 months – Removal of 1 residential structure resulting in the addition of +/- 40 new parking spaces, reworking of vehicular access from Wisteria Avenue and the relocation of the existing playground. The reworking of overall utilities and drainage for all future construction will be completed.

Within 18 months – The addition of a new Administrative and Choir Building as well as a hardscaped courtyard area along Wisteria Avenue. Remodeling of the existing Fellowship Hall interior.

Within 5 years – The addition of Transepts to the existing chapel.

Within 10 years – The addition of a new larger Fellowship Hall and the conversion of the existing Fellowship Hall into a Youth Center.

While the narrative and associated rendering reflect an overall master plan, it has been the practice of the Commission to consider such a master plan in concept only, and require approval of individual projects as they are proposed. In this instance, and given the proposed timeline (10 years), this process would be appropriate.

The primary concern with the master plan is that it still proposes demolition of the only two remaining residential structures on the West side of Wisteria Avenue. While that phase of the plan is 10 years away, the toll that the loss of those residences would take on the remaining residences on the East side of Wisteria Avenue would probably be the same.

The narrative states that the intent is to create a pedestrian friendly campus that preserves the character of the campus and the neighborhood. It would seem that relocation of the proposed Fellowship Hall to the area behind the existing Fellowship Hall would be more pedestrian oriented (closer to all other buildings and major parking facility), and would allow the residential structures along Wisteria Avenue to remain, thus maintain the character of the neighborhood.

While these details are generally not discussed during conceptual consideration of a master plan, they are being brought up because the narrative also states that as part of phase I, the reworking of overall utilities and drainage for all future construction will be completed.

Recommendations: **Subdivision.** *Based on the preceding, it is recommended that the plat be granted Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that the site is limited to one curb cut to Old Shell Road, Wisteria Avenue, and Dauphin Street, size location and design to conform to AASHTO standards and to be approved by the Traffic Engineering Department; 2) provision of a buffer in compliance with Section V.A.7. of the Subdivision Regulations.*

Planning Approval. *Based on the preceding, it is recommended that the master plan be approved in concept, with consideration given to relocation of the proposed Fellowship Hall so the residences located along Wisteria Avenue can be retained. It is also recommended that Phase I, removal of 1 residential structure resulting in the addition of +/- 40 new parking spaces, reworking of vehicular access from Wisteria Avenue and the relocation of the existing playground, be approved as proposed; it is further recommended that an individual application for Planning Approval be required each subsequent phase or project.*

Planned Unit Development. *Based on the preceding, it is recommended that the master plan be approved in concept, with consideration given to relocation of the proposed Fellowship Hall so the residences located along Wisteria Avenue can be retained. It is also recommended that Phase I, removal of 1 residential structure resulting in the addition of +/- 40 new parking spaces, reworking of vehicular access from Wisteria Avenue and the relocation of the existing playground, be approved as proposed; it is further recommended that an individual application for Planned Unit Development be required each subsequent phase or project.*

LOCATOR MAP



APPLICATION NUMBER Holdover DATE December 7, 2006

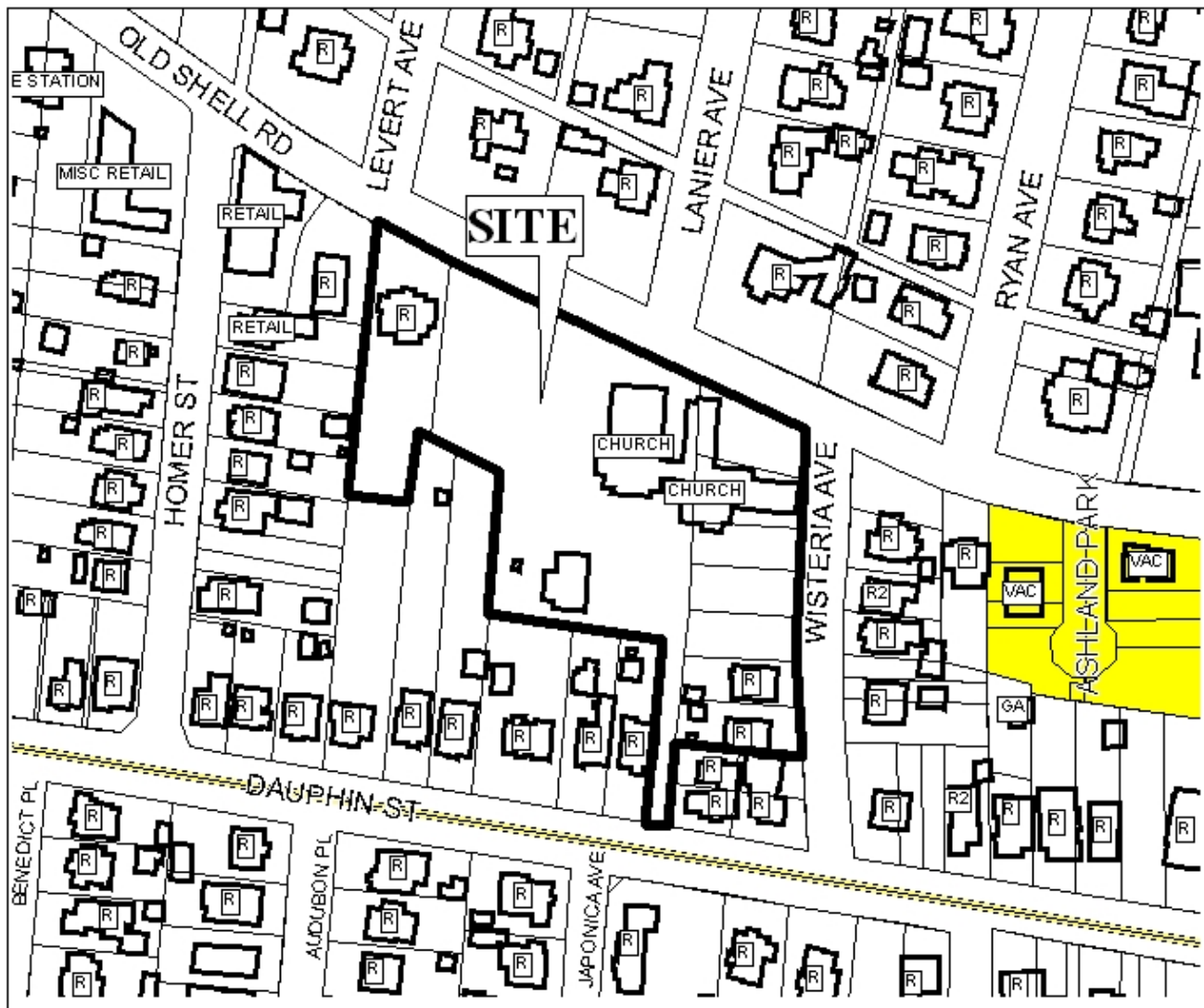
APPLICANT Ashland Place United Methodist Church Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units. There are also multi family residential units to the east of the site and retail is to the northwest of the site.

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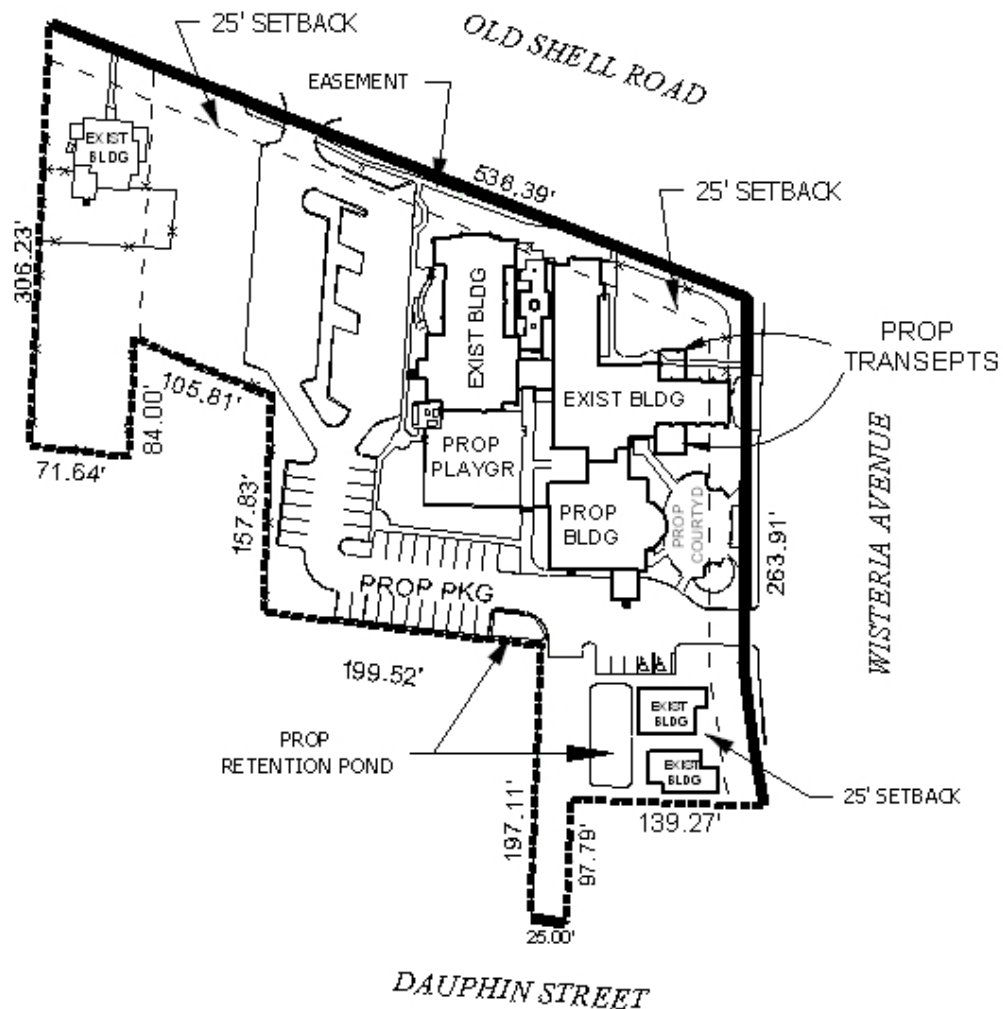
REQUEST Subdivision, Planned Unit Development, Planning Approval

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
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SITE PLAN



The site plan illustrates proposed buildings, parking, and existing buildings.

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