

**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 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.

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.

This application was heldover from the Commission's August 7th meeting to allow the applicant to present documentation verifying parking. Adequate parking is provided. The sanctuary has 175 sanctuary seats and the proposed day care will have 1 teaching station; the church requires 1 parking space per four sanctuary seats and day cares require 1½ parking spaces per teaching station. The site has 49 parking spaces and exceeds the parking requirements of the Ordinance (45 spaces).

RECOMMENDATION

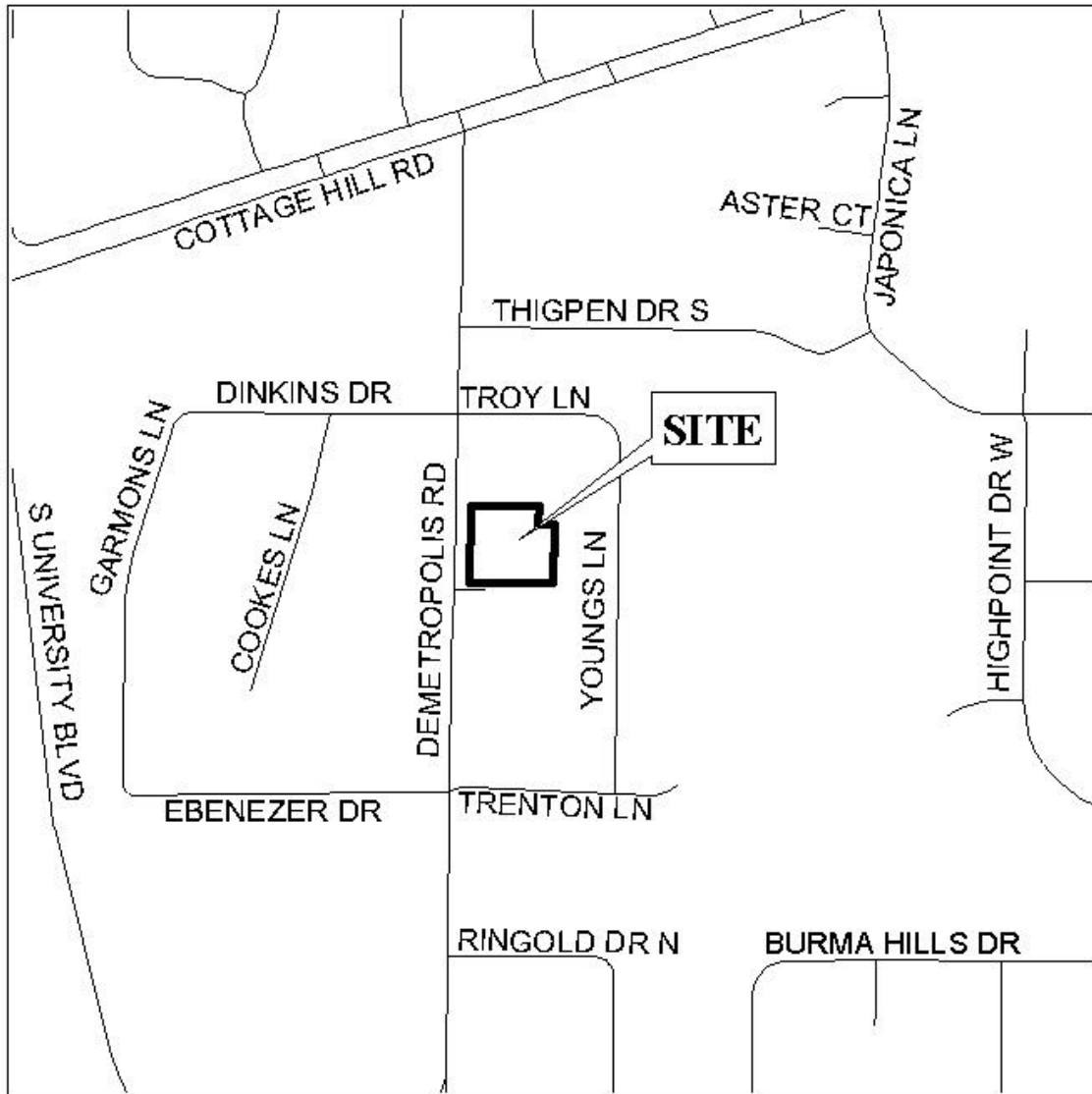
Planning Approval: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that the day care be operated by the church, not an individual or commercial entity; 2) the provision of a buffer, in compliance with Section IV.D.1., where the site adjoins

residential development; 3) provision of landscaping and tree plantings to bring the overall site into compliance with Ordinance requirements; 4) provision of a sidewalk along the entire street frontage of Demetropolis Road; and 5) 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) the provision of a buffer, in compliance with Section IV.D.1., where the site adjoins residential development; 2) provision of landscaping and tree plantings to bring the overall site into compliance with Ordinance requirements; 3) provision of a sidewalk along the entire street frontage of Demetropolis Road; and 4) full compliance with all municipal codes and ordinances.

Subdivision: Based upon the preceding, this application is recommended for approval subject to the following condition: 1) that the site be limited to two curb cuts..

LOCATOR MAP



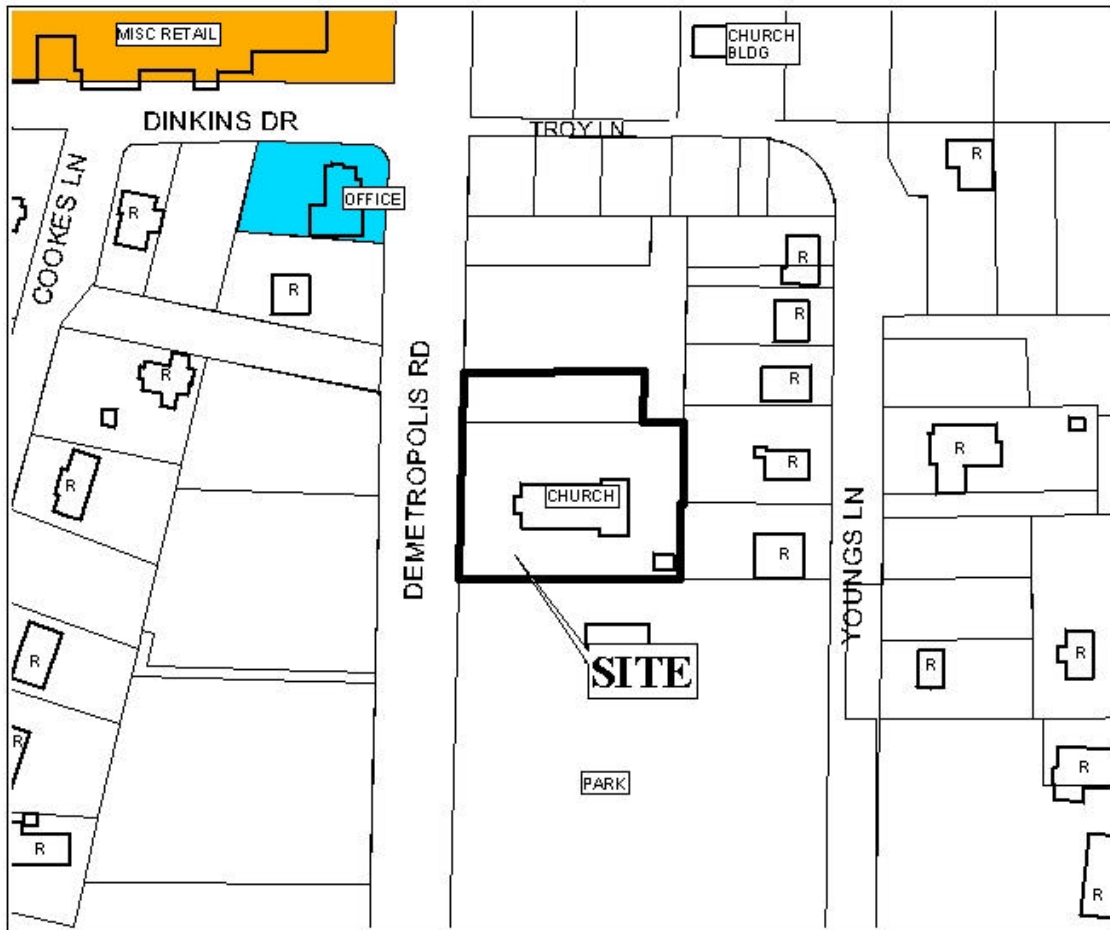
APPLICATION NUMBER Holdover DATE August 21, 2003

APPLICANT Holy Church of God (Attn: Frederick Dinkins)

REQUEST Planning Approval, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



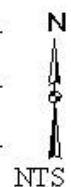
The site is surrounded by vacant properties and single family residential dwellings.

APPLICATION NUMBER Holdover DATE August 21, 2003

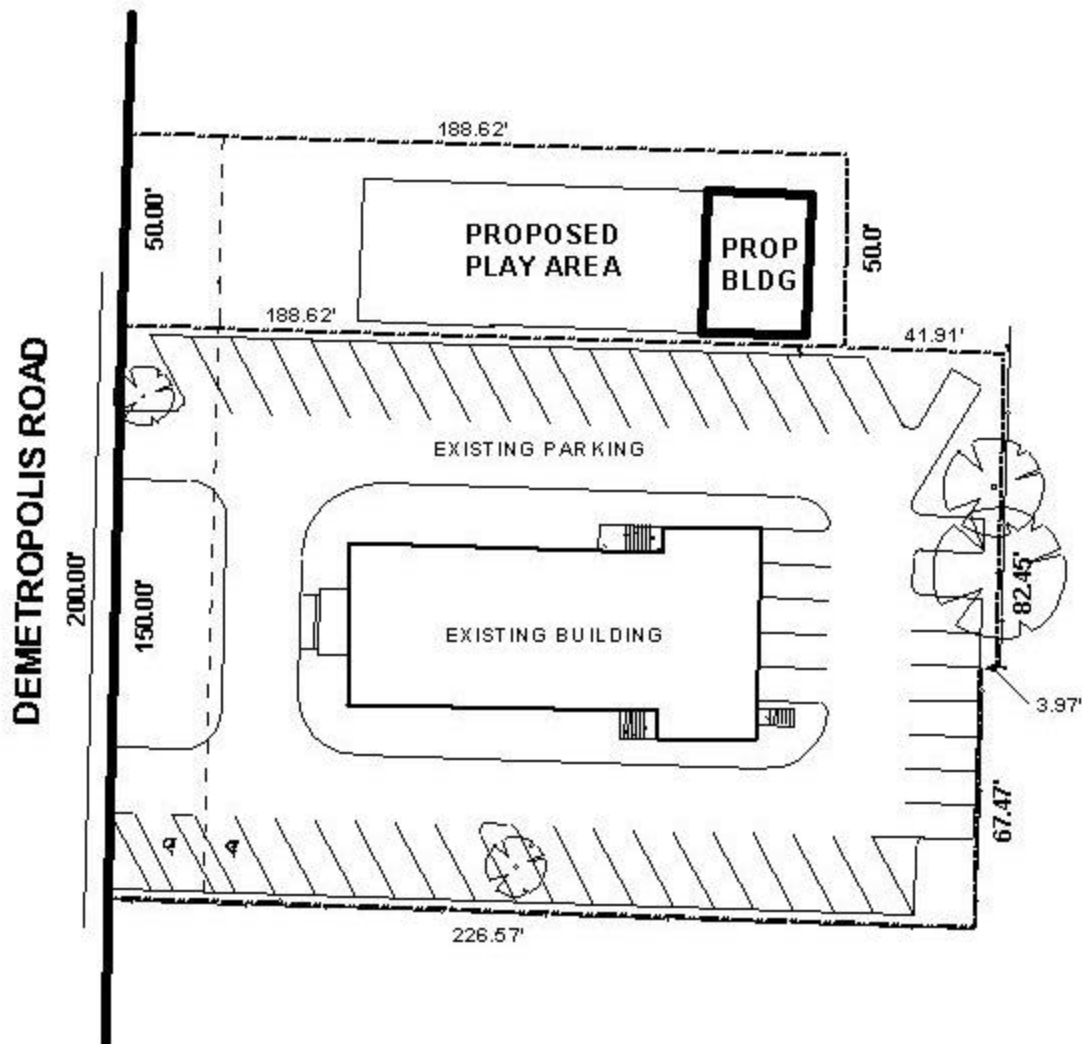
APPLICANT Holy Church of God (Attn: Frederick Dickens)

REQUEST Planning Approval, 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 Holdover DATE August 21, 2003

APPLICANT Holy Church of God

USE/REQUEST Planning Approval, PUD, Subdivision



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