

**PLANNING APPROVAL &
SUBDIVISION STAFF REPORT****Date: March 20, 2003**

NAME Calvary Missionary Baptist Church of Trinity Gardens, Inc.

SUBDIVISION NAME Trinity Gardens Extension South Subdivision, Resubdivision of Lots 426 & 427

LOCATION 2457 Bragdon Avenue (South side of Bragdon Avenue, 140'± West of Mobile Street)

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY .5± Acres

CONTEMPLATED USE Parking lot for an existing church

**TIME SCHEDULE
FOR DEVELOPMENT** Immediately

**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** All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards

REMARKS The applicant is requesting Planning Approval to expand a parking lot at an existing church, and Subdivision approval to consolidate two 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 area is predominately residential, with the exception of Mobile Rosin Company to the South. Furthermore, as illustrated on the Vicinity Map, there are numerous churches in the area, thus the proposal could be considered harmonious with the surrounding development.

The proposed parking area provides adequate access and maneuvering area, and based upon the sanctuary seating (125 seats), the site provides the required number of parking spaces (32 proposed, 31 required). However, the parking area should be curbed and bumper stops provided for the parking spaces. Additionally, as the site adjoins residential development to the East and West, a six-foot wooden privacy fence, lowered to three-feet within 25-feet of the Bragdon Avenue property line, along the East and West property lines, should be required. Furthermore, the parking area should be screened (three-foot fence or hedge) as required by Section VI.A.3.i., from the residences along Bragdon Avenue. A sidewalk along Bragdon Avenue is not shown, but would be required.

With any Planning Approval compliance with the landscaping and tree planting requirements of the Ordinance is typically required. As proposed, the site will have adequate landscaping; however, tree plantings are not shown. Whereas the entire parking lot is new, full compliance with the tree planting requirements of the Ordinance should be required.

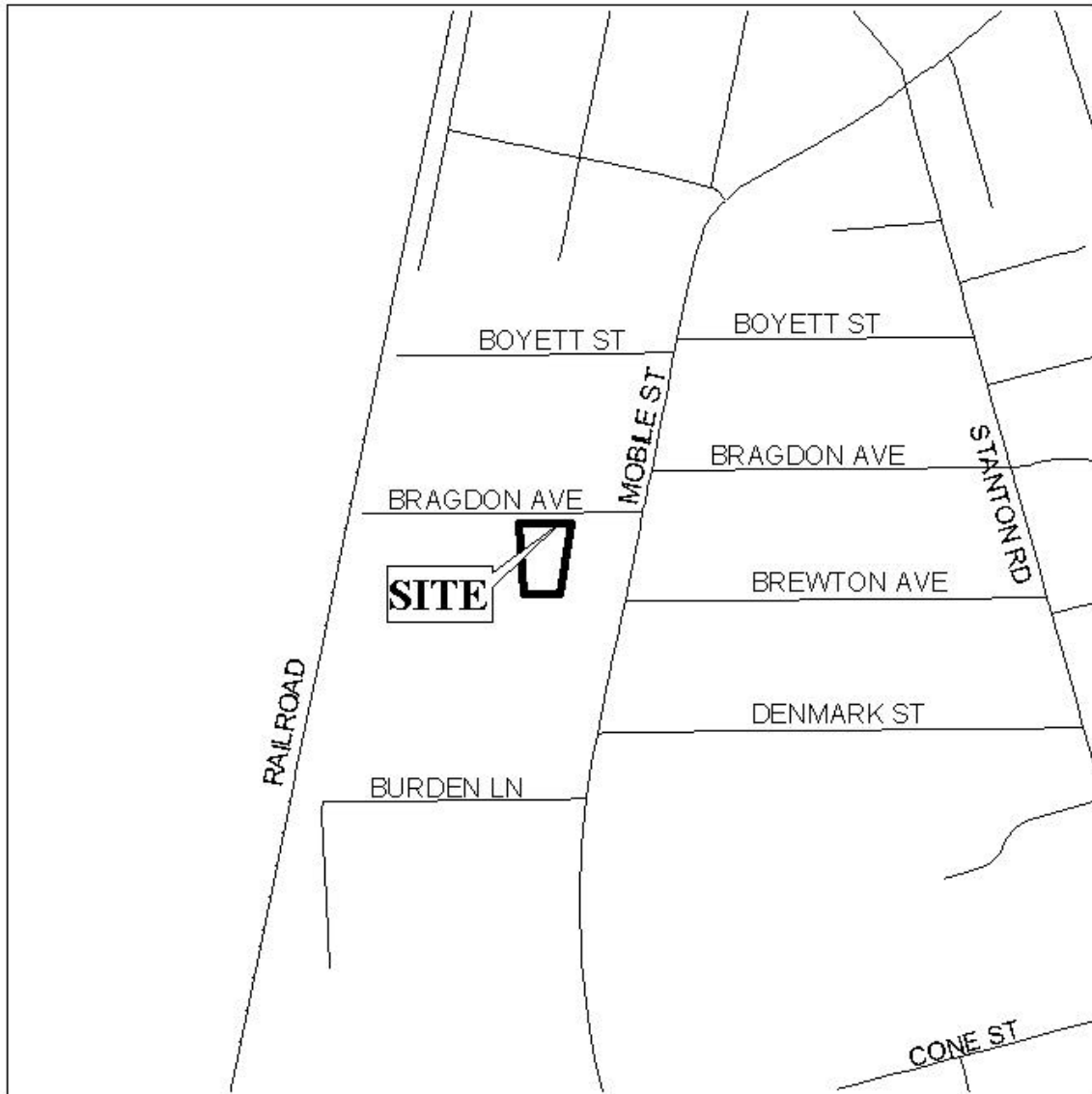
The proposed subdivision will simply consolidate two existing lots of record, and complies with the minimum requirements of the Subdivision Regulations.

RECOMMENDATION

Planning Approval: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that the parking area be curbed and bumper stops provided; 2) the provision of a six-foot wooden privacy fence, reduced to three-feet in height within 25-feet of the Bragdon Avenue property line, along the East and West property lines; 3) screening of parking along Bragdon Avenue in compliance with Section VI.A.3.i.; 4) provision of a sidewalk along Bragdon Avenue; 5) full compliance with the landscaping and tree planting requirements of the Ordinance; and 6) 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.

LOCATOR MAP



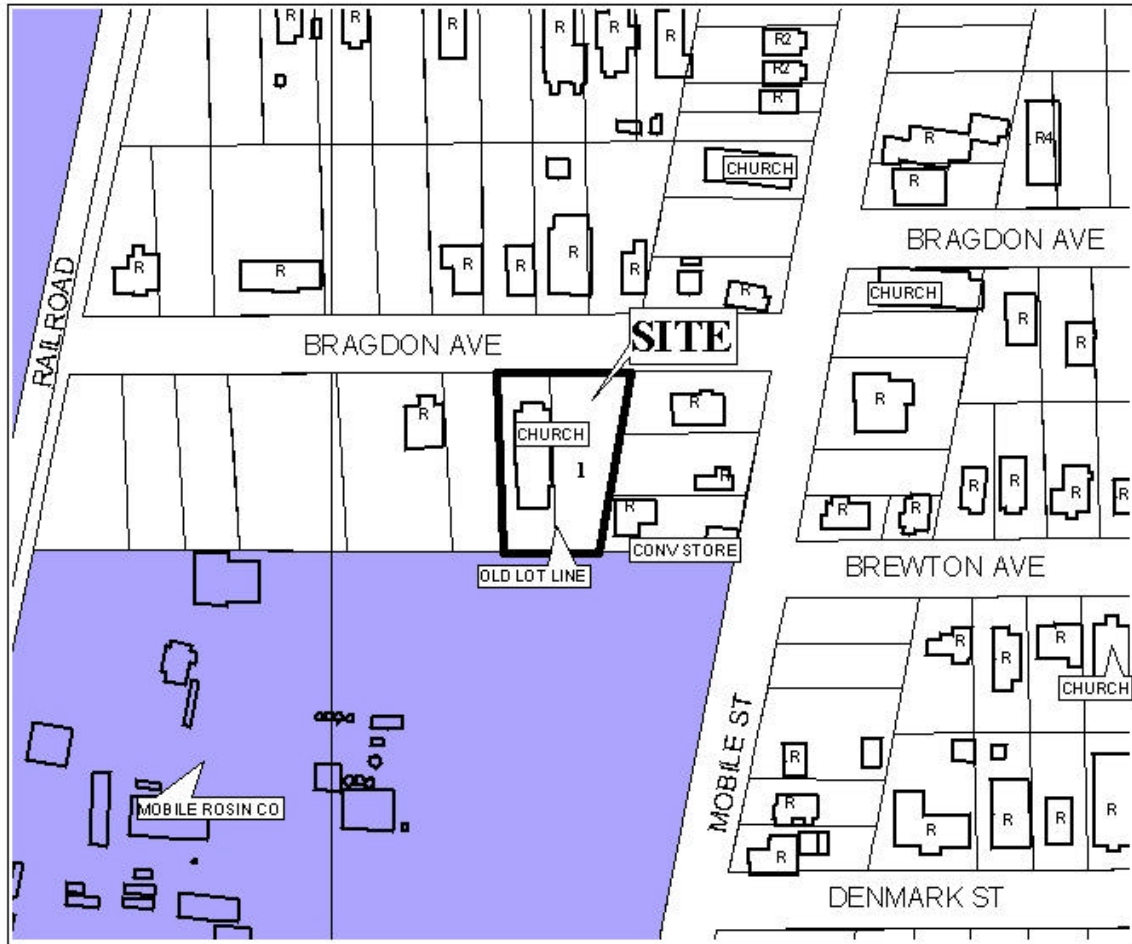
APPLICATION NUMBER 3 & 4 DATE March 20, 2003

APPLICANT Calvary Missionary Baptist Church of Trinity Gardens, Inc.

REQUEST Planning Approval, Subdivision



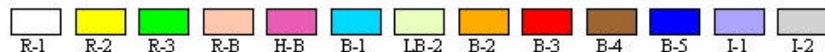
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



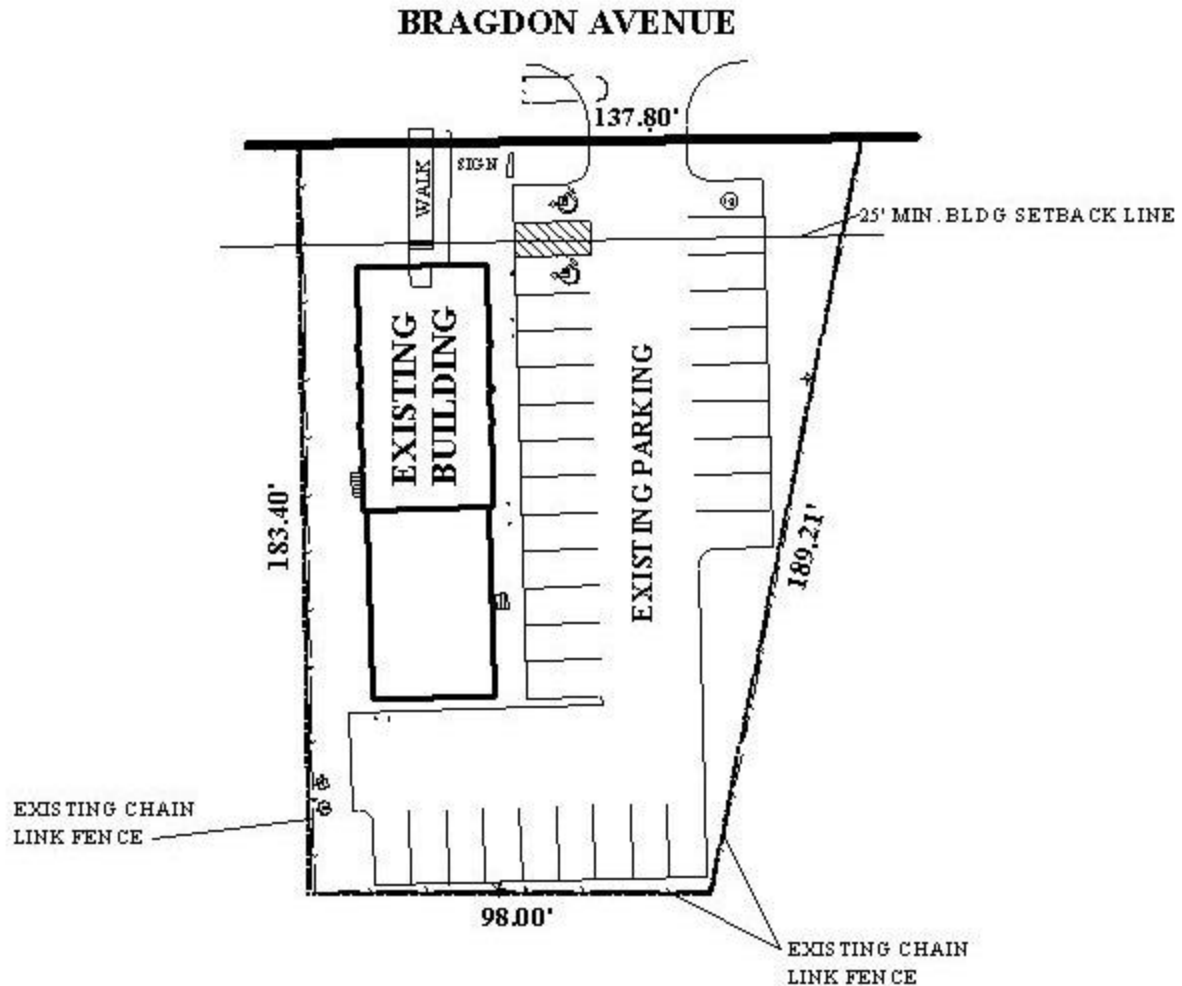
The site is surrounded by single family residential dwellings, with a manufacturing company to the South.

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LEGEND



SITE PLAN



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

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