

February 7th, 2008

ITEM NO. 1 - C.B.C. 608 – NEW BUSINESS

Applicant: Unity Missionary Baptist Church
Agent, Kip Moore, Architect

Address: 1619 28th Street

Description: Adjacent lot from the existing Church

ORDINANCE REQUIREMENTS:

1. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. This site is located within the designated mature area of the city; therefore, this area can be reduced to six foot nine inches (6' - 9").
2. Not more than twenty-five (25) percent of the perimeter planter area may be shifted from one area of the site to another area of the site.
3. A franchise application must be obtained for any/all landscaping or parking to be located within the public fight-of-way.

VARIANCE REQUESTED:

1. Reduction of a portion of the required perimeter landscaping strip along all four perimeters of the site.
2. A portion of the required perimeter landscaping to be located within the public right-of-way.

FINDINGS:

Unity Missionary Baptist Church is located on the R-4 zoned property at 1619 West 28th Street. The church occupies two lots at the southeast corner of West 28th and Marshall Streets. The small church building occupies the east half of the property. A residential structure previously occupied the west half. The church itself appears to be a residential structure that was converted into a church some years ago. The Planning Commission approved the church for a conditional use permit to allow for the construction of a new church building and parking lot on the site. A smaller parking lot was also approved across the intersection on a lot at the corner of 28th and Marshall Streets, pending approval of the proposed landscaping reductions being requested today. The church and associated parking on the southeastern lot meet the minimal landscape ordinance requirements; in addition, the church has agreed to plant street trees along both site(s).

The other parking lot is unable to be designed to meet the minimal parking ordinance requirements and the landscape ordinance requirements concurrently. The lot at the northwest

corner of the intersection is in reality only a portion of a lot. The property was developed many years ago so that only a 50 feet x 100 feet portion of the lot remains. The church proposed to build an 8-space parking lot on the site. A one-way entrance will be located on Marshall and a one-way exit will be located on 28th street. The Landscape and Buffer ordinance require perimeter landscape strips of six foot nine inches in width. Landscape strips proposed vary in size from zero to six foot (0 to 6'). A six foot tall wood privacy fence is proposed on the north and west perimeters of the parking lot. The applicant has also agreed to plant additional street trees along this parking lot.

This is an overall upgrade to a site that is within a mature, infill area. The applicant has worked hard with staff to address the majority of the landscaping issues on both sites bringing one of them into full compliancy and then going above and beyond in planting street trees along both sites. Staff feels the applicant has met the overall intentions of the landscape and buffer ordinance and thus recommends approval of the landscape plan as submitted.

STAFF RECOMMENDATION:

Staff feels the applicant is both meeting and exceeding the intent of the landscape ordinance with the addition of the street trees. This site is located within the designated mature area of the city. Therefore, we recommend approval of the landscape plan as submitted.