



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
February 4, 2021

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a revised site plan for Little Flock Baptist Church, located northeast of the intersection of E. Aimee Street and Chestnut Street.

Public Hearing Item []
Consent/Action Item [X]

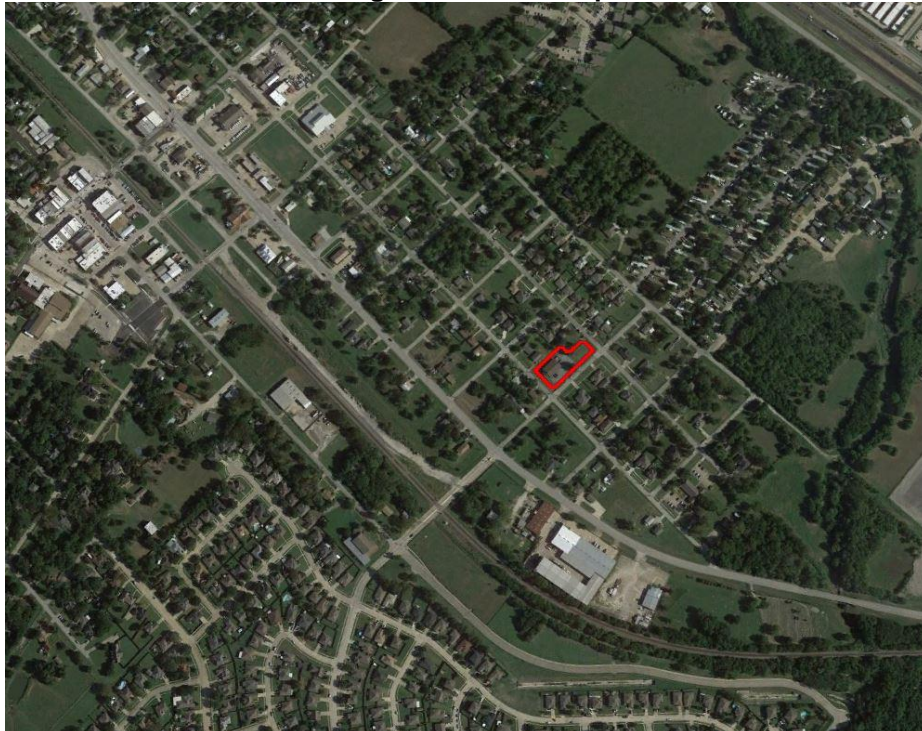
Documentation Attached:
Site Plan
Building Elevations
Landscape Plan

Item Summary:

Purpose:

The property owner requests approval of a revised site plan for Little Flock Baptist Church. The purpose of the request is to establish the site design for a building addition to the existing church.

Image 1: Location Map



Current Standards:

The property consists of 0.6 acres of land. The property is currently used as a church. This property is zoned within the SF-6 (Single Family) District which permits a church as a use allowed by right. The property is adjacent to residential single-family homes.

Site Plan:

The existing single-story church building is 3,679 square feet. The site plan proposes a single story, 4,550 square foot building addition. The property has direct access to S. Chestnut Street. The site plan also displays eleven (11) parking spaces and two (2) bike racks for members.

The Zoning Ordinance requires one (1) large shade tree to be planted per forty (40) linear feet of street frontage. There also needs to be a minimum of one (1) tree planted in the parking area for every ten (10) parking spaces for parking lots having more than twenty (20) spaces. The landscape plan now meets these requirements.

The building elevation plan shows that brick will be the primary exterior construction material. The building material is accepted by the International Building Code.

A solid brick/masonry screening wall of not less than six feet (6'), nor more than eight feet (8'), in height is required along the property line separating the church property from the all adjacent residential properties. The applicant is proposing to construct a 6' wooden fence along the property line separating the church property from the all adjacent residential properties. The City Council has the authority to approve this alternative screening. Based on the fencing in the surrounding areas staff recommends this alternative.

Future Requirements:

If approved, future development of the property will require approval of:

1. Replat
2. Building & Civil Plans (staff approved)

Recommendation:

Staff recommends approval of this request. In addition to Community Development staff, the site plan was reviewed by the City Engineer, Fire Marshal and Public Works staff.