

PETITION NUMBERS:	0804-DP-02 / 0804-SIT-01
APPROXIMATE ADDRESS:	4040 West 146 th Street
PETITIONER:	Beam, Longest & Neff
REQUESTED ACTION:	Development Plan Review and Site Plan Review of the Korean First Presbyterian Church, approximately six (6) acres in the AG-SF-1 District.
CURRENT ZONING:	AG-SF-1
CURRENT LAND USE:	Single-Family Dwelling, converted for religious use
ASSOCIATED PETITIONS:	None
EXHIBITS:	1. Staff Report, WCD, 04/07/08 2. Petitioner’s Submittal, 03/24/08

PETITION HISTORY

None

PROCEDURAL

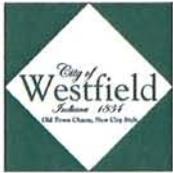
- o The April 7, 2008 Workshop Meeting represents the first appearance of the Development Plan and Site Plan for the Korean First Presbyterian Church.
- o Notification of the April 7, 2008 Workshop Meeting was provided to abutting property owners in accordance with the Rules of Procedure on March 28, 2008. Notice of the April 7, 2008 Workshop Meeting was posted to the City web site and at City Hall.
- o Petitions for Development Plan Review and Site Plans are not approved at Workshop Meetings. The purpose of the Workshop Meeting is to allow Advisory Plan Commission members and the public to become familiar with pending petitions, identify issues, and inquire as to potential modifications prior to the full Advisory Plan Commission public hearing.

STAFF INTRODUCTIONS

This development plan review would provide for the establishment of paved surface parking spaces associated with an existing religious use. No additional structures or dwellings are proposed at this time.

The subject site consists of approximately six (6) acres, and is located adjacent to the north right-of-way line of West 146th Street. The subject site is improved with a single-family detached dwelling that has been converted for religious uses and a detached accessory structure. The subject site is accessed from the north side of the 146th Street right-of-way by a private drive.

The subject site has a single notable natural feature in the form of a drainage ditch that crosses



the site from east to west, roughly dividing the site in half. This ditch is not a regulated legal drain, and is not currently protected by easement or under the jurisdiction of the Hamilton County Surveyor's Office.

The information included in the original submittal is not yet compliant with the applicable terms of the Development Plan Review regulations. There will be a waiver request associated with this petition, which will be heard at the April 21st APC hearing. The property in question is not located within any overlay zone. The subject site is not being subdivided, so the terms of the Subdivision Control Ordinance are not applicable.

DP REQUIREMENTS

Site Access & Circulation

Proposed access to the subject site has been reviewed by WCD, WPWD, WFD, and the Hamilton County Highway Department. Comments were provided regarding:

1. providing a "loop" for vehicle circulation around the structure,
2. appropriate drive widths,
3. the requirement of an asphalt path along 146th and the need to request a waiver of this requirement,
4. pedestrian accessibility within the subject site, and
5. provision of right-of-way along West 146th Street.

The petitioner will respond to these comments to the satisfaction of the agencies listed, and statements indicating these issues have been resolved will be provided prior to this petition appearing before the APC for public hearing.

Landscaping

The submitted Landscaping Plans are not yet compliant with the terms of the Landscaping ordinance. Issues identified by staff included appropriate locations of buffer yards, appropriate buffer yard plantings, required Road Frontage plantings, and parking lot island plantings. The petitioner has been provided a list of deficiencies and a marked set of plans indicating where issues were identified.

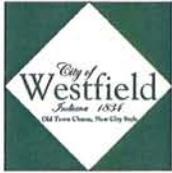
A full evaluation of the resubmitted Landscaping Plans, along with a statement of compliance or non-compliance, will be provided prior to this petition appearing before the APC for public hearing.

Lighting

The submitted plans do not propose any additional lighting.

Signage

The submittal does not propose any signage.



Building Orientation & Materials

No new structures are proposed.

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Plan</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Site Plan	03/11/08	-	Compliant
Demolition Plan	03/11/08	-	Compliant
Location Map	03/11/08	-	Compliant
Landscape Plan	03/11/08	-	Not Compliant – Must Revise
Lighting Plan	-	-	N/A
Building Elevations	-	-	N/A
Access & Circulation	03/11/08	-	Undergoing Further Review

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	03/03/08	Compliant
Fees	03/11/08	Compliant
Legal Description	03/11/08	Compliant
Consent Form	03/11/08	Compliant
Contact Sheet	03/11/08	Compliant
TAC	03/25/08	Compliant
Notice - Sign on site	Pending	Pending
Notice- Newspaper	Pending	Pending
Notice -Mail	Pending	Pending
Submit Revisions	Pending	Pending

AFS 