

Tab 3

FIRST BAPTIST CHURCH OF PALMETTO
CONDITIONAL USE CU-2010-01 AND
REZONE Z-2010-01

Staff Report

1020 4th Street West First Baptist Church - Palmetto Site Plan Approval

BACKGROUND

In December 2009, the Church was able to acquire several modular classrooms from the Manatee County School Board. The Church met with the DRC on December 16, 2009 and indicated that they have a need for additional space for the youth program. The DRC reviewed the Site Plan and made several recommendations concerning the location and placement of the structures. Because of the need to remove the structures from Palmetto High School prior to the beginning of classes on January 5, 2010, the DRC agreed to allow the buildings to be moved onto the Church property, with the understanding that the Site Plan requires City Commission approval and that the structures could not be occupied until approved by the City Commission and inspected by the City and Fire District.

The reason this request is being considered as a Site Plan Approval is based upon the language in Section 4.1(e)(1), which states of the City Code, " P-Public: the intent of the P-Public District is to identify and stabilize those geographic areas within the City of Palmetto that are appropriate for the development and maintenance of public and semi-public facilities. Such uses are to be individually reviewed and approved by City Council to ensure design and use compatibility with surrounding areas."

Based upon our research, it appears that the property, which was owned by the City, was purchased by the Church in 1990. The Future Land Use Designation and Zoning Category were never changed; however, churches are a permitted use in the P-Public Zoning Category.

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: First Baptist Church
Location: East Side of 11th Avenue, South of 6th Street West, Adjacent to the Historic Park
Parcel Size: 1.72± Acres
PID #: 274560012; 2745700001

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: PU (Public Use)
Zoning: P (Public)

REQUESTED PROPERTY ZONING DISTRICT(S)/USES:

No Change

FUTURE LAND USE

North: PU – City Park
South: COMC - Church
East: PU – Historic Park
West: RES-6

ZONING

North: P - Public
South: RS-3
East: P - Public
West: RS-3

SUMMARY:

Pursuant to Appendix B, Zoning Code Section 4.1(e)(1), the First Baptist Church is requesting Site Plan Approval to install 3 modular classrooms as illustrated on the Site Plan.

STAFF RECOMMENDATION AND STIPULATIONS

Recommendation is to approve the Site Plan with the following stipulations:

1. The location of the structures will comply with the setbacks illustrated on the Site Plan (attached). These are consistent with the setbacks within the RS-3 Zoning Category.
2. Skirting will be provided around the base of the structures to enhance the residential character of the structures.
3. The use of the structures shall be limited to Church-related uses.
4. Front yards (north and west) shall be landscaped to enhance the site.
5. Architectural enhancements such as paint color, trim, window treatment, and the like shall be provided in order to enhance the historic character of the area.
6. Structures that will be used for Program activities shall be ADA compliant.

ZONING



FIRST BAPTIST CHURCH PORTABLES



ZNS ENGINEERING

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DENVER, CO 80202
303.733.1111

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DENVER, CO 80202



THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE RESULTS OF THE ENGINEERING WORK.

FUTURE LAND USE



FIRST BAPTIST CHURCH PORTABLES

