



## Legislation Text

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**File #:** PP-1718-9, **Version:** 1

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CONSIDERATION OF A PRELIMINARY PLAT FOR 24TH AVENUE CHURCH OF CHRIST ADDITION. (1660 24TH AVENUE S.E.)

**BACKGROUND:** This item is a preliminary plat for 24<sup>th</sup> Avenue Church of Christ Addition generally located on the west side of 24<sup>th</sup> Avenue S.E. one-half mile south of East Lindsey Street. The property consists of approximately 2.49 acres and one (1) lot to be utilized as a church.

City Council, at its meeting of December 12, 1961, adopted Ordinance O-1322, placing this property in the A-2, Rural Agricultural District. Planning Commission, on March 8, 2018, recommended to City Council that the preliminary plat for the 24<sup>th</sup> Avenue Church of Christ Addition be approved.

**DISCUSSION:** The proposed 4,536 square foot Church, is expected to generate approximately 42 trips per day, 3 AM peak hour trips, and 3 PM peak hour trips. Obviously being well below the threshold for when a traffic impact study is required, the developer submitted an electronic mail message detailing the information relative to the proposed square footage and the number of seats. The development is proposed for location along the west side of 24<sup>th</sup> Avenue SE just south of Reagan Elementary School.

The proposed Church will access 24<sup>th</sup> Avenue SE by way of an existing driveway that will be widened to accommodate entering and exiting traffic. No other off-site improvements are anticipated.

Public improvements for this property consist of the following:

**Fire Hydrants:** A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.

**Sanitary Sewer:** A sanitary sewer main is existing serving the property.

**Sidewalks:** Sidewalk is existing.

**Storm Water:** Stormwater pipes will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to privately maintained detention facility.

**Streets:** Twenty-fourth Avenue S.E. paving is existing.

**Water:** A water main will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards to serve fire hydrant.

**Public Dedications:** All rights-of-way and easements will be dedicated to the City with final platting.

**STAFF RECOMMENDATION:** Based on the above information, staff recommends approval of the preliminary plat for the 24<sup>th</sup> Avenue Church of Christ Addition.