

Subject: Site Plan and Preliminary/Final Plat for a Building Expansion at 1250 Oakdale Ave. (St. George Church) – SRa, Inc.

Meeting Date: Monday, July 25, 2022	
Submitted/Presented by/Department: Melissa Houtsma - Community Development	
Action Type	
<input type="checkbox"/> Consent Item	<input type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input checked="" type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input checked="" type="checkbox"/> Resolutions (2)	<input type="checkbox"/> Other:
Action	
City Staff requests that the City Council review and approve of the proposed site plan and preliminary/final plat subject to the listed conditions as recommended by city staff.	
Background	
<p>On behalf of St. George Antiochian Orthodox Church, SRa, Inc. has applied for a site plan and preliminary/final plat review for a small building addition at 1250 Oakdale Avenue. The addition will be along the eastern wall the existing building and will increase the size of the sanctuary’s alter area.</p> <p>Planning Commission Review The Planning Commission met in regular session on July 19th, 2022 to review the proposed project and held a public hearing on the item. No one from the public called or came forward on the item.</p> <p>The Commission discussed the following items:</p> <ul style="list-style-type: none"> ▪ The applicant asked what level of construction or alteration of a site prompts a property to bring items up to code, referring more specifically to the parking lot and curbed islands for this site. ▪ A question was prompted relating to the curbed landscaping islands and how the required addition of the islands may affect the number and location of the six proposed ADA stalls. <ul style="list-style-type: none"> ○ Further discussion was had around this code requirement and what areas of the parking lot would be required to be brought up to current code. The Commission asked that staff and legal counsel explore this threshold further. ○ Upon further review of the code by legal counsel, it was determined that because this property is zoned residential, it is governed by the site plan approval procedure in 153.031, which requires, curbed islands at the end of every row of parking spaces for “new construction”. As there is no new construction occurring in the parking lot, it would therefore not be required to be brought up to current code, which would also apply to the curbed islands. 	

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- Staff has revised the recommended conditions of approval to reflect this change.

Ultimately, the Commission voted 8-0 to recommend approval of the site plan and preliminary/final plat with the recommendation that city staff work with legal counsel and the applicant to clarify the two points in question as detailed above.

Attachments

Planning Commission Memo
Staff Presentation
Submitted Plans
Resolutions

Previous Relevant Actions

The site plan and preliminary/final plat were reviewed by the Planning Commission on 07/19/2022.

Alternatives

If City Council is not satisfied with the project and/or conditions, please advise City Staff of the desired changes and recommendations.

Financial

Budgeted: Yes

No Financial Impact

Fund: N/A

Department: N/A

Account: N/A

Amount: N/A