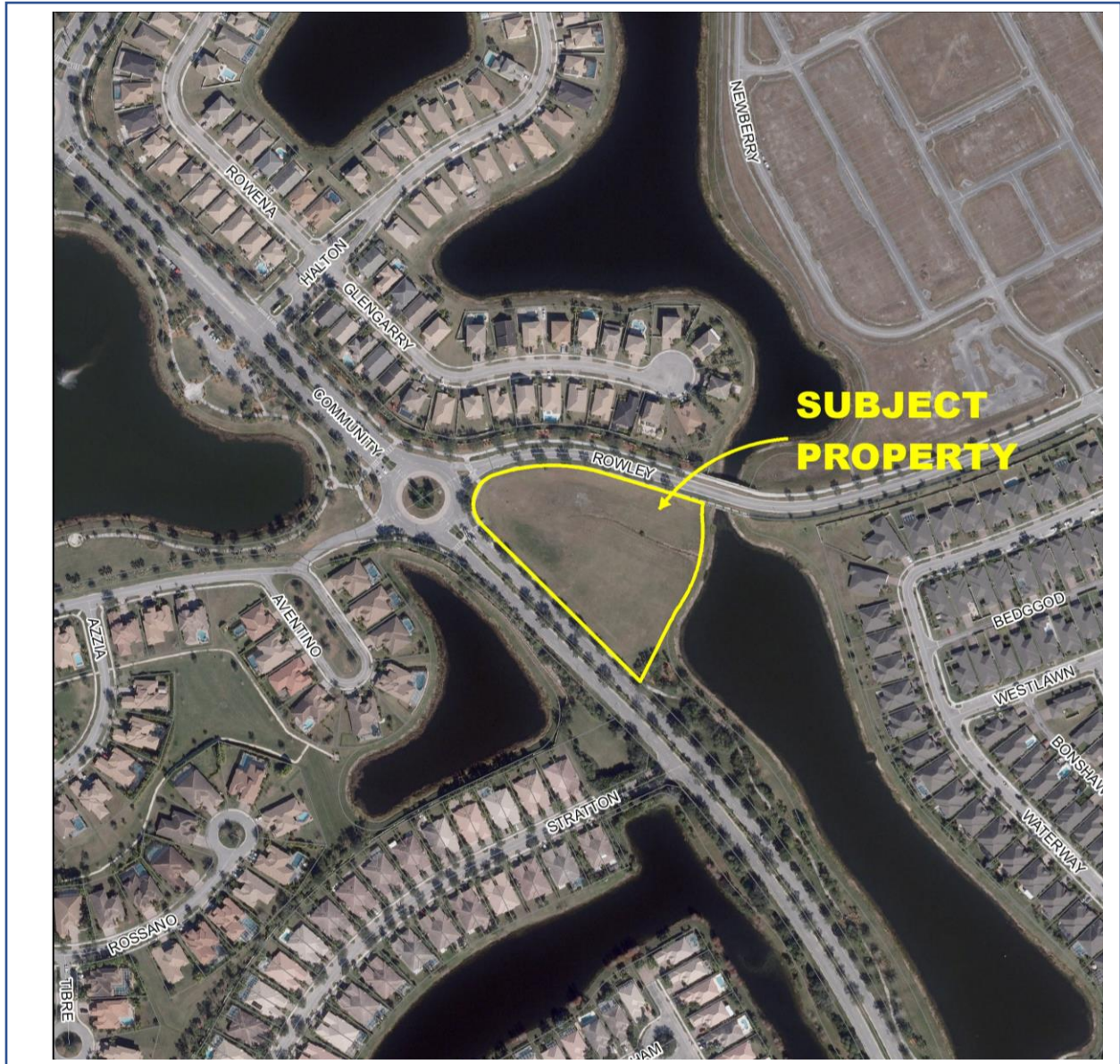




**Tabernacle of Praise for All Nations
Landscape Modification
Project Number: P22-179**



Project Aerial Map

SUMMARY

Applicant's Request:	To substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip per Section 154.12 (F) of the Landscape and Land Clearing Code.
Agent:	George Botner
Applicant/Property Owner:	Tabernacle of Praise for All Nations
Location:	South of Rowley Way and north of Community Blvd.
Application Type: (Identify if quasi-judicial)	Landscape Modification, Quasi-Judicial
Project Planner:	Bianca Lee

Project Description

The applicant is requesting to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip per Section 154.12(F) of the Landscape and Land Clearing Code. The proposed development abuts residential property along the north side, on Rowley Way. A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code. The subject property, approximately 3.43 acres in size, currently has a major site plan (P21-249) under review, to construct a church and daycare. The property is located south of Rowley Way and north of Community Blvd.

Related Projects

P21-249, Tabernacle of Praise major site plan. The Site Plan Review Committee recommended approval of the landscape plan on May 11, 2022.

Review Criteria

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. Pursuant to Section 154.12(F)1, this application is exempted from City Council review.

Review by Planning and Zoning Board: Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in [section 154.12\(B\)-\(E\)](#) shall be utilized for such hearings. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet and the file was included in the newspaper ad for the Planning & Zoning Board's agenda.

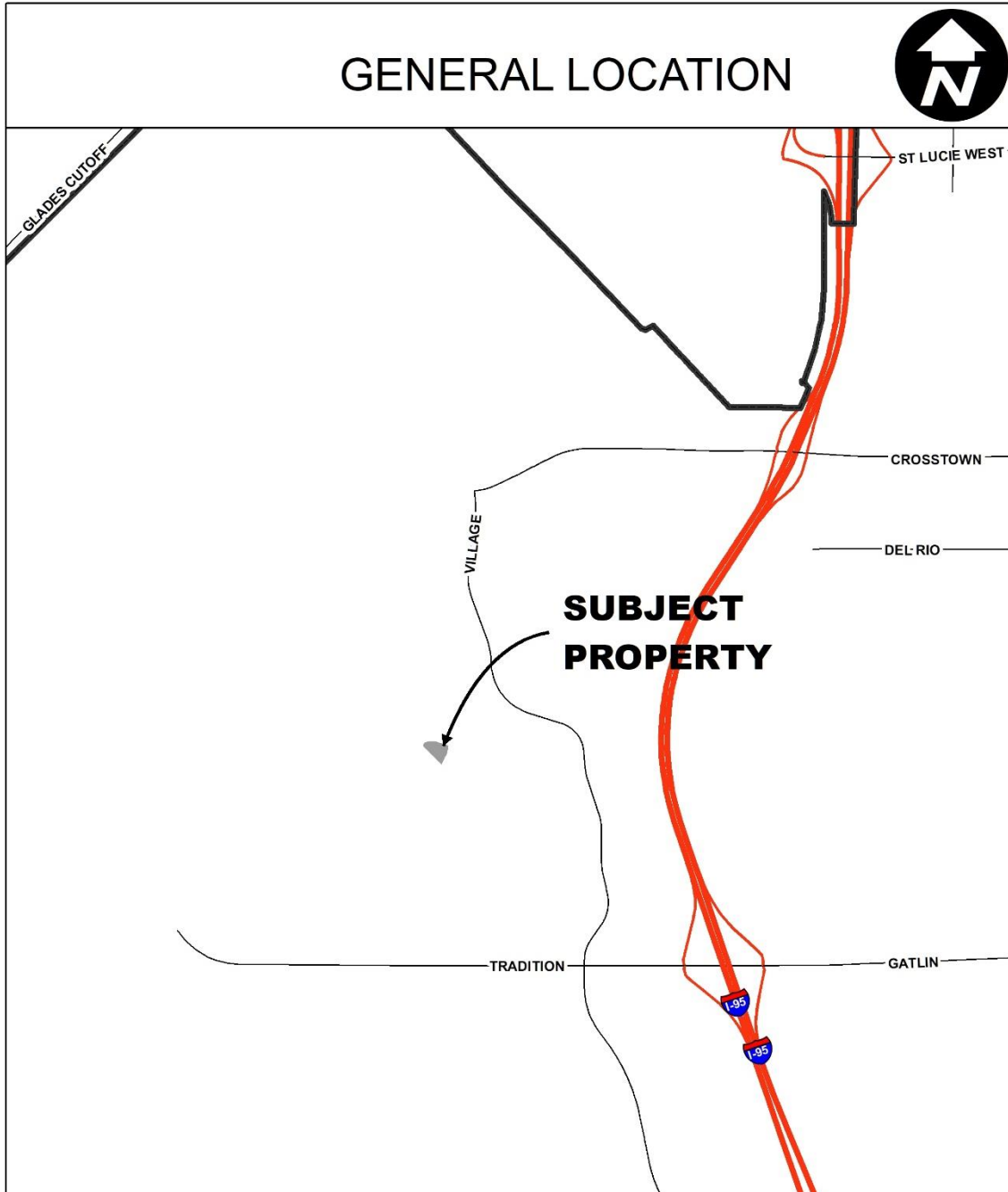
Location and Site Information

Parcel Number:	4309-508-0009-000-2
Property Size:	3.43 AC/ 149,542 SF
Legal Description:	Tradition Plat No. 25 (PB 50-39) Parcel 35
Address:	SW Aventino DR
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant

Surrounding Uses

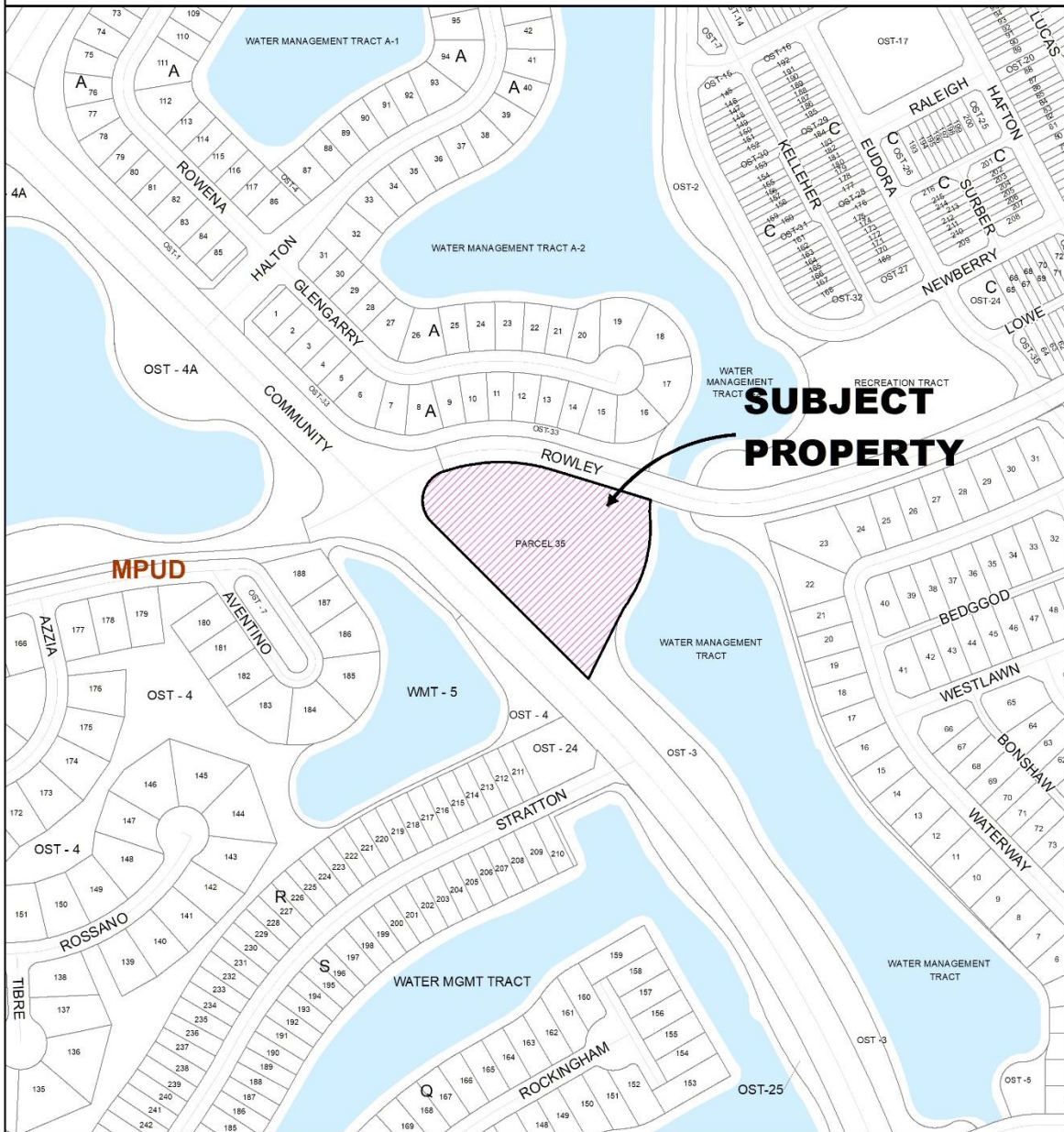
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Residential
South	NCD	MPUD	Water Management
East	NCD	MPUD	Water Management
West	NCD	MPUD	Water Management

RL-Low Density Residential, and RS-2- Single-Family Residential



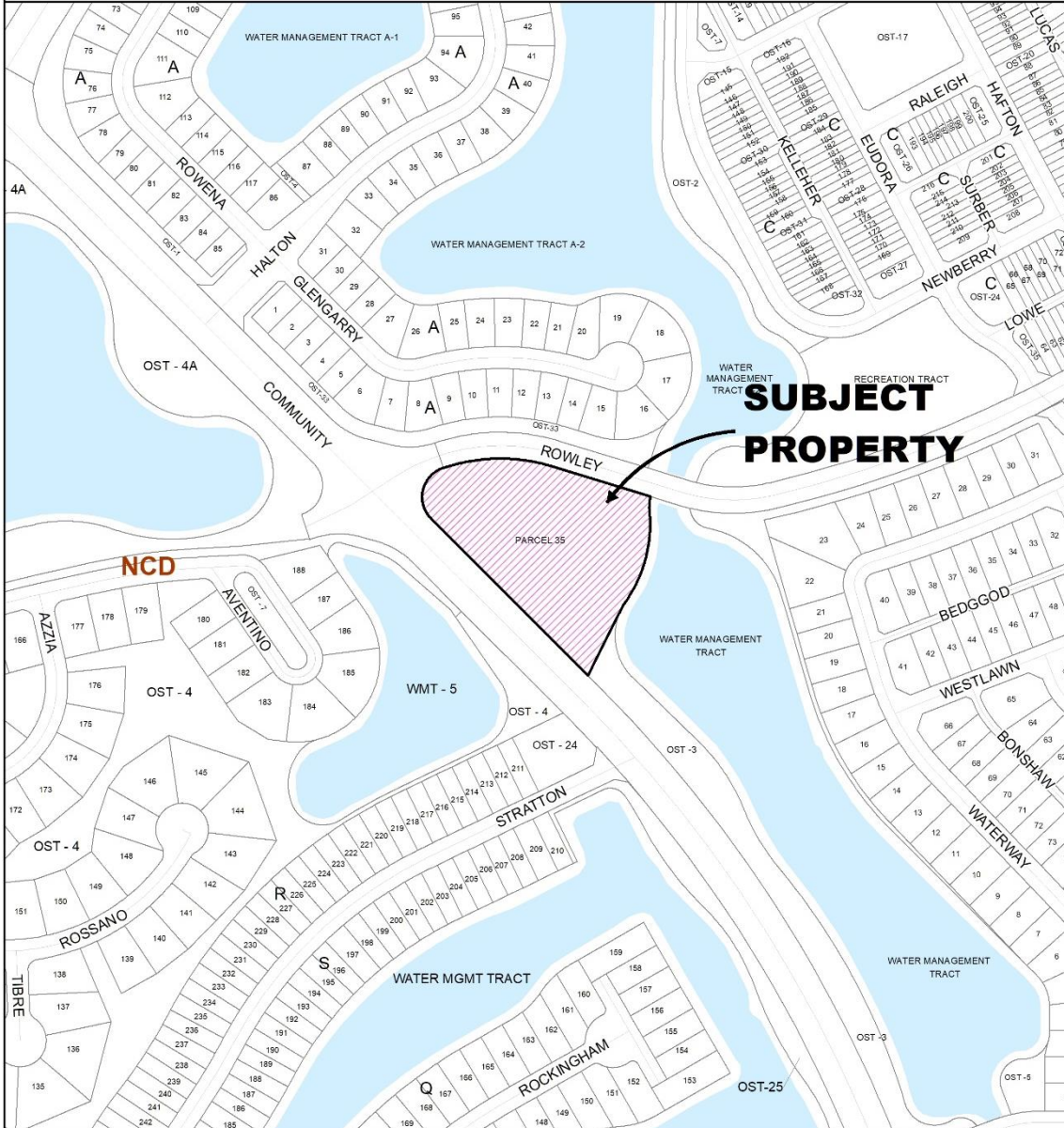
Location Map

EXISTING ZONING



Zoning Map

FUTURE LAND USE



Project Land Use Map

IMPACTS AND FINDINGS

Section 154.12 (B) of the Landscape and Land Clearing Code establishes the duties of the Planning and Zoning Board in authorizing a landscape modification. The Planning and Zoning Board may authorize a landscape modification from the provisions of the Landscape and Land Clearing Code. Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries, the use(s) proposed for the property seeking the modification or exemption, and the proposed and existing uses surrounding uses. The Planning and Zoning Board should consider the criteria listed under Section 154.12 (B) of the Landscape and Clearing Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).

- 1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.
 - *Staff Findings: The total area dedicated to a buffer will be equal to what the code imposes.*
- 2) Outside activities and hours of operation for the proposed use(s).
 - *Staff Findings: Outdoor play areas for children who attend the church daycare. The hours of operation will be during regular business hours.*
- 3) Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.
 - *Staff Findings: The northern property line of the church site is separated from the nearest residential homes by the Rowley Way road right-of-way and a landscaped buffer area with an architectural wall along Rowley Way within the residential development. The distance of separation is approximately 85 feet. There are also street trees located on both sides of Rowley Way.*
- 4) Other factors that may be important to a decision.
 - *Staff Findings: The applicant is proposing to plant the required trees and hedges within a 15-foot-wide landscape buffer along the northern property line. The hedges will be planted at 4 feet in height and allowed to grow to 6 feet in height. Staff emphasizes the importance of maintaining the appropriate site landscaping to screen the project from neighboring uses. Hedges shall be maintained at 6 feet and trees and plant materials planted and irrigated.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed landscape modification. If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).