

Tabernacle of Praise for All Nations

SW Aventino DR

Landscape Modification

Project: P22-179

Planning and Zoning Board Meeting

Bianca Lee, Planner I

August 2, 2022, Meeting



PROJECT SUMMARY

- The site is approximately 3.43 acres in size, a related project for a major site plan (P21-249) is under review for the construction of a church and daycare.
- 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.



APPLICANT AND OWNER

George Botner is acting as agent for the property owner, Tabernacle of Praise for All Nations Inc.



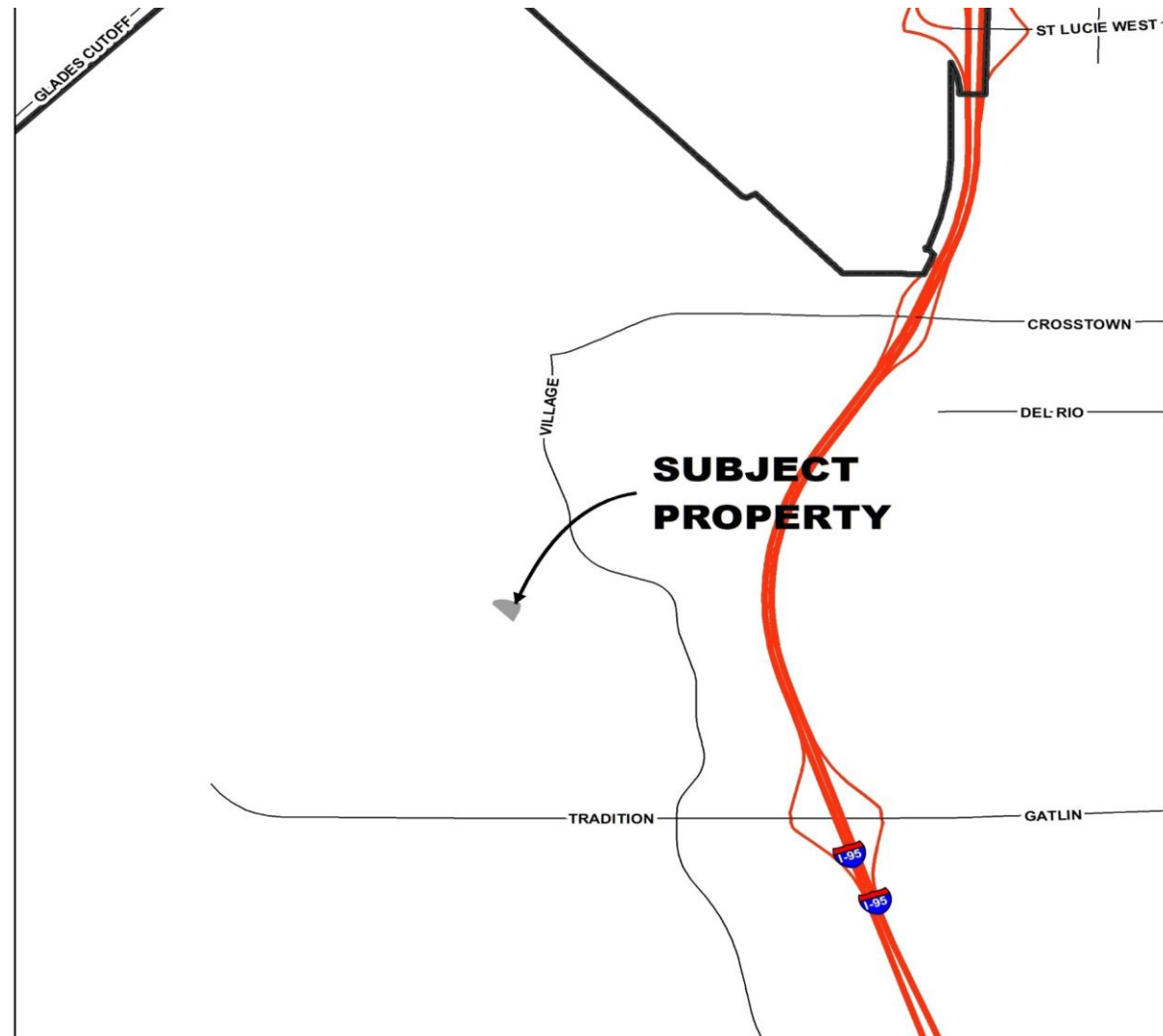
MODIFICATION REQUEST

- A waiver to the architectural buffer wall requirement 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 applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the north side of the site. The applicant proposes the use of landscaping in lieu of the architectural wall.

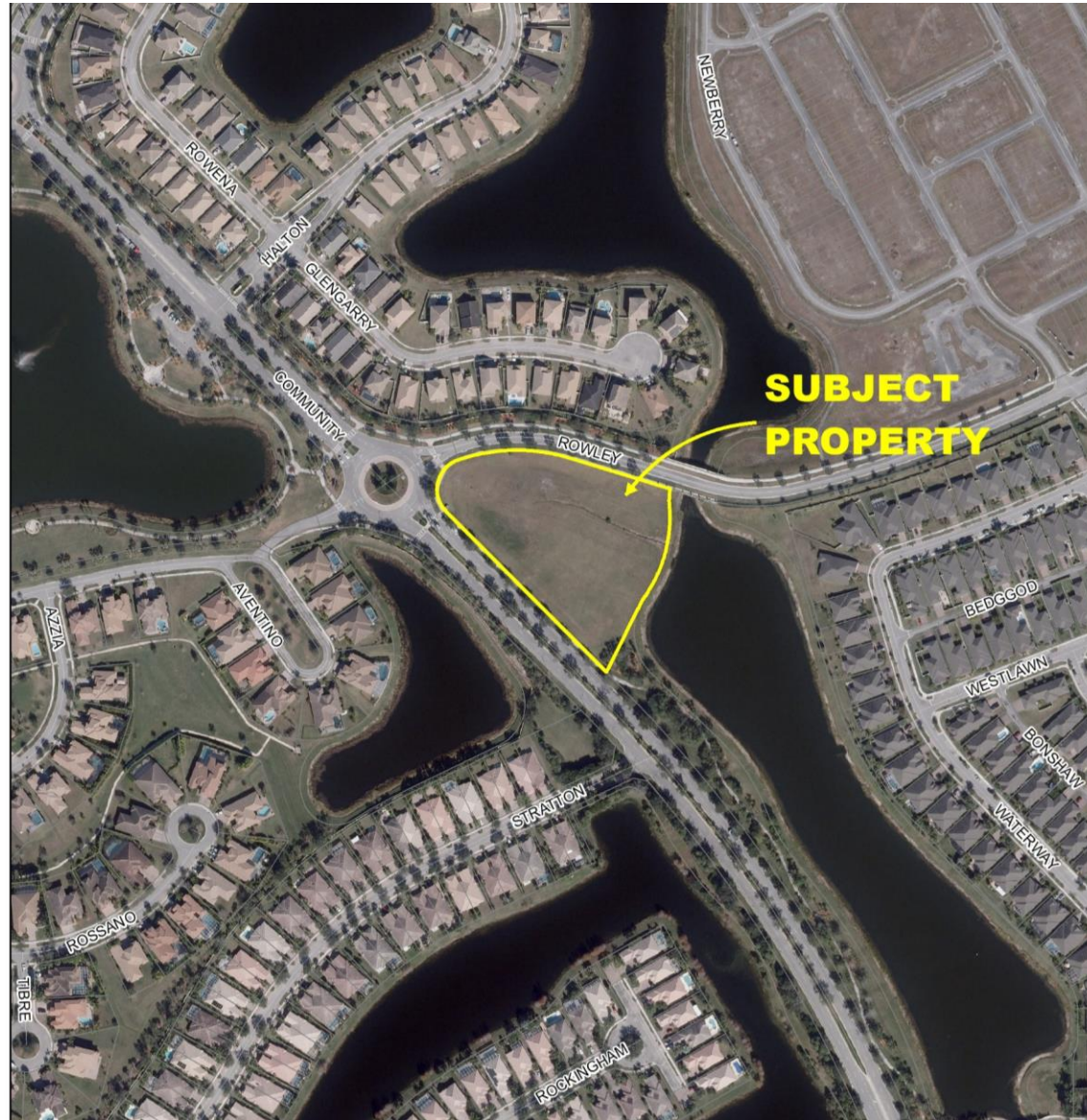


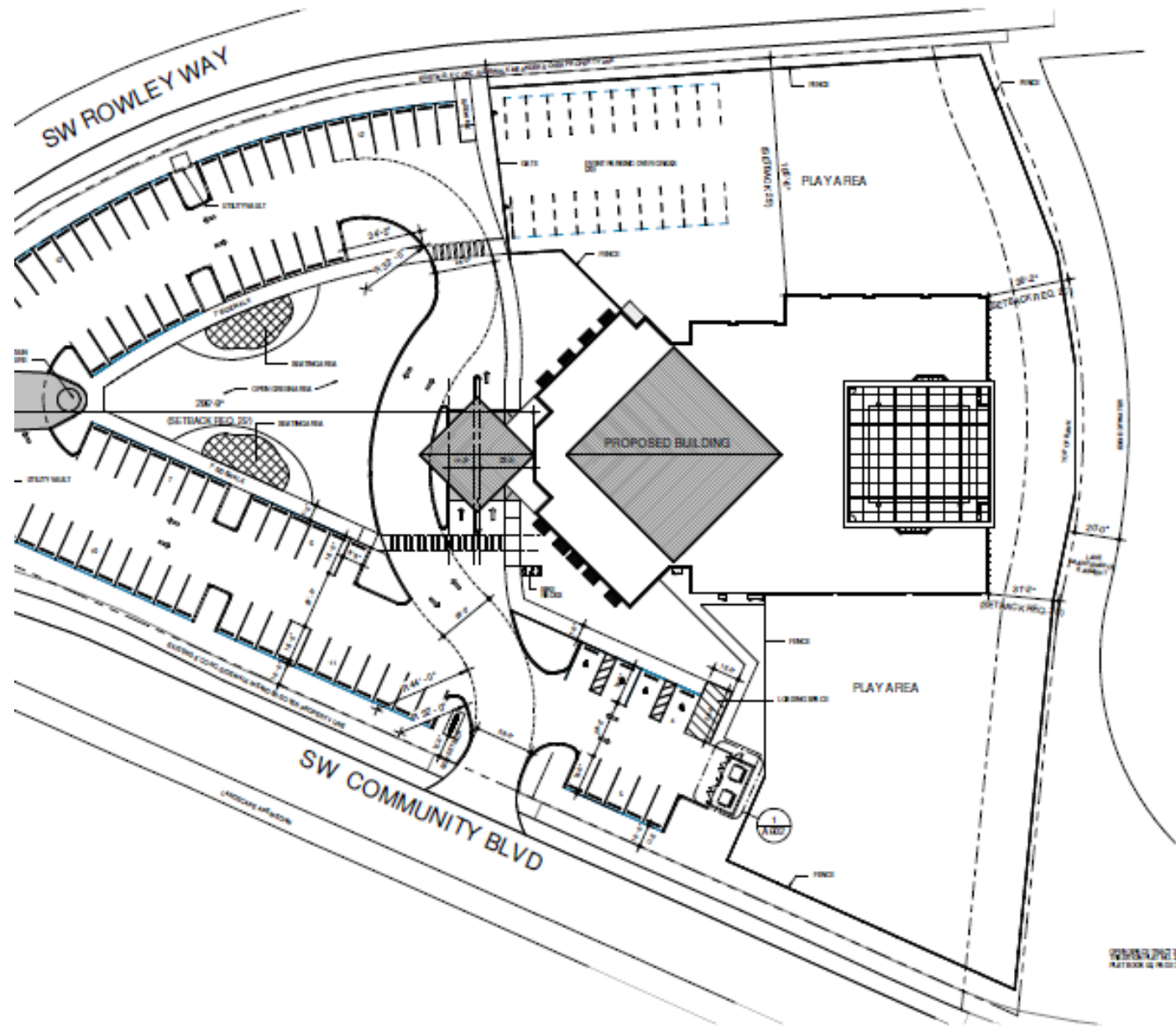
LOCATION

- The property is located south of Rowley Way and north of Community Blvd.



AERIAL MAP





LEGAL DESCRIPTION

TRADITION PLAT NO. 25 (PB 50-39) PARCEL 35 (3.43 AC)
 PARCEL NUMBER: 4309-508-0009-000-2
 TOTAL ACRES: 3.43 AC

SITE DATA

PRIMARY LAND USE: 7000 - VAC INST
 ZONING: MPUD (TRADITION MASTER PLAN DEVELOPMENT)
 LAND USE: NCD (NEW COMMUNITY DEVELOP)

BUILDING SETBACKS REQUIRED:

FRONT: 25' 286-9" PROVIDED
 SIDE: 25' 105-6" (EAST) PROVIDED
 SIDE: 25' 94-3" (WEST) PROVIDED
 REAR: 25' 31'-2" PROVIDED

BUILDING DATA

NUMBER OF STORIES: 1
 BUILDING HEIGHT: 34'-2" TO MID POINT (MAX 35')
 TOTAL SQUARE FOOTAGE: 20,001 SF

LAND USE TABLE			
USE	TYPE	AREA	PERCENT
BUILDING		20001 SF	13%
IMPERVIOUS		20001 SF	13%
COVERED AREA TO SIDEWALK	IMPERVIOUS	2000 SF	1%
LANDSCAPING	PERMEABLE	2000 SF	1%

Site Plan



AERIAL SITE VIEW



Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



STREET VIEW



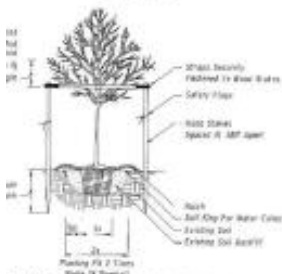
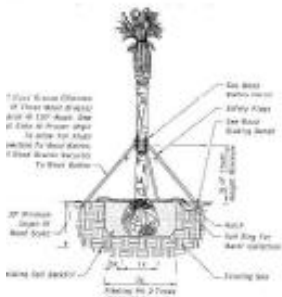
LANDSCAPE PLAN

Plants Provided: 21 Trees, 1,375 Shrubs + Groundcovers

VEGETATION REQUIREMENTS (VUR)

Quantity Requirements:
10' Landscape strip at perimeter, One tree per 30 Lin. Ft, Shrubs 2' O.C.

Plant Requirements: 1,035 Total Lin. Ft.
Plant Requirements: 34 Trees, 513 Shrubs
1,888 Shrubs + Groundcover



LARGER CALIPER TREE PLANTING



WOOD BATTEN DETAIL

GENERAL PLANTING NOTES

- 1. Plants 6" and less are exaggerated for illustrative purposes only.
- 2. Retainers shall be removed prior to planting. If plants are not container grown, remove a 1/3 of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.
- 3. Soil rings shall be constructed of existing soil at the outer edge of the planting pit, with a height of 3" and gently sloping sides. Do not pile soil on top of rootball.



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

