

Tabernacle of Praise for All Nations

SW Aventino DR

Major Site Plan

Project: P21-249

Council Meeting

Bianca Lee, Planner II

May 22, 2023, Meeting



PROJECT SUMMARY

- The site is approximately 3.43 acres in size, a related project for a waiver to the architectural buffer wall requirement (P22-179) was approved as 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. Landscaping will be used in lieu of the architectural wall.
- The proposed development abuts residential property along the north side, on Rowley Way.



APPLICANT AND OWNER

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



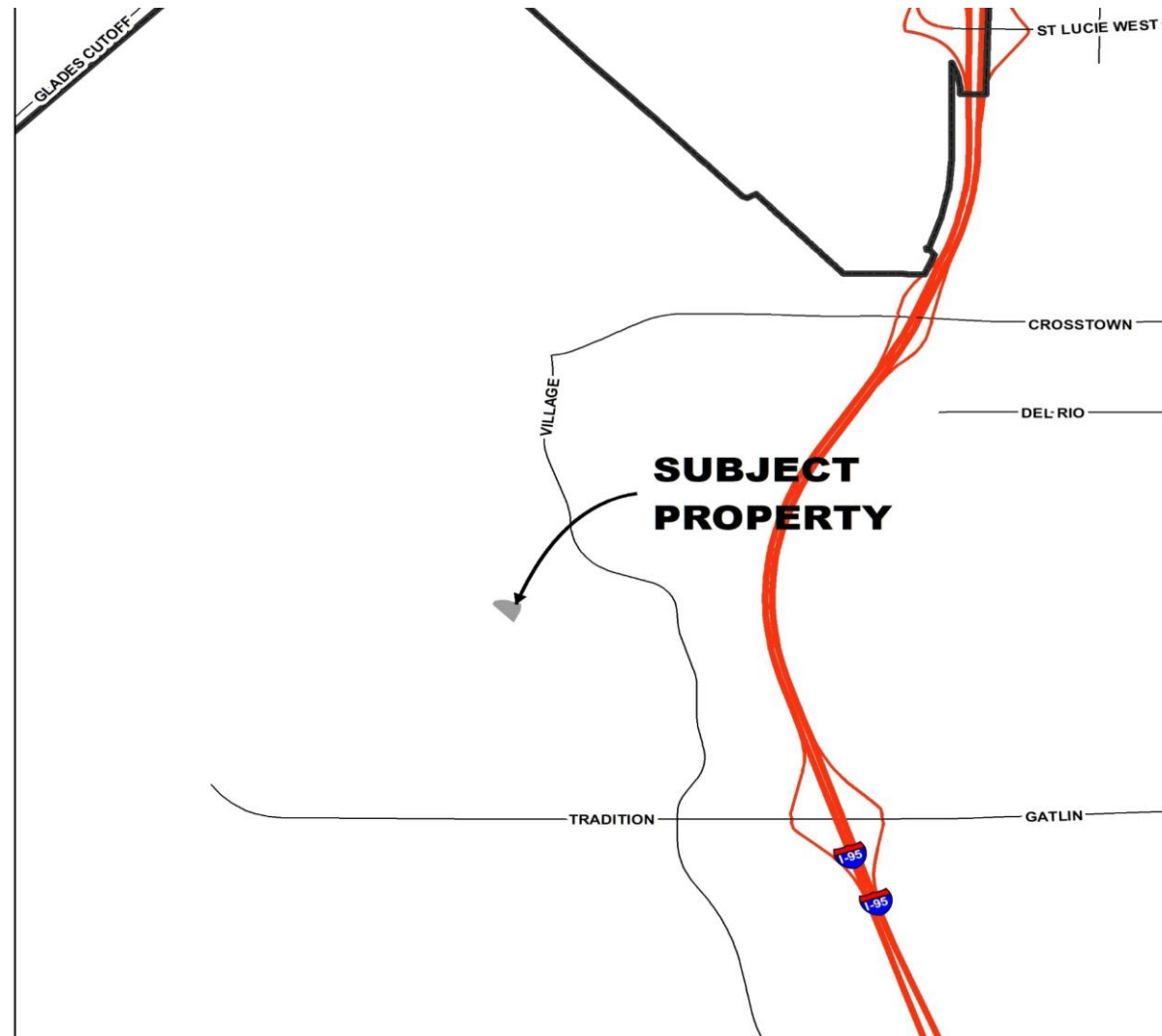
REQUEST

- Site plan approval of a 20,001 sq. ft. facility for the use of a church and daycare.

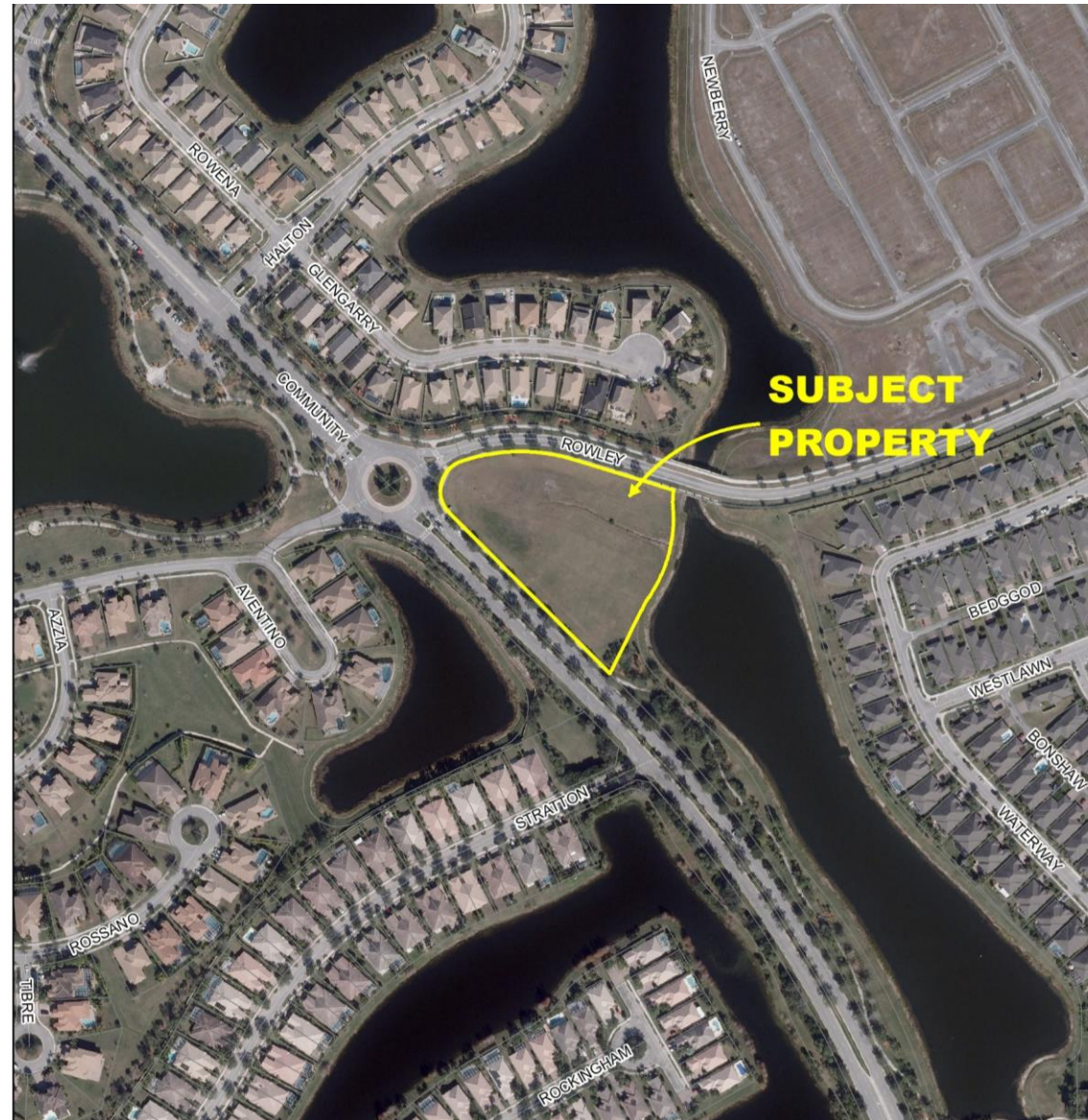


LOCATION

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



AERIAL MAP



AERIAL SITE VIEW



STREET VIEW



LANDSCAPE PLAN

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

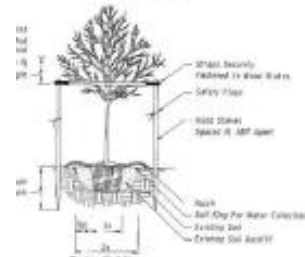
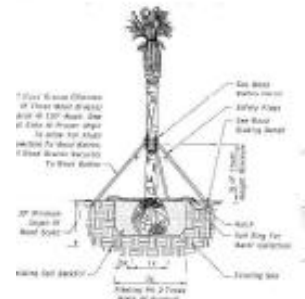
VEGETATION REQUIREMENTS (VUR)

Quantity Requirements:

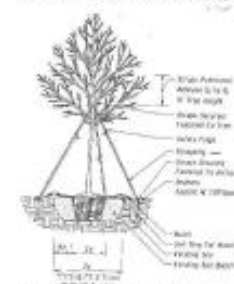
10' Landscape strip at perimeter, One tree per 30 Lin. Ft. Shrubs 2' O.C.

Plant Requirements: 34 Trees, 513 Shrubs

1,000 Groundcover



3 1/2" CALIPER TREE PLANTING



LARGER CALIPER TREE PLANTING

GENERAL PLANTING NOTES

Plants 6" and less are exaggerated for illustrative purposes only.

Containers shall be removed prior to planting. If plants are not container grown, remove a 1" of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.

5. 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.



Site



Traffic Impact Statement

This development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts a generation of 169 PM Peak Hour trips.

No significant traffic impact is expected based on the site plan submitted.

The Traffic Analysis provided sufficient capacity on surrounding roadways.



QUESTIONS OR COMMENTS?

RECOMMENDATION:

The Site Plan Review Committee reviewed the site plan at their meeting on November 10, 2021 and recommended approval.

