



CHRIST CHURCH OF ORLANDO (MINOR PLAT)



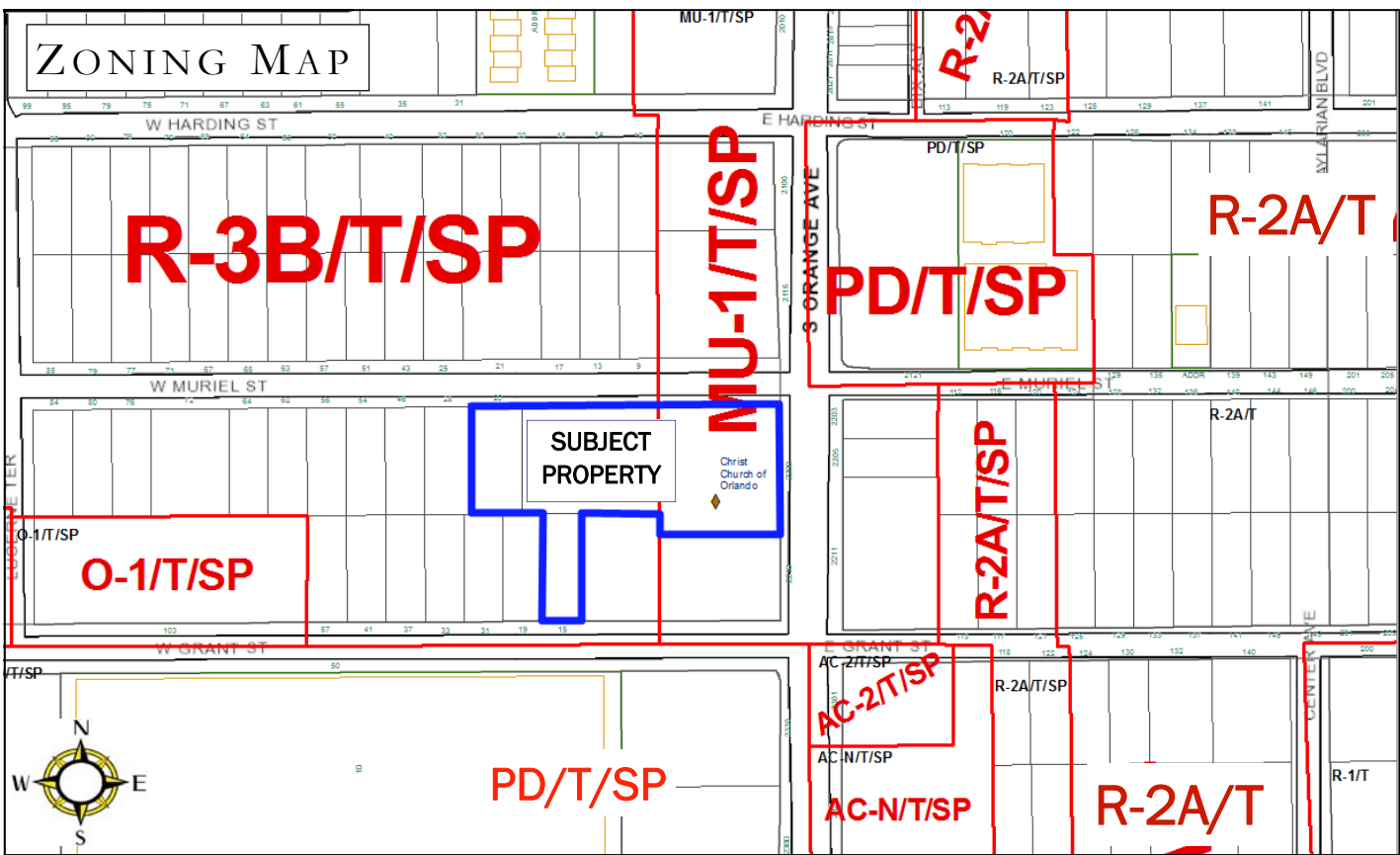
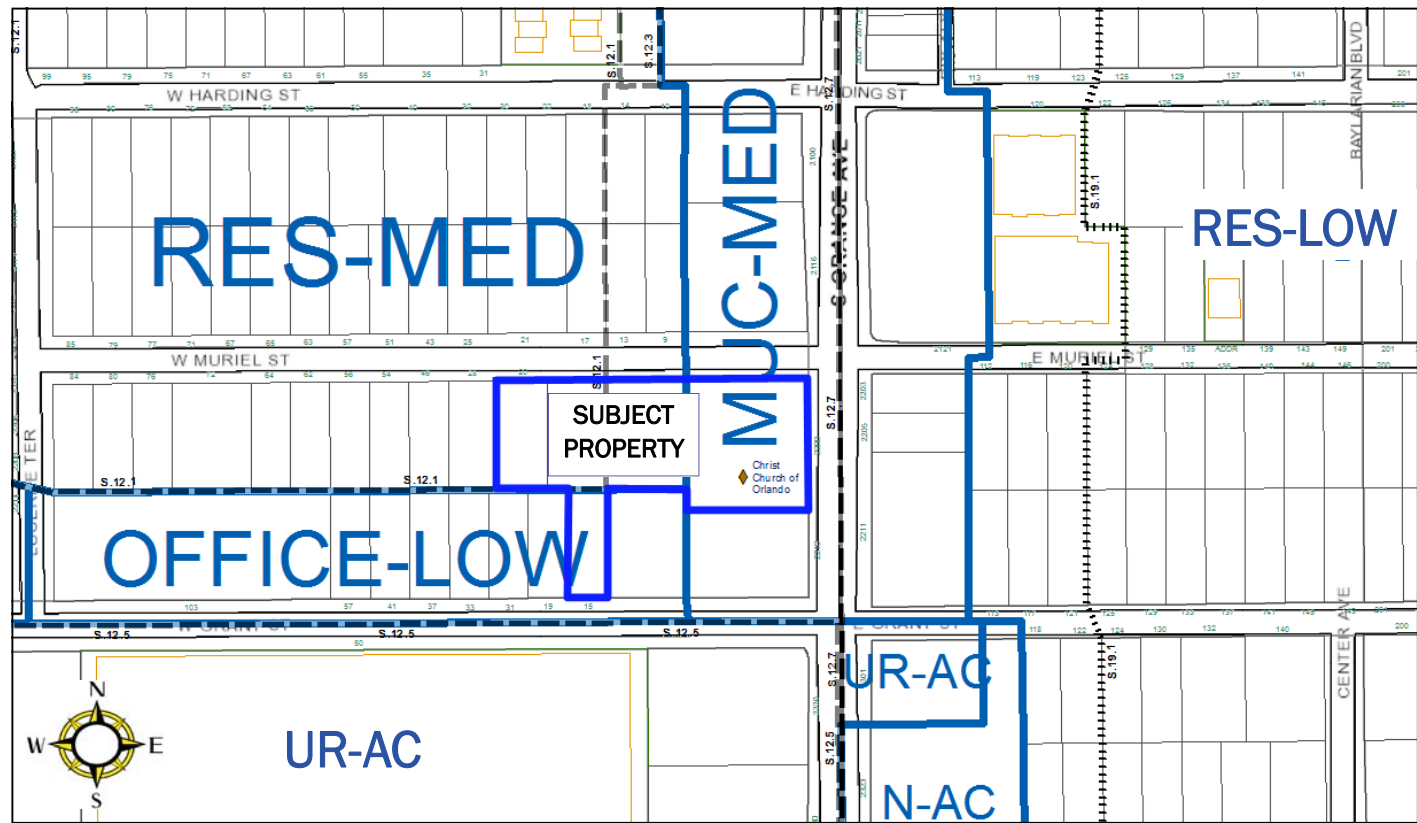
Location Map

Subject Site

SUMMARY

<p>Applicant/Owner Christ Church of Orlando, Inc.</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 2200 S. Orange Ave. (southwest corner of S. Orange Ave. and W. Muriel St., north of W. Grant St.) (Parcels #02 -23-29-5852-00-060, -130 & -831; ±1.50 acres, District 4).</p> <p>Applicant's Request: The applicant proposes to replat property with an existing church and associated parking, per a recently approved church expansion plan (CUP2014-00007). The property is located in the South Orange neighborhood.</p> <p>Staff Recommendation: Approval of the replat, subject to conditions in this staff report.</p>	
<p><i>Updated: August 3, 2015</i></p>		

FUTURE LAND USE MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat an existing church and associated parking, per a recently approved church expansion plan (CUP2014-00007). The property is zoned MU-1/T/SP, O-1/T/SP and R-3B/T/SP and is located in the South Orange neighborhood.

Previous Actions

1924: Property initially platted as part of the Muriel Terraces Subdivision.

1946: Church constructed on the site.

11/2002: Church acquired by current owner.

11/2003: House at 20 W. Muriel St. purchased by the Church (house demolished in 2007).

10/2009: Duplex at 15 W. Grant St. purchased by the Church (duplex demolished).

8/2014: Conditional Use Permit (CUP2014-00007) approved for a phased expansion of the church.

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

TABLE 1 - PROJECT CONTEXT			
<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Adjacent Uses</i>
North	(Across W. Muriel St.) Mixed Use Corridor, Medium Intensity (MUC-MED) and Residential Medium Intensity (RES-MED)	MU-1/T/SP (Medium Intensity, Mixed Use Corridor, Traditional City Overlay, Orange-Michigan Special Plan Overlay), and R-3B/T/SP (Medium Density Residential Development, Traditional City Overlay, Orange-Michigan Special Plan Overlay)	Medical & Professional Offices and Single-Family Homes
East	(Across S. Orange Ave.) MUC-MED	MU-1/T/SP	Retail Uses and Restaurant
South	Office Low Intensity (OFFICE-LOW), MUC-MED and (Across W. Grant St.) Urban Activity Center (UR-AC)	O-1/T/SP (Low Intensity Office - Residential, Traditional City Overlay, Orange-Michigan Special Plan Overlay), MU-1/T/SP and PD/T/SP (South of Downtown (SODO) Planned Development, Traditional City Overlay, Orange-Michigan Special Plan Overlay)	Single-Family Homes, Residential Apartments and Hardware Store
West	RES-MED & OFFICE-LOW	R-3B/T/SP & O-1/T/SP	Single-Family Homes

Minor Subdivision Plat

Minor Subdivision Plat Review (LDC Section 65.420) is intended for subdivisions that do not require construction of streets or public improvements. In so doing, this review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being replatted as a prerequisite to constructing an addition to the existing church.

Existing Zoning and Future Land Use

As noted above, the property is split between three (3) future land use designations, with three (3) corresponding zoning designations as well. Per Table 2 at right, the plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Table 2 - Development Standards (MU-1/T/SP, O-1/T/SP and R-3B/T/SP)		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Church	(no lot size or dimensional requirements)	
Lot 1	65,286 sq. ft. (1.5 acres)	Irregular dimensions

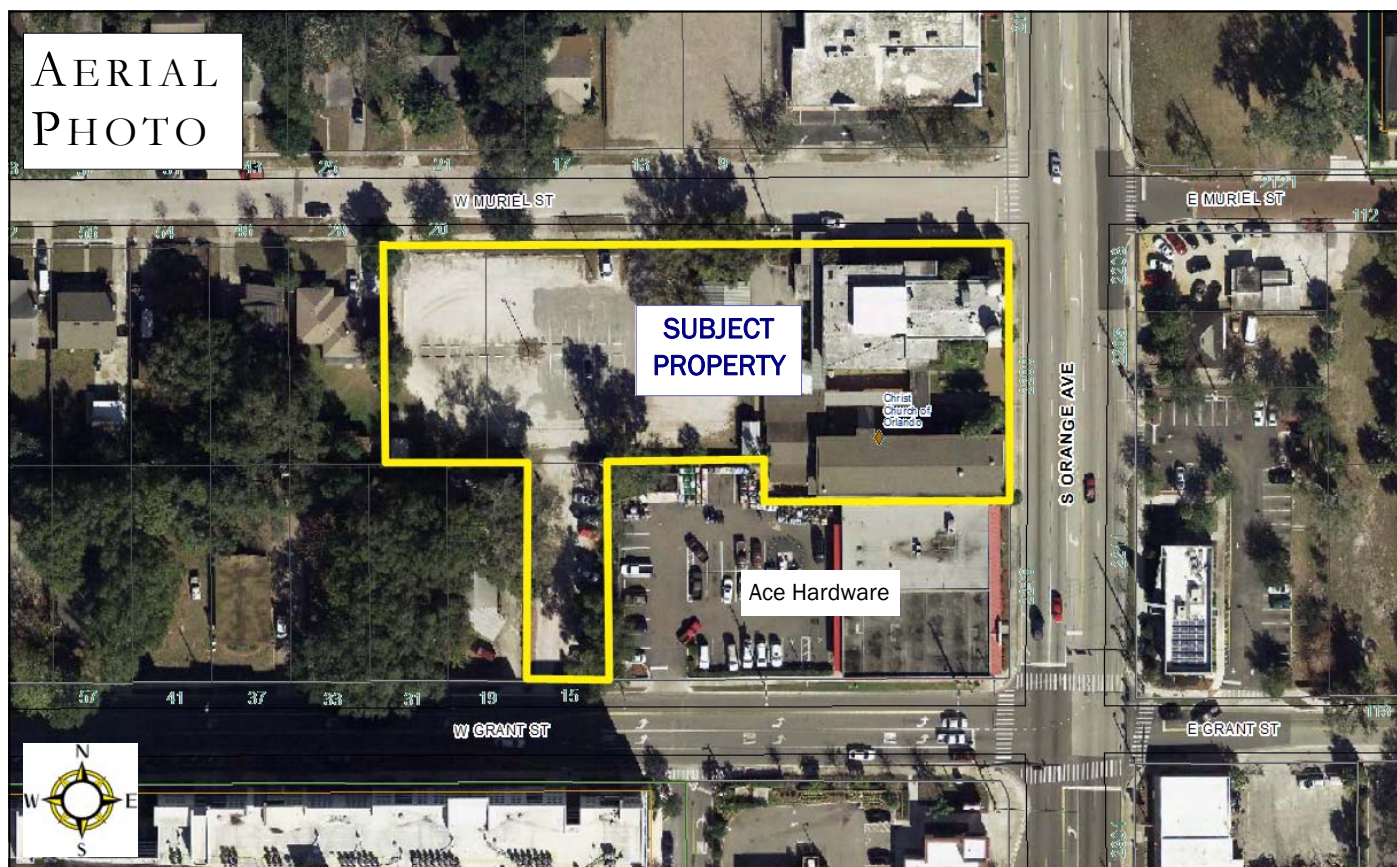
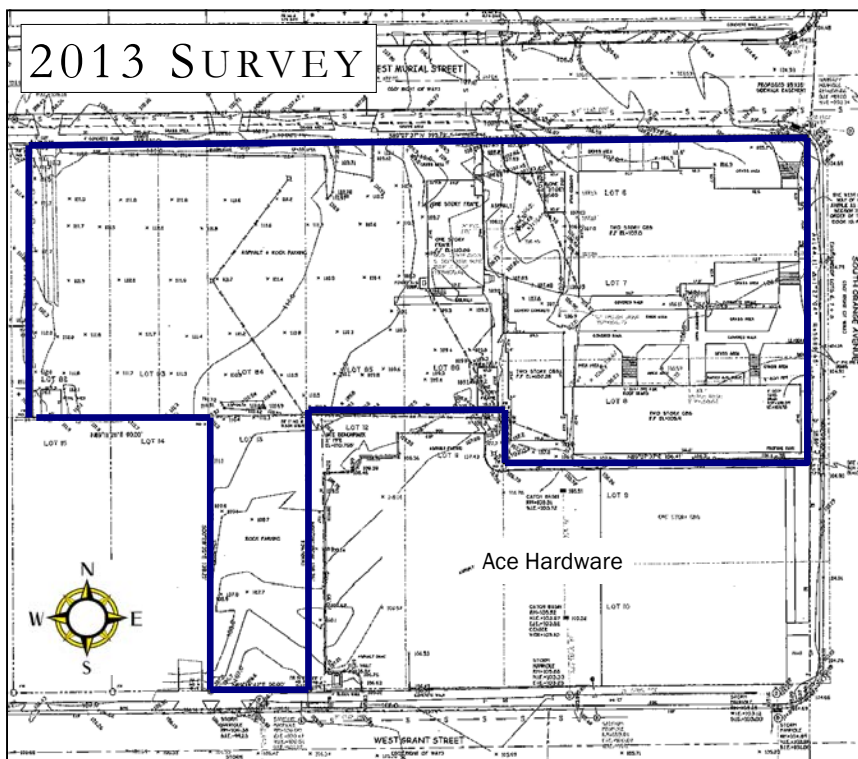
Proposed Development

An existing church and surface parking lot occupies the property, with a phased expansion proposed, per CUP2014-00007. Access to the property is from W. Muriel St., which connects to S. Orange Ave. to the east.

School Impacts - Based on the existing and continued use as a church, no further school impact analysis is needed.

Subject to the conditions contained herein, the Christ Church of Orlando Replat is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

- Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Christ Church of Orlando Replat, subject to the conditions in this staff report.



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CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning - (no issues)

Legal Affairs

- 1) The lot must be numbered "Lot 1"
- 2) Either correct the book and page number shown on the mortgagees consent or remove the mortgagees consent in its entirety and provide a joinder and consent form with the correct mortgage book and page numbers.
- 3) The dedication block must be corrected with the appropriate title holder information.
- 4) "The City of Orlando" must be added to the subtitle.
- 5) All contiguous properties must be identified by subdivision title, plat book, and page number.
- 6) There is a driveway easement recorded in 10731/5454 shown on the certificate of title that must be shown on the plat.

City Surveying - An initial review letter was provided to the applicant's surveyor on 7/16/2015, noting which items needed to be revised and resubmitted for further review.

Land Development

1. Except as provided herein, the proposed plat is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable state regulatory agencies. Any applicable state or federal permits must be obtained before commencing development.
2. Development of the property shall be consistent with CUP2014-00007.

Transportation Planning

1. The proposed driveway location or width does not comply with LDC requirements; however, since there are no alternative locations at this time, the proposed driveway will be approved with the following condition: "If, in the future, the adjacent property is redeveloped or substantially improved/enlarged as a compatible use, and the possibility of a joint-use driveway becomes available, the Owner/Applicant shall enter into the joint access easement agreement with the adjacent property to the southeast. The joint-use driveway shall then be constructed, and the property owner shall agree to close and eliminate the substandard driveway."
2. Cross-Access Easements - LDC Sections 61.108 - 61.113 provides the minimum requirements for cross-access corridors. The subject development shall provide cross-access easements to the adjacent properties to ensure that the parking, access, and circulation may be easily tied in to create a unified system (see CUP2014-00007).

CONTACT INFORMATION

Land Development - Contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

Permitting Plat Review - Beyond TRC review, contact John Groenendaal at 407-246-3437 or at john.groenendaal@cityoforlando.net. To obtain plat review status, call PROMPT, our Interactive Response System at 407.246.4444. Plat status can also be done via the City's webpage at <http://edviwr.cityoforlando.net/OrlandoWebPermits/Permitting/login.aspx>. Just key the SUB case # into the blank or provide your address, and follow the prompts.

Legal Affairs - Contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@cityoforlando.net.

City Surveying - Contact Ken Brown at 407-246-3812 or at ken.brown@cityoforlando.net.

Addressing/Engineering Records - Contact Dale Greime at 407-246-3429 or at Dale.greime@cityoforlando.net.

Transportation Planning - Contact Matthew Wiesenfeld at 407-246-2290 or at matthew.wiesenfeld@cityoforlando.net.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the Technical Review Committee review, plat review, including scheduling City Council approval of the plat, is handled by John Groenendaal (see contact information above, and next steps under Conditions above).