# ZONING ADMINISTRATION 2nd REFERRAL

**DATE:** September 3, 2009

**TO:** Sophia Fisher, Project Manager

**THROUGH:** Marilee Seigfried, Deputy Zoning Administrator

**FROM:** Cindy Lintz, Zoning Administration

**SUBJECT:** ZMAP 2008-0023 - Cedar Green Church

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|---|---|---|---|
| **LCTM:** | /80/A/1////24/ | **MCPI:** | 044-20-7098 |
| | /80/A/1////25/ | | 044-22-7585 |

The Zoning Administration has reviewed the second submission of the above referenced application and has the following comments:

1. Staff could not review the proffers since none were submitted.
2. In your response to the modification of the 75' building setback and a 60' parking setback along the side yards, you request a 15' setback. Staff needs a justification for this modification per Section 6-1504 to show the modification exceeds the public purpose, etc.
3. Provide a cover sheet to this application.
4. Include page numbers on this application.
5. Label the building and parking yard setbacks on the property.
6. Against Lot 26, 27 & 28 the Type 2 Buffer requires a 20—30' buffer. The current buffer yard shown is 15'. Adjust the buffer yard and remove parking from the buffer yard.
7. The Total Gross Building Area is 12,600 s.f., since the proposed building is 9,600 s.f. not 11,970 s.f. The F.A.R. is 0.10.
8. Include on the plat that the property is subject to the Revised 1993 Zoning Ordinance.
9. Include the property owner's address/ property address on the plat.
10. The BLAD needs to be approved prior to site plan approval.
11. Provide a notation of the required parking, F.A.R., Lot Coverage, Open Space Landscaping, and Building Height on the plat.
12. Explain the proposed "Play Area".
13. The Preliminary Design Review Drawing shows 453 seats (33 behind platform, 200 in sanctuary and 220 on the second floor) not 420. This does not take into account other classroom seating and fellowship area seating.