

**PLANNING COMMISSION CASE REPORT**

Case Number: MR 2015-032

PC Meeting Date: 03-09-15

**Applicant Request****Mandatory Referral for a Lease Agreement**

<b>Property Location:</b>	<b>4333 Oakland Avenue &amp; 511 W. 45<sup>th</sup> Street</b>
<b>Property Owner:</b>	<b>City of Chattanooga</b>
<b>Applicant:</b>	<b>City of Chattanooga Real Property Department</b>

**Project Description**

- The property is owned by the City of Chattanooga.
- The City of Chattanooga desires to enter into a parking lease agreement with House of Ruth, Incorporated/Greater Saint John Missionary Baptist Church.
- House of Ruth, Incorporated desires to continue using this property for parking as Greater Saint John Missionary Baptist Church has done for over 10 years.

**Site Analysis****Site Description**

- The 3,920 square foot vacant site is located on the northwest corner of the intersection of Oakland Avenue and West 45<sup>th</sup> Street.
- Greater Saint John Missionary Baptist Church is located at 4401 Ohls Avenue approximately 65 feet west of the site.
- Access: Currently, access to the site is from West 45<sup>th</sup> Street.
- Land Uses: Land uses to the north south and west are residential. Warehousing uses are located across Oakland Avenue to the east.

**Zoning History**

- The site is currently zoned R-4 which permits residential and office uses
- 2004- A similar parking lease agreement with Greater Saint John Missionary Baptist Church was approved by City Council in 2004 (Resolution 24227).
- 2010- A mandatory referral to surplus this property was recommended for approval by the Planning Commission but was withdrawn by the Chattanooga Real Property Department before being reviewed by the City Council (Case MR2010-062).
- 2013- A mandatory referral to surplus this property was applied for by the Chattanooga Real Property Department but was withdrawn before the Planning Commission meeting (Case MR2013-060).
- The intent of the surplus requests in 2010 and 2013 was to convey or donate the property to Greater Saint John Missionary Baptist Church but it was determined by the City Attorney's office that the City cannot convey or donate public property to a church

**Plans/Policies**

- The Alton Park Master Plan, completed in 2000, recommends single-family residential for this area.

**Key Findings**

- The proposal, while not single family, does not conflict with the recommendations of the adopted Land Use Plan for the area, since it is for accessory parking to a church facility (churches are allowed by right in R-1 zones)

**Staff Recommendation**

Approve