

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: June 9th, 2025
SUBJECT: 510 Cole St - Site Plan Review

Site Plan Review requested by Boyd Coleman, agent for Watertown Moravian Church, for a vestibule addition to an existing building. Parcel PIN(s): 291-0815-0412-013, 291-0815-0412-012, & 291-0815-0412-011.

SITE DETAILS:

Acres: 0.71 acres
Current Zoning: Two-Family Residential (TR-6)
Existing Land Use: Church
Future Land Use Designation: Institutional

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to construct a 295 S.F. vestibule addition (including roof overhang) to house an accessible elevator/lift. The existing garage on the property is being removed to accommodate the vestibule addition. An associated CSM combining existing parcels on the site to accommodate this vestibule addition is also pending before the Plan Commission.

STAFF EVALUATION:

Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

Site Layout and Design:

The proposed vestibule addition meets all setback and height requirements in the Two-Family Residential (TR-6) Zoning District.

Landscaping:

Existing landscaping at the site will be utilized. The proposed vestibule addition will not adversely affect the existing landscape surface ratio (LSR).

Lighting:

Existing lighting will at the site will be utilized. An exterior light shall be provided at the exit door.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:

STAFF RECOMENDATION:

- Staff recommends approval of this Site Plan.

ATTACHMENTS:

- Application materials.