

Cao Dai Temple/Bella Terra Residences
Sunshine Ordinance Meeting Notes – June 15, 2023

Q: Will any improvements be made to Morse Drive?

A: Morse Drive is a private street owned by the residents of the street. The street is not a part of this project.

Q: How will the site drain as Morse Drive is impacted when it rains? We don't want the project to drain toward Morse Drive (and the same with LaVergn Drive as well).

A: Grading plans for the project have not been developed at this time. The site will drain as required by City standards. We will mitigate any potential issues arising from excessive pooling or flooding on Hazard Avenue.

Q: How many bedrooms are proposed for the residences?

A: Plan A will have 4 bedrooms and 4 bathrooms, while Plans B and C will have 3 bedrooms and 3 bathrooms.

Q: Will the residences be for low-income housing?

A: No, the houses will be sold as market rate housing.

Q: Will the Temple comply with the City noise ordinance?

A: Yes, the Temple is required to comply with the City noise ordinance. Further, all religious services will be held indoors, which minimizes any potential impact. The noise level is generally low due to the nature of the activities, with prayer and meditation the primary activity.

Q: Will the new residential street be a private street?

A: Yes, the new street will be private and be owned and maintained by the future association.

Q: What is the circle at the end of the street?

A: It is the cul-de-sac for the private street that has been designed to accommodate trash trucks and emergency vehicles.

Q: Will the Morse Drive houses be impacted?

A: The proposed project abuts several houses on Morse Drive but does not encroach into the private residences.

Q: What are the Temples operating hours?

A: The Temple will have traditional church services on Sunday from 11 am – 2 pm. Approximately 20 members will be attending the services.

Q: What is the maximum capacity of the Temple?

A: Capacity is based on the Uniform Building Code. Based on the Temple's square footage, the maximum capacity is 49 persons.

Q: Do you anticipate more than 25 cars at the Temple? And what happens if there are more cars?

A: A maximum of 20 attendees are expected to attend Temple services, which is less than the 25 proposed parking spaces. The Temple will consider options like adding more services if the parking lot gets impacted. We will also consider leasing space from the adjacent school if there is a need.

Q: Does the project extend south to Fifth Street?

A: No, the site does not extend that far south.

Q: Will the project make any improvement to Morse Drive?

A: No improvements to Morse Drive are proposed as it is a private street not owned by the applicant.

Q: Has the project been approved yet?

A: No, the project is in the early stages of the entitlement process.

Project Comments

C: Concerns were raised regarding parking and traffic for the Temple

C: Residents would like the developer to make efforts to beautiful the area

C: The owner needs to make it a priority to clean-up the existing sites

C: Concerns regarding noise from nearby Temples was raised

C: The developer was encouraged to improve a large part of Hazard Avenue, not just in front of the project site.