



CITY COUNCIL COMMUNICATION

June 8, 2010

SUBJECT: CONSIDER A REQUEST FOR A SITE PLAN
SUBMITTED BY: Chris Barker, Director of Planning and Development
REFERENCE NO: 09-04-SP

ACTION REQUESTED:

Approve a request for a Site Plan for renovation of an existing structure and construction of a new church building proposed to be located on Alexander Cullum Addition, Lot 6R, 303 Cullum Drive, concurring with the Planning and Zoning Commission's 7-0 recommendation on May 18, 2010.

ALTERNATIVES:

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

St. John the Baptist Greek Orthodox Church is the applicant for a site plan for the renovation of an existing structure and the construction of a new church sanctuary. The property, located at 303 Cullum Drive is zoned "R-1" single-family detached dwelling district. A replat of the property was approved by the Planning and Zoning Commission by public hearing on May 18, 2010. This replat served to formalize the lot configuration and set the necessary easements in preparation for the renovation and new construction. All renovation and construction activity is proposed to be conducted on the northern parcel, Lot 6R. The remainder, Lot 7R, is not proposed for development at this time and will be held in ownership by the church.

The applicant proposes a two phase construction timeline which will allow the church to continue operation of regular activities throughout the construction process. In the first phase of the redevelopment, the existing sanctuary will be renovated through the addition of 2,500 square feet. This renovation will be a 100% masonry structure and will require the

installation of automatic fire sprinklers as the total square footage of the structure will increase to over 6,000 sqft. The new addition will house classrooms. The roofline of the existing structure will be modified slightly to accommodate the new classrooms but will not increase the overall height of the building. The second structure on the site, which was originally a residential structure, is planned for demolition in the first phase. This will be done in order to provide the land for the construction of a new sanctuary building. The existing parking on the site will accommodate the church as it is operating through the first phase.

In the second phase of the development, the church intends to construct a new 7,500 sqft sanctuary. This building will be constructed in an architectural style reminiscent of traditional Greek Orthodox churches found throughout Europe. The 100% masonry structure will include several domes and arches. Arched colonnades on both the north and south sides of the structure will be included. A bell tower will be located at the front of the structure.

The maximum height of the structure located at the top of the transept dome will be 62 feet. "R-1" single-family detached dwelling district regulations typically restrict the maximum height of structures built to a limit of two and one-half stories or thirty-five (35) feet (Section 84-102 (8)). However, Section 84-130 (1) of the Unified Development Code specifically exempts church spires and belfries from the height restrictions of the zoning ordinance.

Further, Section 84-85 (c-1) *Special Conditions*, allows churches and other places of worship to exceed the height restrictions of residential zoning districts if the setbacks of the building from adjacent residential property are of sufficient distance. If the building is to be located within 25 feet of adjacent residentially used property then the structure is limited to a maximum of 25 feet with a further maximum of 35 feet if additional setbacks are provided. The proposed new sanctuary is to be located 75 feet from adjacent property to the west and approximately 140 feet from properties to the east. The new building will be constructed well outside of the controlling 25 feet setback from all adjacent residentially zoned property and is therefore again exempt from the 35' height restriction.

Within the second phase of construction, the parking lot will be renovated and expanded to approximately double the number of existing spaces to 70. Internal emergency access easements (fire lane) will also be constructed. Final landscaping will be included in this phase. Several native oak trees on the site will be preserved to continue the natural landscape which exists on the site today.

The Development Review Committee reviewed the site plan and has found it to be substantially compliant with the regulations of the City of Eules. Planning and Development Staff recommends approval of the site plan.

At the May 18, 2010 Planning and Zoning Commission, a public hearing was held regarding the replat for the church property. There were two persons who spoke in opposition to the replat citing parking and noise issues during the annual Greek Food Festival as well as concerns regarding parking lot lighting, car headlights and the building's size when fully developed. The Planning and Zoning Commission approved the replat with a vote of 7-0.

The Planning and Zoning Commission recommended approval of the site plan at their May 18, 2010 meeting with a vote of 7-0.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

- Exhibits (1-11)
- Approved Planning and Zoning Minutes – Site Plan
- Approved Planning and Zoning Minutes - Replat
- Application
- Elevation Drawing
- Protest Letter: Muhuntha Arumugam
- Protest Letter: David & Sherry Brauchler
- Comment Letter: Meredith McMannis
- Map 1, Map 2, & Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office