

**ITEM 3      CASE #09-04-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN**

Consider a recommendation regarding a request for a Site Plan for renovation of existing structures and construction of a new church building proposed to be located on Alexander Cullum Addition, Lot 6 and portion of Lot 7, 303 Cullum Drive.

Stephen Cook, Senior Planner, gave a brief description of the case. St. John the Baptist Greek Orthodox Church is the applicant for a site plan for the renovation of existing structures and the construction of a new church sanctuary. The property, located at 303 Cullum Drive is zoned "R-1" single-family detached dwelling district and concurrently proposed to be replatted into two separate lots. All 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 contain 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 square feet. The new addition will house classrooms. 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. Additionally, 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 will also be constructed. Final landscaping will also 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.

Commissioner Brown asked staff if there were any other consideration for the surrounding residents other than the landscaping and lighting.

Stephen Cook stated the development is to improve the functionality of the site. During peak times there could be one access point to exit the structure and possibly cause problems with traffic on and off site. One thing staff worked with the developer was to properly place only 2 access points onto the property so that it enables the ability for a greater flow of traffic.

Commissioner Brown asked if both access points would be two way.

Stephen Cook stated the width of the access points would allow them both to be two way.

Commissioner Portugal stated the city and residents are proud of the property north of the church, the Ruth Millican Center, and she feels this new proposed structure is a lovely plus for the city and will be good for the residents and neighbors.

Chairman asked staff to show the parking spaces pointing directly out to Cullum and if there would be any landscaping in front of those spaces.

Stephen Cook stated there are approximately 15 spaces and the intent of the landscape plan is to plant Dwarf Burford Holly's to provide additional landscape screening in front of the parking and defuse headlights.

Chris Barker stated that the Site Plan required a lighting plan which is required to conform to the Unified Development Code standards. This plan shows the location of the lighting poles, the fixtures, and type of lighting head. There is also a photometric study that shows how the light fixture will cast light onto the property and indicates no light trespass.

Vice Chairman Bearden made a recommendation to the church staff to possibly put the parking lot lights on timers instead of having them constantly.

Commissioner Mennis made a motion to approve case #09-04-SP. Commissioner Zahn seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Bearden, Commissioners Zahn, Huffman, Portugal, Mennis, and Brown

Nays: None

Abstention: None

The motion carried (7-0-0)