

VIII. A. Public Hearing Item SUP 23-01; The Sanctuary



The yellow rectangle generally depicts the location of the application. The proposed addition will add onto the west side of the building and enclose the northeastern corner of the existing building. The proposal will also expand the parking lot.

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Existing vs. Proposed Facilities

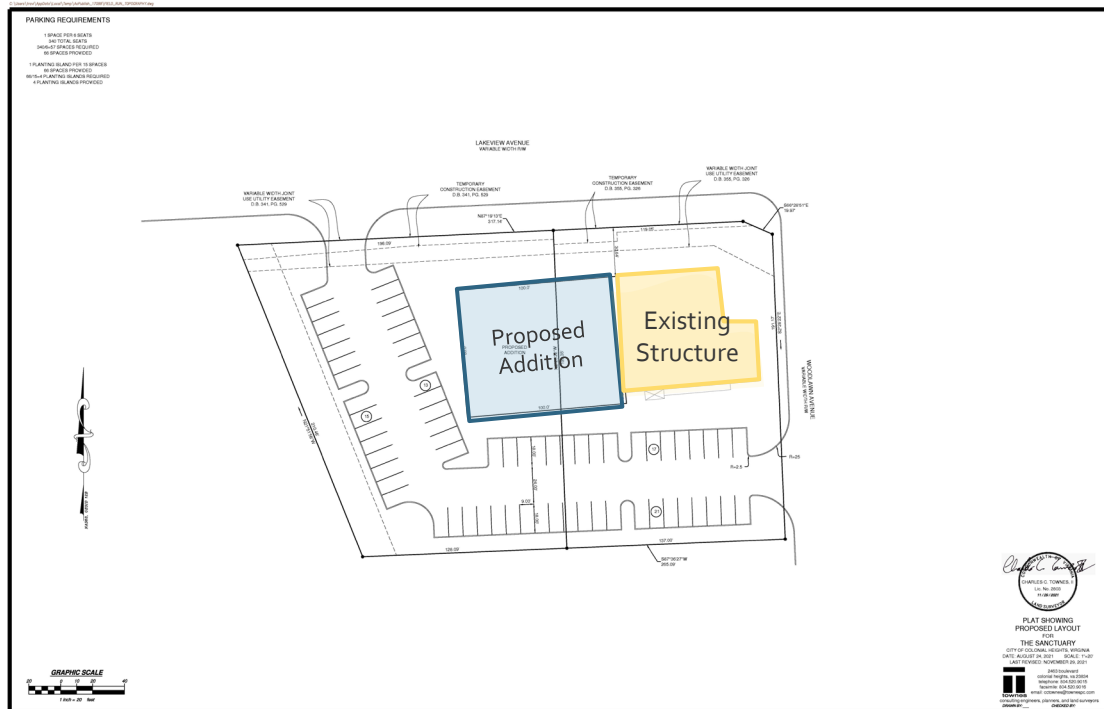


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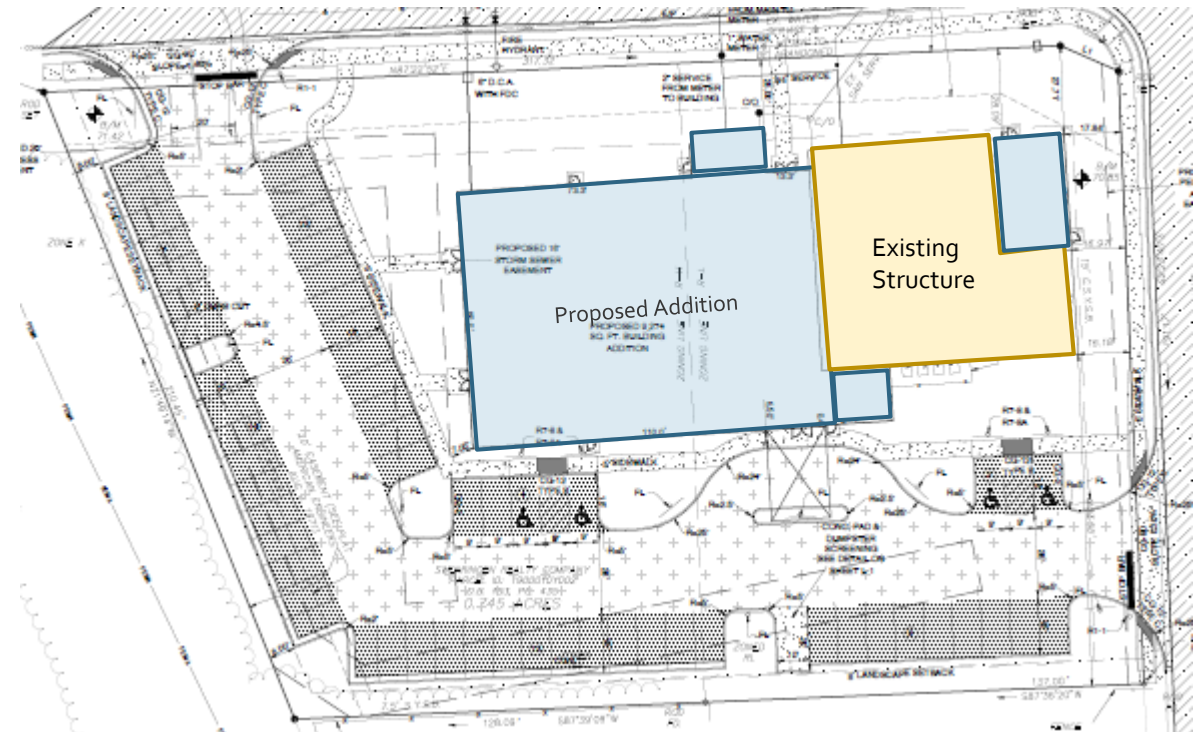
Background

- Site received exception to the minimum lot size of 2 acres (SUP 21-04)
- At plan of development, size of building increased from 8000 to 9874 s.f.

SUP 21-04



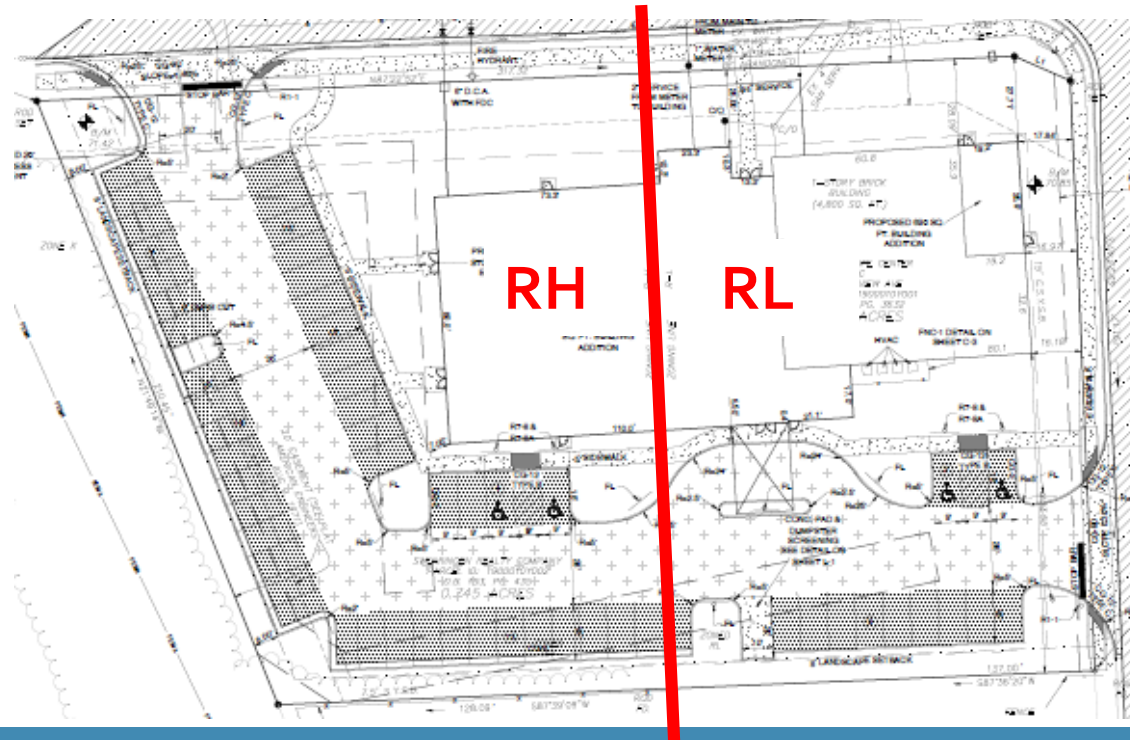
SUP 23-01



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Background

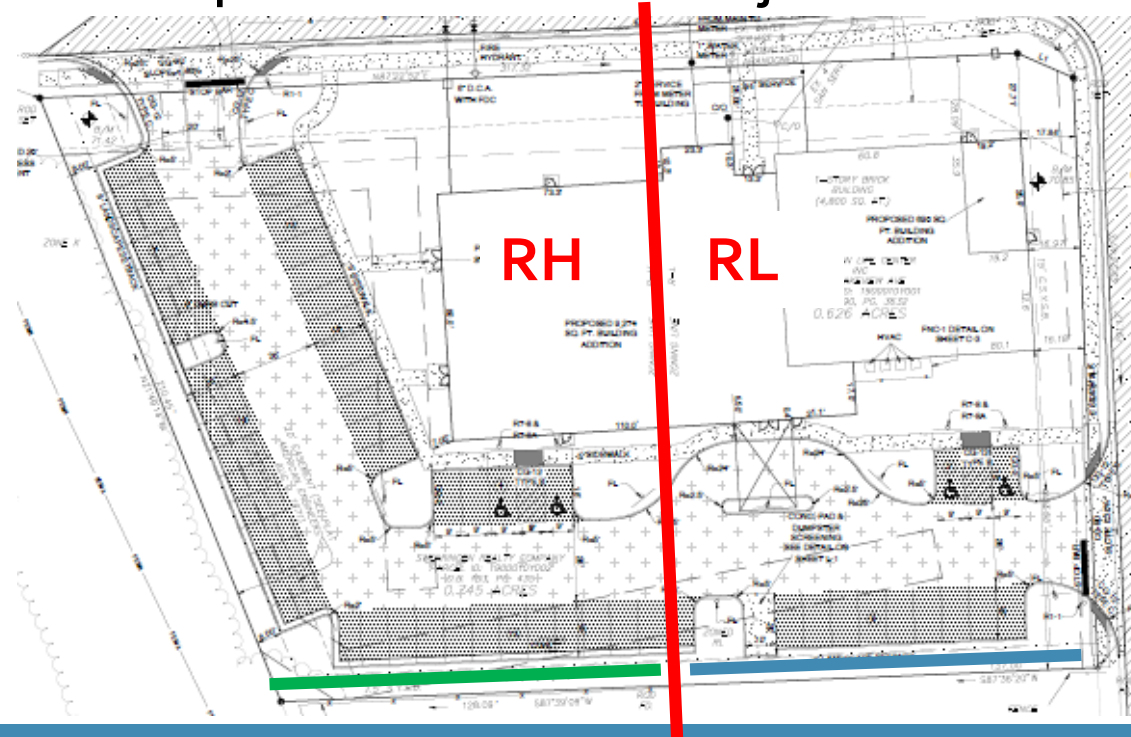
- The parcel is split zoned, so standards for each zoning district must be met:
 - RH and RL zoning districts have different maximum building coverage
 - RH and RL zoning districts have different maximum lot coverage



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Background

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 - RH and RL zoning districts have different maximum building coverage
 - RH and RL zoning districts have different maximum lot coverage
 - RH district requires a buffer to adjacent RL district to the south



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 - RH and RL zoning districts have different maximum building coverage
 - RH and RL zoning districts have different maximum lot coverage
 - RH district requires a buffer to adjacent RL district to the south
- Site needs this approval to proceed with development as proposed
- The request and approval conditions allow for development beyond proposal to occur to a certain extent, if necessary.

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Staff Recommendation

Staff finds the proposal provides an alternative standard that meets or exceeds the intent of the ordinance provisions. Staff recommends the Planning Commission approve Planning Commission Resolution 23-01, which recommends approval of Ordinance Number 23-4, with the following conditions:

[conditions of approval are on next slide]

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Staff Recommendation – Conditions of Approval

1. Development of the property shall be in substantial accord with the four-sheet concept/site plan, entitled “The Sanctuary Building Addition Plan of Development” prepared by Townes P.C., dated July 5, 2022 revised through January 30, 2023 and consisting of sheets C-1, C-11, L-1, and L-2.
2. The exterior elevations shall be in substantial accord with elevations prepared by Zion Church Building, Inc., sent to the City February 6, 2023.
3. The maximum building coverage within the RL – Low Density Residential zoning district shall be 40%.
4. The maximum lot coverage within the RL – Low Density Residential zoning district shall be 70%.
5. The minimum width of the Type C Buffer Option 1 required along the southern property line of the RH – High Density Residential zoning district shall be ten feet (10’) and shall be landscaped at a minimum of what is depicted on Sheet L-1 and in accordance with Sheet L-2. Should Christian Life Center Inc., or its successors, purchase the adjacent property located to the south of parcel identification number 1900010Y001, then the requirement for this buffer shall no longer be required in the location shown on the conceptual plan to allow the religious assembly to expand in accordance with all other City regulations and ordinances.
6. A site plan will be required for the development of the property, which shall comply with all City standards and specifications.

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Statement/Presentation from applicant

The application is being represented by Mr. Pavie (Christian Life Center, Inc.) and Mr. Townes (applicant's engineer).

Questions of staff/applicant

Open Public Hearing

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Comments from the Public

Close Public Hearing