

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Church of Jesus Christ of Latter-day Saints Addition – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planner II

**REPORT DATE:** July 5, 2018

**MEETING DATE:** July 10, 2018

### GENERAL INFORMATION

**Applicant / Owner:**

The Church of Jesus Christ of Latter-day Saints Corporation of the Presiding Bishopric

**Project Manager:**

Dan Reinhardt, Architect, Reinhardt & Associates, Architects, PC

**Request:**

The applicant is requesting approval of a site plan for additions to the existing building and parking lot.

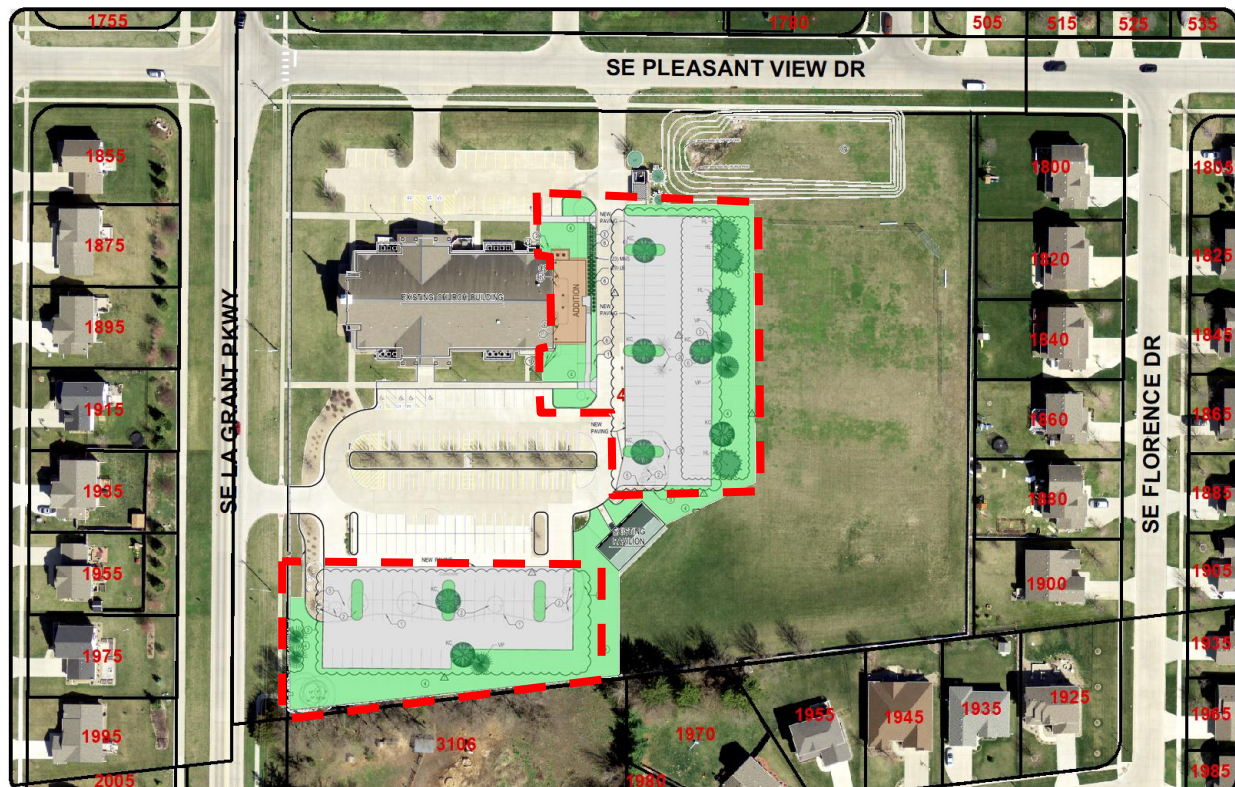
**Location and Size:**

Property is located south of SE Pleasant View Drive and east of SE LA Grant Parkway, containing approximately 7.27 acres.

**Property Address:**

400 SE Pleasant View Drive

### AREA MAP



**ABOVE:** Aerial of subject addition (outlined in **RED**) in relation to the surrounding area.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Church	Neighborhood Village	R-3 (Multi-Family Residential District)
North	Multi-Family Residential	Neighborhood Village	R-3 (Multi-Family Residential District)
South	Single Family Residential	Neighborhood Village	A-1 (Agricultural District)
East	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential District)
West	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential District)

## HISTORY

The existing church building located on the subject property was built in 2004. The church has grown since then and is looking to add on to the existing building at this time and expand the existing parking lot.

## PROJECT DESCRIPTION

The project involves an addition to the existing church building that is proposed to be approximately 2,250 square feet in area. The addition is located on the east side of the building.

The project also involves an addition to both the east and south sides of the parking lot for an additional 55 parking stalls, bringing the entire site to a total of 249 parking stalls.

## ACCESS AND PARKING

Two accesses are provided to the site from the public streets. Both of these accesses are existing and will remain the same. One access is provided off of SE LA Grant Parkway and the other access is provided off of SE Pleasant View Drive.

A total of 249 parking spaces are provided for this site with the approval of the proposed site plan. This is meeting the parking requirements of the Site Plan Ordinance.

## SIDEWALKS/TRAILS

Public sidewalks exist along both SE LA Grant Parkway and SE Pleasant View Drive. These will remain the same. A new sidewalk will be provided to the east entrance of the church addition from the parking areas.

## UTILITIES

No new utilities are proposed as part of this site plan. Storm water detention is provided through the existing dry-bottom detention basin located at the northeast area of the property.

## LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 36%. Existing site landscaping will remain or be replaced if located within the proposed addition area. Several new trees will be planted throughout the parking area addition.

**ELEVATIONS**

The materials to be used on the new building addition will match the brick veneer and EIFS used on the existing building.

**STAFF RECOMMENDATION**

Staff recommends approval of the site plan for The Church of Jesus Christ of Latter-Day Saints Addition subject to remaining staff comments.