

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 4, 2015
Re: Staff Report for Canaan Land Church – Development Plan

Item #4 – Canaan Land Church - Development Plan

(PID #201506290047)

Application: Development Plan
Location: 2777 Gantz Road
Applicant: Darrel Rohrer, The Covenant Group
Zoning: SD-1
Use: Church

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to construct an addition for the Canaan Land Church building and parking lot located at 2777 Gantz Road. The proposed addition will be approximately 13,304 square feet (resulting in a total of 36,782 square feet) and will have a seating capacity of 800 seats.

Site Plan

Access to the site is not proposed to be changed with this application - the 6.56 acre site will be accessed by the existing curb-cut on Gantz Road. The proposed building and parking lot expansions meet all setbacks on the site: 25' parking and 30' building setback along the southern and western boundary of the site (along Gantz Road and Home Road), 10' parking setback from the northern boundary of the site (along I-270), and 20' parking and a 50' building setback from the western property to provide more separation from the adjacent proposed multi-family residential units (Village at Gantz Meadows).

Two pond areas are proposed along the eastern boundary of the site for storm water management. The submitted plans indicate the ponds will be dry basins; however, wet ponds are required. Due to the risk of poor

maintenance, unpleasing aesthetics and insect prone storm water features, Staff does not support this deviation to Code and would prefer either a wet pond or some form of underground detention in lieu of a dry basin.

The existing septic tanks and leech field will be removed as part of the proposed development, and the applicant has indicated desire to tap into the proposed sanitary sewer on the Village at Gantz Meadows site to the west. However, there are concerns that the proposed lateral may be too long and may require the extension of a public sewer through the neighboring Gantz Meadows property. Details are still pending and will be worked out as the project goes through the Site Improvement Plan review process.

The fire department has also indicated that the proposed expansion will require one private fire hydrant on site, set on an 8" underground line for fire protection. It should be located on the north side of the building, directly across from the new addition, and should either be set in an island facing the drive aisle or placed in the parking lot adjacent to the drive aisle with required bollard protection. This item will also need to be addressed and formalized through the site improvement plan process.

The dumpster for the site is located to the west of the proposed addition and will be screened by a 6' high dumpster enclosure comprised of reinforced concrete and finished in brick. There will be a wooden gate to provide access to the dumpster. Views from the residential area to the west will be screened by landscaping along the western property line.

Building

The proposed addition will be approximately 13,463 square feet, resulting in a total square footage of 36,782 square feet for the church. There will be a new seating capacity of 800 seats. The addition will be finished in a combination of brick ("Harvest Blend"), stone ("Sagewood"), cement panels ("Heritage Clay") and vinyl siding ("Sandstone Beige"). The roof will be a standing seam roof ("Fieldstone"). The storefront will be "Solar Bronze" with clear double glazed glass.

Parking

The proposed expansion will include 89 new parking spaces, which combined with the existing 190 existing spaces, will result in a total of 273 spaces on the site. Six handicapped spaces are also included. The number of proposed parking spaces exceed the amount required by code.

Landscaping

Because of the building and parking lot expansion, the landscaping will be brought up to meet Code standards. The proposed landscaping is both decorative and functional. In 2010, the Board of Zoning Appeals ruled that parking lot aisles should end in landscape islands in the new portion of the parking lot, but that the islands are not required in the existing parking lot. Additionally, Board also ruled that nine trees would need to be planted on the property (with approval of the Urban Forester) to replace those that would have been planted in the landscape islands in the existing parking lot. The applicant has included those nine additional trees throughout the site, and their locations have been approved by the Urban Forester.

A 3' high mound with trees is proposed between the parking lot and Gantz Road to screen headlight glare from the roadway. A 3' high mound with landscaping is also proposed along the property line where the parking lot is closest to a proposed residential structure on the Village at Gantz Meadows project to the west. This mound should be extended the length of the proposed parking lot expansion (to the northern property line) to screen the remainder of the parking lot from the future residences to the west. Staff would also be supportive of a 6' wall or solid fence with supplemental landscaping in this area for screening.

Lighting

New parking lot lighting fixtures are proposed in the expanded parking lot area to match those on the existing site. Staff has seen drafts of photometric plans for this project; however a final photometric plan was not submitted with revised materials. A photometric plan showing that all vehicular and pedestrian areas meet the 0.5 footcandle minimum will need to be submitted prior to site improvement plan approval.

Signage

No changes to the existing signs are proposed. However, because the property is located in an SD-1 district, any new proposed signage will be reviewed and approved by the Building Division through the sign permit process.

Recommendation(s):

Noting that a number of outstanding issues remain related to utilities that will need to be resolved with the site improvement plan, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. Proposed pond areas shall be wet ponds.
2. Screening shall be installed along the western property boundary where the new parking lot is proposed. Screening shall be in the form of a mound or fence with supplemental landscaping. The applicant shall work with the Urban Forester to select appropriate landscaping for the area.
3. A photometric plan shall be submitted showing all vehicular and pedestrian areas meet the 0.5 footcandle minimum.