

STAFF REPORT

Case Number: 18-SU-09
Request: Specific Use Permit Amendment for a Church
Address: 2001 Academy Lane
Lot Size: 3.97 Acres
Petitioner: Jesus House Dallas

Existing Conditions

The site is located on the northern side of Academy Lane, situated between Hutton Drive and Senlac Drive. This undeveloped tract of 3.97 acres is bordered on the north, east and south sides by existing light industrial and office land uses. To the west is the site for the recently approved Hutton Townhomes. This site is located within Planned Development District No. 77 (PD-77) that allows Church and Rectory uses to be permitted with a Specific Use Permit.

Zoning Request

The applicant is requesting an amendment to the existing Specific Use Permit (SUP) approved by City Council on June 7, 2016 with Ordinance No. 3373, for a church within Planned Development District No. 77 (PD-77). The approved SUP included a special exception regarding off street parking setbacks.

The applicant is requesting a revision to the approved SUP for minor modifications to the Detailed Site Plan, Landscape Plan and Elevations to reflect a change in building size and architectural style. This SUP also restates the approved special exception regarding off street parking setbacks.

Site Design

The applicant, Jesus House Dallas, proposes to relocate from their existing church on 4440 Sigma Road to this site on Academy Lane. On this new site, the applicant proposes to develop a new building for the church. This building will contain a sanctuary for 540 people and additional rooms such as classrooms, office, kitchen, restrooms, common areas and storage. The proposed building will contain 20,640 square feet in total area.

The proposed building will face towards and have the main access from Senlac Drive. Two additional points of driveway access are proposed from Hutton Drive. There is a 50 feet wide Lone Star Gas easement that runs along Hutton Drive. No parking is proposed on this easement. The applicant will coordinate with Lone Star Gas for the permit for the two driveway access points proposed. The applicant plans to install a 6 feet wide sidewalk along all the three streets that will connect with the existing sidewalks to the north.

PD-77 is silent with respect to parking requirements for church uses; therefore the parking requirements in the Comprehensive Zoning Ordinance (CZO) apply to this site. The CZO

includes a parking ratio of 1 space for every 3 seats for places of public assembly (minimum 180 spaces). The applicant is proposing to develop 180 parking spaces, including 6 ADA parking spaces, thus satisfying the requirements for parking established by the CZO.

Summary of the proposed changes to the Detailed Site Plan

The applicant is proposing several changes to the Detailed Site Plan including:

- Adding one additional driveway access to Hutton Drive.
- Reducing the building size from 26,810 square feet to 20,640 square feet, including reducing the auditorium size from 650 seats to 540 seats.
- Reducing the number of parking spaces from 257 spaces to 180 spaces.

Staff believes that the proposed changes to the Detailed Site Plan are acceptable and consistent with the previously approved SUP request.

Elevations

The proposed building will be one story and maximum 41 feet in height. The building will be made of concrete masonry unit blocks. The exterior finishes will be a combination of stone and stucco. The proposed building meets the City's masonry requirements.

The building is designed to have the main access from Senlac Road. A secondary access is proposed on the façade facing Hutton Drive. The taller portion of the building, over the main entrance, lobby and the common area, will have a large storefront window and will articulate the larger, more massive portion of the building that houses the auditorium with the portion that houses the additional uses. The overall height of the building is approximately 41 feet, with lower portions at 23 feet and 35 feet.

Summary of proposed changes to the Elevations:

- The overall height of the building is proposed to increase from 38 feet to 41 feet, and lower portions of the building are proposed to increase from 15 feet to 23 feet.
- The taller portion over the main entrance and lobby area has different design and materials: the building approved with the 2016 SUP included a window curtain wall with metal screen over the glass; whereas, the building proposed with this SUP includes a solid wall and storefront windows.

Staff believes the proposed changes to the building elevations are acceptable. While the overall architectural style has changed to a more simple modern style, the applicant is proposing a building design that is consistent with the architectural style approved with the 2016 SUP and the building exterior materials satisfying the City's exterior building material requirement.

Operation

The proposed church is designed to accommodate a maximum of 540 persons at a time within the assembly area (auditorium). The applicant anticipates that up to 8 employees will work on site during the week. The hours of operation will primarily be 9 am to 5 pm throughout the week.

Landscaping

The proposed Landscape Plan reflects approximately 43% of the site being used as landscaped open space. The Landscape Plan includes wide landscape areas along all streets, landscape islands within the parking lot, and a large lawn area on the western part of the property towards Hutton Drive. The applicant is proposing berms (approximately 1-3 feet in height) to screen the parking lot from adjacent streets, trees along the streets and throughout the parking lot, as well as provide a combination of shrubbery throughout the site. The trees (61 proposed) will be a combination of Elm, Oak and Maple trees. PD-77 requires 5% of the overall site to be landscaped open space.

Summary of the proposed changes to the Landscape Plan

- The Landscape Plan approved with the 2016 SUP included 28% of the site to be landscaped open space. The proposed Landscape Plan included in this SUP request proposes 43% of the site to be landscaped open space.
- The Landscape Plan approved with the 2016 SUP included 83 new trees, and the proposed Landscape Plan included in this SUP request proposes 61 new trees.

Based on the overall quality of the proposed Landscape Plan and the increased pervious surface proposed, staff believes that the proposed changes to the plan are acceptable and consistent with the previously approved SUP request.

Signage

The applicant is proposing to install one wall sign not to exceed 200 square feet on the eastern elevation, along Senlac Drive. All proposed signage will comply with City's Sign Ordinance.

Special Exception

Off-street parking - Site positioning for Secondary Streets

For Secondary Streets, PD-77 does not allow any parking areas within the building setback line. According to PD-77, the building setback line for secondary streets shall be minimum twice the building height from the street right-of-way line. In this case, the building setback line should be 76 feet for both Senlac Drive and Hutton Drive.

In order to provide adequate off street parking for the church, the Site Plan proposes a 15.5 feet setback for the parking lot along Senlac Drive instead of the required 76 feet setback. The 2016 SUP was approved with a 17 feet setback for the parking lot along Senlac Drive. While a 52 feet parking setback along Hutton Drive was approved in 2016, no special exception for the parking lot along Hutton Drive is included in this SUP request.

Staff supports the proposed site layout with the Special Exception (parking lot setback encroachment), due to the quality of the proposed landscape plan, the parking screening along Senlac Drive, and the placement of the proposed building in relation to the surrounding properties.

Comprehensive Plan

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. However, with the introduction of new residential development south and west of the site (including the Brickyard multi-family community and the new Centurion American master-planned residential community) the West Side may need more community-oriented land uses.

Thoroughfare Plan

Senlac Drive is not identified for further expansion on the 2013 Thoroughfare Plan. No improvements to this portion of Senlac Drive are planned or budgeted at this time.

Public Response

Ten (10) notification letters were mailed to the surrounding property owners on June 1, 2018. Three zoning notification signs were placed on the site the same day. As of June 8, 2018 no written correspondence for this SUP request has been received by the City.

Staff Recommendation

Staff recommends approval of the Specific Use Permit amendment.