

CITY OF GREEN
PLANNING DEPARTMENT REVIEW

PLANNING & ZONING COMMISSION

June 20, 2012

ITEM 12-24 GREEN FAMILY WORSHIP CENTER

(J. Elsey, GBC Design, Inc.)

Location: 4022 Cottage Grove Road

Building Addition

Zoning: R-1

PLANNING DEPARTMENT

Applicant is proposing a total 226 sq. ft., one and one-half story building addition and related exterior improvements at the Green Family Worship Center, located at 4022 Cottage Grove Road. The 1.07 acre property is located on the west side of Cottage Grove Road, south of E. Turkeyfoot Lake Road. The existing church is conditionally permitted in the R-1 District. The proposed addition and improvements, which would provide a lift and a new canopy for the facility, would therefore require a public hearing and issuance of a Conditional Use Certificate by the Planning & Zoning Commission. The hearing has been properly advertised in The Suburbanite and all contiguous property owners have been notified.

The 6' x 13' (78 sq. ft.) lift addition would be constructed on the north elevation of the building and is being proposed to meet ADA requirements. The existing lower level is approximately 2'-8" below grade level and the main floor is approximately 6' above grade. A new grade level door on the east elevation would provide access to the lift and both levels of the facility. The overall 15'-6" high addition would feature a brick façade to match the existing building and matching vinyl siding on the gable end. The small gable roof would feature matching shingles. A new 4" concrete sidewalk would be added between the existing main entryway and the new lift access door. An existing wooden deck and stairway at the rear of the facility would be removed. The door would be removed and replaced with a 2' wide transom window and the remaining opening would be in-filled with matching brick.

The existing 2,656 sq. ft. facility is currently served by an on-site septic system and private water well, which would not be impacted by the addition. The existing lot meets current zoning requirements for area (one acre minimum), and frontage. The existing lot width is non-conforming at 116.8' (150' minimum). The front building setback of 160' would comply. The side yard setback of 30' to the north property would also comply (30' minimum). The existing land use contiguous to this site is single-family residential.

The existing canopy at the main entryway would be removed and replaced with a new canopy structure that would wrap around the northeast corner of the building to provide protection for the new elevator access door as well. Overall dimensions would be approximately 16' wide x 19' long. The canopy would tie into the top half of the elevator addition. The front gable end would feature vinyl siding to match the existing building and the roof would be matching shingles. The existing overhead electric service would be relocated from the front corner of the building to the rear of the addition.

The existing access drive and rear parking lot is gravel surface with the exception of a concrete apron. The applicant is proposing to come into compliance with the hard-surface requirement by paving the access drive from the front of the entry canopy to the concrete apron within 12 months after completion of the addition. The balance of the driveway and parking lot would be paved within 24 months of completion. A plan for grading, drainage/stormwater management, and striping will be required for review prior to commencement of paving.

The front landscape bed would be maintained and shrubs on the north side that would be displaced by the addition would be relocated at the rear of the addition. A new landscape bed with compact burning bushes would be created along the north property line to serve as a buffer in the area adjacent to the addition.

DESIGN REVIEW BOARD

Made the following recommendation to the Planning & Zoning Commission:

- Provide a matching brick façade on the addition up to the gable. Provide matching vinyl siding on the gable end.

(Note: this item has been addressed)

ENGINEERING

No comments requested at this time.

FIRE

Acceptable.

ZONING

No comments received.

STAFF RECOMMENDATION

Staff recommends approval of the proposed building addition as submitted as well as the request to hard-surface the existing gravel drive and parking lot within the 12 and 24 month periods as indicated. Improvement plans for the paving proposal will need to be submitted to the Planning Dept. for review prior to construction. Plans will need to address site grading, drainage/stormwater management, and striping of the parking lot.