

ZONING CHANGE

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-102 for the (SF-12/20) Single Family Residential District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(O-2) Office District with SUP-015 Allowing a Convalescent Home and (LR-2) Local Retail District	Convalescent Home and Place of Worship
SOUTH	(HC) Heavy Commercial District and (SF-12/20) Single Family Residential District	City of Carrollton (Water Pump Station), Place of Worship, and Single-Family Detached Residential
EAST	(SF-7/14) Single-Family Residential District	Single-Family Detached Residential
WEST	(LR-2) Local Retail District	Undeveloped

REQUEST: Amend PD-102 amending development regulations and revising the conceptual site, landscape and building elevation plans to expand a place of worship

PROPOSED USE: Place of Worship

ACRES/LOTS: Approximately 8.5-Acres

LOCATION: 2121 North Denton Drive – West side of North Denton Drive and east side of Old Denton Road, south of Jackson Road

HISTORY: On August 20, 1985 PD-102 was established providing regulations for a place of worship.

On June 6, 2006 PD-102 was amended to add an additional worship building and additional property.

A replat was filed with Dallas County on September 29, 2006.

COMPREHENSIVE PLAN: Residential Single-Family Detached

TRANSPORTATION PLAN: North Denton Drive is a (C4U) 4-Lane Undivided Collector and Old Denton Road is a (A6D) 6-Lane Divided Arterial.

OWNER: Bishop of Dallas Catholic Diocese

REPRESENTED BY: Mark Mortimor/VAI Architects

STAFF ANALYSIS

PROPOSAL

The applicant is proposing an expansion of a house of worship and new storage building with additional parking and landscaping on the property. The zoning change includes revised conceptual site, landscape and building elevation plans and amendments to development standards including requiring evergreen trees along the south property line. The landscaping proposed would be in lieu of the required 6-foot tall screening wall along the south and east property lines adjacent to properties zoned single family. The applicant is also requesting 100 percent exterior metal material for the south side of the new storage building, adjacent to the evergreen tree screening along the south property line. The remaining facades of the storage building will be a minimum 70 percent brick or stone.

The plans propose a new 20,372 square foot church and 12,450 square foot pastoral building replacing the existing 12,800 church fronting North Denton Drive. The existing 29,385 square foot building (St. Joseph Center), to the west, will remain. A new 3,000 square foot storage building will be constructed on the far southern portion of the property. The applicant is proposing additional parking spaces on the west and south portions of the property.

CURRENT ZONING

1. The current PD-102 is approved with a conceptual plan for a house of worship on the east side of the property and multipurpose facility with future church expansion. Parking is provided around the three buildings and within the south portion of the property (pan-handle).
2. The current PD provides the following development regulations:
 - a) The site shall be developed in accordance with the site plan and elevations attached hereto as Exhibits B and C.
 - b) The minimum brick or stone content of each elevation shall be 70%.
 - c) The maximum building height shall be 41 feet.
 - d) A minimum 6-foot tall screening wall shall be required along the southern and eastern property lines of the proposed southern parking lot as shown on the site plan, as well as along the southern boundary of the lot with the existing church.
 - e) Lighting fixtures for any new parking lot, or the expansion of the existing parking lot that would include new lighting facilities, shall be shielded from all property lines.
 - f) Any tree with a minimum caliper inch measurement of 4 inches, which is removed from the area for the construction of the southern parking lot, shall be replaced in accordance with the Tree Ordinance along the eastern property line of the southern parking lot.
 - g) Only two driveways are permitted along Denton Drive.

ELEMENTS TO CONSIDER

1. The applicant proposes a new 20,372 square foot church to replace the existing 12,830 square foot facility. The expansion adds a 12,450 square foot pastoral building. The existing 29,385 square foot St. Joseph Center (Multipurpose facility) will remain and façade unchanged.
2. The new expansion will provide light brick walls, a steeple tower, and pitched clay or concrete tiled roof.

3. A new 3,000 square foot storage building will be constructed on the far south side of the property providing storage of furniture. The north, east and west side of the building will have light colored brick. However, the south facing portion will be metal.
4. Evergreen ornamental trees are proposed along the south property line screening the parking and metal portion of the storage building from the single-family home on the property adjacent.
 - The evergreen ornamental trees replace the required 6-foot tall screening wall along the south and east sides of the property where adjoining parcels are zoned single family.

Staff supports the evergreen ornamental trees in lieu of the wall because there is an existing wood fence along the south property line and the adjacent lot to the east is now another church (See existing fence photos).
5. The existing PD regulations will remain, with the exception of the south exterior metal finish for the new storage building and evergreen trees along the south property line replacing the wall.
6. The parking and access meet city requirements and is similar to the current zoning's conceptual site plan (See current conceptual site, landscape and building elevations).

CONCLUSION

Staff believes the proposed expansion of the church is compatible with the surrounding land uses. The proposed parking expansion is similar to the current conceptual site plan. The proposed landscaping will be increased and appears to screen the property from the adjoining single-family home to the south.