



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – June 4, 2024

Item No. 3d

Agenda Item:

Consider and act upon a request for a Site Plan for a House of Worship on Rock Creek Church Addition, Block A, Lot 1R, on 26.1± acres, located on the northeast corner of Harper Road and First Street. (DEVAPP-24-0037)

Future Land Use Plan:

The Future Land Use Plan designates this area the Retail & Neighborhood Services District.

Zoning:

The property is zoned Planned Development-126 (Office).

Conformance:

The Site Plan conforms to the development standards of Planned Development-126.

Description of Agenda Item:

The Site Plan consists of a 41,075 square foot church building and associated parking.

A Preliminary Site Plan (D22-0081) showing the full development of the property was approved by the Planning & Zoning Commission on November 15, 2022. The Site Plan (D22-0100), for the existing 24,550 square foot church building, was approved by the Planning & Zoning Commission on December 16, 2022. A Planned Development (PD-126), to allow a maximum lot coverage of 50 percent, was approved by the Town Council on January 23, 2024.

Access:

Access is provided from Harper Road and First Street.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

As a companion item, the Final Plat (DEVAPP-24-0036) is on this Planning & Zoning Commission agenda.

Major Creek:

The proposed commercial development complies with the requirements for the provision of four amenities adjacent to a major creek.

Attachments:

1. Location Map
2. Site Plan
3. Approved Preliminary Site Plan (D22-0081)
4. Approved Site Plan (D22-0100)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.