



PETITION NUMBER:	0812-DP-15	
SUBJECT SITE ADDRESS:	20101 Grassy Branch Road	
PETITIONER:	First Baptist Church of Westfield	
REPRESENTATIVE:	Colin Patterson, <i>DeBoy Land Development Services</i>	
REQUEST:	A waiver from the building materials standards for the construction of a new building in the AG-SF1 District.	
CURRENT ZONING:	AG-SF1	
CURRENT LAND USE:	Single-Family Residential	
APPROXIMATE ACREAGE:	9.15	
ASSOCIATED PETITIONS:	0812-SIT-13	
EXHIBITS:	1. Staff Report 2. Petitioner's Exhibits	
STAFF REVIEWER:	Kevin Todd	
ZONING HISTORY:	0611-DP-25	Development Plan Review

PETITION HISTORY

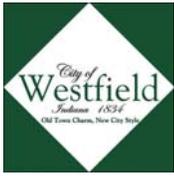
The December 1, 2008 APC meeting represents the first appearance before the Advisory Plan Commission for this petition.

PROCEDURAL

- o Notification of the December 1, 2008 Public Hearing was provided to abutting property owners, posted by signage, posted on the City website, posted at City Hall, and published in newspapers in general circulation in accordance with the Rules of Procedure by November 21, 2008 (APC Rules of Procedure, Article VIII).
- o A waiver request requires a Public Hearing.
- o The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.

PETITION DESCRIPTION

On November 27, 2006, the Advisory Plan Commission approved a development plan for the First Baptist Church of Westfield on the subject property (0611-DP-25). The original development plan was for a 17,000 square foot structure that accommodated 240 seats. The original plan also accommodated 81 parking spaces.



On November 3, 2008, the petitioner submitted plans for administrative approval which included a reduction in the size of the building (5,376 square feet), a reduction in the number of seats (120 seats), and a reduction the number of parking spaces (40 parking spaces). The terms of the Development Plan Review (DPR) ordinance allows amendments in this manner to previously approved plans to be administratively approved by the Community Development Department Director (WC 16.04.165, I5c). Staff has reviewed the amended plan and is currently in the process of working with the petitioner to resolve any outstanding issues with the amended development plan.

The submitted amended plans also included a deviation from the approved external building materials. The DPR does not afford the Director administrative approval for amendments to previously approved building materials. The DPR does allow the APC to waive certain development requirements through a waiver process (WC 16.04.165, G).

The proposed development is classified by the DPR as “Any development for a use other than Single-Family Residential Use in a Residential District” (WC 16.04.165, D1). The Building Materials requirements for non-residential uses in a residential district are as follows:

In order to insure compatibility of non-residential uses with surrounding uses in Residential Districts, all nonresidential uses shall use exterior building materials, roofline treatments and roofing materials that are compatible with and consistent with residential construction methods and materials (WC 16.04.165, D1f).

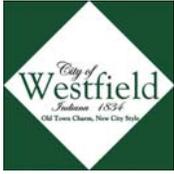
The submitted building elevations (see Exhibit 2) depict a primarily stucco finish with brick wainscot on the “North Elevation”, the same stucco and brick treatment continuing for approximately half of the “East and West Elevations”, horizontal vinyl siding on the remaining half of the “East and West Elevations”, and horizontal vinyl siding on the “South Elevation.” The submitted elevations also depict a metal roof at a 5.5:12 pitch.

As in the original submittal, the “South Elevation” is anticipated to be the location for any future expansion of the facility. The original approval included this wall be finished with vinyl siding as well.

STAFF COMMENTS

The existing character of the area is single-family residential and agricultural in nature. The current residential structures are finished primarily with brick or wood siding. The existing rooflines vary and are primarily finished with asphalt shingles.

The Aurora PUD is also adjacent to the subject property. While not currently developed, the future plan for the area on the west side of Grassy Branch Road (and wrapping around the existing single-family homes to the west) is for attached single-family development to occur.



The architectural standards for those structures requires a minimum of 30% masonry material on all facades, a maximum of 30% shake-style vinyl siding on the front façade, and the use of masonry or natural materials for the remainder of the façade (Aurora PUD, Article VII, H1 & Article VIII, H1).

As presented, staff does not support the materials waiver request because of the deviation from residential architectural standards and the conflict with the existing and future neighborhood character.

RECOMMENDATIONS

1. Hold the Public Hearing in order to provide public feedback to the petitioner;
2. Continue this petition to the December 15, 2008 or January 5, 2009 APC Meeting to allow the petitioner time to make changes based on APC, staff, and public comments.

KMT