



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, Associated SIT file, <i>Pending</i> 0611-DP-25, Previous DPR, <i>Approved</i>	
EXHIBITS:	1. Staff Report 2. Petitioner's Exhibits	
STAFF REVIEWER:	Kevin Todd	
ZONING HISTORY:	0611-DP-25	Development Plan Review

PETITION HISTORY

A Public Hearing was held at the December 1, 2008 Advisory Plan Commission (APC) meeting. The item was continued to the December 15, 2008 APC meeting to allow the petitioner time to make revisions.

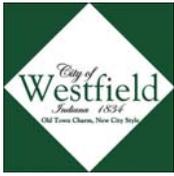
PROCEDURAL

- o The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested waiver. 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 would accommodate 240 seats. The initial plan also included 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 requested), a reduction in the number of seats (120 seats requested), and a reduction the number of parking spaces (40 parking spaces requested). 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). The amended site plan complies with the terms of the zoning ordinance and the terms of the administrative review provisions of the DPR.

The submitted amended plans also included a deviation from the approved external building materials. The DPR does not grant 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).

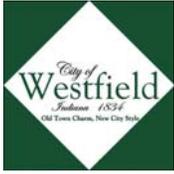
The submitted building elevations (Exhibit 2) depict the following materials:

- **Front Elevation** – brick façade with horizontal hardi-plank on the side of the roof areas; covered entryway with brick columns and horizontal hardi-plank on the side of the roof.
- **Side Elevations** – brick wainscot (34% of façade) and horizontal hardi-plank (66% of façade); metal accents over doors and windows.
- **Rear Elevation** – horizontal vinyl siding and painted wood trim.
- **Roof** – metal roof at a 5.5:12 pitch.

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 percent masonry



material on all facades, a maximum of 30 percent 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).

The submitted elevations consider the existing and future character of the area. The proposed materials meet or exceed many of the architectural standards that are required for the nearby Aurora development. The proposed materials are generally consistent with the existing conditions of the area. The metal roof is inconsistent with the asphalt-shingled roofs of the existing residential structures in the area.

STAFF SUPPORT

- Staff supports the waiver for material changes.

KMT