

BACKGROUND

Valley Presbyterian Church

SUP-18-16

History:

Valley Presbyterian is an 8.7-acre site. The site borders the minor arterial of McDonald Drive, Kiva Elementary School, and the local streets of Quail Run Road and Montebello Avenue. The area of the renovations is generally the south half of the site. The site was annexed into the Town when the Town incorporated in May 1961. The church existed on the site prior to annexation. The Town granted the original Special Use Permit to the church in 1975. The last major amendment to the Special Use Permit (SUP) for this church was approved by the Town in 1999. This was for a new day school, administration building and other related structures. Since 1999, the only other SUP approval included a managerial approval for a cross located in the memorial garden and lastly a Minor Special Use Permit amendment for a new monument sign along McDonald Drive approved in 2016. Refer to Attachment C for more information.

General Plan/Zoning:

The subject property has a "Public/Quasi Public" General Plan designation and is zoned "Special Use Permit - Public/Quasi Public" for a religious facility. The proposed request complies with this designation/zoning. General Plan policies the Planning Commission may wish to consider during its review include:

Policy LU 2.1.2.3, Compatibility of Adjoining Uses

The Town shall ensure that development within Special Use Permit properties is compatible with adjacent land uses, particularly residential uses, by requiring such features as ... landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas, to the degree feasible; Lighting shielded to minimize impacts on adjacent residential uses and protect dark skies; and Operational restrictions to limit the adverse impact of noise, light, and traffic and minimize the risk of crime to adjacent residences.

Policy CC&H 3.1.1.2 Protect Established Neighborhoods

The Town shall encourage new development and redevelopment, both private and public, to respect and respond to those existing physical characteristics, buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood.

Policy CC&H 3.1.2.4 Places of Worship and Schools

The Town shall recognize and support the continued vitality of the places of worship and schools and the value they bring to the community.

Enforcement:

There are no open known violations at this property as of the date of this report.

1999 SUP Phasing

Approved Sheet DR0.1 from 1999 outlined phased improvements. This included Phase 1 perimeter improvements for perimeter landscaping and shared parking with Kiva Elementary School. Phase 1 was completed and will not be altered with this request except for landscaping/hardscaping in front of the sanctuary related to the proposed drop-off area/main plaza along Quail Run Road. Phase 2 was construction of the family

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life center labeled as Building F (Landes Center) on the proposed site plan. This building is completed. There are no changes to this building as part of the current request. Phase 3 related to construction of a new administrative building and adjacent parking. The administration building is completed and designated as Building C. This request proposes some minor changes to the administration building. Phase 4 is the last phase that has not been completed. This phase included approximately 9,465 square feet of new classrooms (included basement and 2nd story) to replace what is shown as Building G (The Crossing) on the site plan, a 1,900 square-foot expansion of the sanctuary for added seating, and reconfiguration of the southern parking lot when the church met final fundraising goals. The current request eliminates the new classroom building, reduces the sanctuary expansion to 197 square feet, and proposes a reduction in the total number of final parking spaces based upon the total reduction of building square footage.