



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Jeff Engstrom, AICP, Planner II

DATE: September 13, 2013

SUBJECT: Plan Case No. 2213-SU-13: Request by Saint Patrick Church for a Special Use Permit to establish an accessory parking lot at 701, 703, 705, 707, and 709 W. Clark Street; and 310 N. Busey Avenue in the R-5, Medium High Density Residential Zoning District

Introduction

Saint Patrick Catholic Church has submitted a Special Use Permit application to construct an accessory parking lot at 701, 703, 705, 707, and 709 W. Clark Street; and 310 N. Busey Avenue. The property is zoned R-5, Medium High Density Residential Zoning District. This application is part of the Church’s master plan to build an addition to the existing sanctuary and expand their parking lot from 122 to 235 spaces, and will include all of the properties on the north side of Sassafrass Alley. The Church has undergone a fundraising campaign and is now ready to proceed with design approvals for the expansion. The expansion area north of the alley is currently occupied by low-rise apartment buildings, a parking lot, and a house, all owned by the Church. Concurrent with this request, the Church is requesting that the City vacate the alley as the entire block would be owned and used by a single entity.

Although the Zoning Ordinance permits a “church, temple, or mosque” by right, enlargement of the Church’s existing parking lot toward the north will require a Special Use Permit. Per Section VIII-2.A of the Urbana Zoning Ordinance, a Special Use Permit is required as the proposed parking lot will exceed the minimum required for the expansion of the sanctuary and be located within 600 feet of a property zoned R-1, R-2, or R-3.

The Plan Commission must review the Special Use Permit application, hold a public hearing, and make a recommendation to the Urbana City Council. The Urbana City Council will approve, approve with certain conditions, or deny the application.

Background

Description of the Site and Surrounding Properties

The subject properties comprise six parcels totaling approximately 1.2 acres, located on the south side of Clark Street between Busey and Coler Avenues. The subject properties are owned by Saint Patrick Catholic Church, which is located on the southern half of this block. The Church and Parish Center are zoned R-4, Medium Density Residential Zoning District. The subject properties contain a parking lot, four apartment buildings, and a house used for storage by the Church. The apartment buildings contain 30 units in total, and many of those units are no longer occupied, as the Church has not renewed leases in anticipation of their upcoming expansion. The site is zoned R-5, Medium High Density Residential Zoning District. The 2005 Comprehensive Plan designates the future land use for this site as Institutional, but the Church itself is designated Residential.

The site is located on the northwest edge of the West Urbana neighborhood, in an area of historic homes and apartments. To the west are an apartment building and some single family homes. To the east is a Carle Hospital parking lot. To the north is a Carle parking lot and garage. Immediately south is the Saint Patrick Church parking lot, along with the Church and parish center, which front on Main Street. South of Main Street are apartment buildings, a duplex, and two single-family homes.

The following chart identifies the current zoning, current land use, and Comprehensive Plan future land use designations of the site and surrounding properties.

Direction	Zoning	Existing Land Use	Future Land Use
Site	R-5, Medium High Density Residential	Apartments, Parking, Church Storage	Institutional
North	B-3, General Business	Parking (Carle)	Institutional
East	R-5, Medium High Density Residential	Parking (Carle)	Institutional
South	R-4, Medium Density Residential	Church	Residential
West	R-4, Medium Density Residential R-2, Single Family Residential	Apartments, Single-Family Homes	Multi-Family

Expansion

Saint Patrick Church is planning to build an addition to their main church building. A site plan showing the expanded church and parking lot is attached to the Special Use Permit Application (Exhibit E). This sanctuary addition will double the church's seating capacity from 300 to 600. According to the applicant, the expansion will preserve the architectural style of the church, provide an accessible choir area, connect the church to parish center, and provide additional meeting space. There will be a new lobby area that connects the Church to the Parish Center, and

a new outdoor plaza and entrance to be accessed from the north. The expansion of the church is allowed by right in the R-4 district. As a part of this expansion, the church plans on demolishing the apartment buildings it owns to the north of the Church in order to expand parking for Church users. These apartments will soon be vacant, with the leases expiring in this month. The Church is concurrently requesting that the City vacate Sassafrass Alley which is wholly surrounded by church properties. If the alley vacation is approved by City Council, the alley will be incorporated into the expanded parking lot. Additionally, the site plan shows a maintenance garage located within the expanded parking area and 20 new shade trees.

According to the Urbana Zoning Ordinance, a church use requires a minimum of one parking space for every five seats in the main assembly area. For the existing seating capacity of 300, there are only 60 spaces currently required. The Church currently has 122 spaces on their campus, and at times parking may spill onto adjacent streets. With the sanctuary expansion, the Church will be required to provide a minimum of 120 parking spaces. The Church proposes to expand the parking lot to a total of 235 spaces. Section VIII-2 of the Urbana Zoning Ordinance states that a Special Use Permit is required for accessory parking lot expansions within 600 feet of the R-1, R-2, or R-3 district. There are 49 such parcels within 600 feet of the proposed parking lot expansion. However, a Special Use Permit is not required for the minimum required parking spaces. Because some existing parking spaces will be lost during the expansion project, this Special Use Permit is needed to allow the 113 parking spaces to be constructed beyond the minimum required.

The applicant states that the proposed parking lot will conform to all Zoning Ordinance development regulations, including setbacks, screening, shade trees, lighting, drainage, and access drive standards. A preliminary site plan has been submitted and will be revised to respond to internal review prior to the September 19, 2013 Plan Commission meeting.

According to Table VI-3 of the Zoning Ordinance, the minimum required front yard setback in the R-5 District is 15 feet. Screening is required between parking lots and residential uses in the form of a fence or hedge. The site plan shows 20 new shade trees, in addition to existing shade trees located on the perimeter of the site. Regarding access drives, the applicant states that no additional access points will be added. The existing access points are located at the entrances to Sassafrass Alley, on Coler Avenue (across from 308 N. Coler) and at Clark Street (at 701 W. Clark). These access points will become more active for Sunday services after expansion of the sanctuary.

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

- 1. That the proposed use is conducive to the public convenience at that location.*

The existing Church site has been established since 1901 and is centrally located with the St. Patrick Church Parish. There is a benefit to accommodating expansion of existing institutions within fully-developed neighborhoods. Without the possibility of expansion, such institutions often look to relocate to greenfield sites on the edges of the City. Parking lot expansion will facilitate expansion of the sanctuary and will be conducive to the public convenience at this location. The proposed use would be located on a block that is currently occupied with Church uses, accessory parking, storage, and Church-owned apartments. One of the subject properties (701 West Clark Street) already contains a parking lot. The other properties have some parking areas accessed from the alley. The proposed use would replace four soon-to-be vacant apartment buildings and a house used for storage. These would be replaced with an enlarged parking lot for Saint Patrick Church. Additionally, providing off-street parking for church members would reduce the impact of on-street parking on Sunday mornings and at other busy times.

2. *That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The applicant states that the proposed parking lot expansion is necessitated by future expansion of the Church sanctuary without impacting on-street parking in the neighborhood. This expansion will allow them to hold fewer services each week, which will mean less neighborhood impact overall. Vehicular access to the parking lot will remain at the existing alley so as to not to introduce driveways at new points along the perimeter of the lot. The applicant notes that traffic for Sunday services will be higher but will take place fewer times. The proposed parking lot will be screened and lit in such a manner so as not to impact surrounding properties or the public welfare. Existing mature street trees along Clark Street would remain.

3. *That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

The proposed use would conform to applicable regulations for the R-5, Medium High Density Multifamily Residential District. The Zoning Ordinance standards for the R-5 district include uses and development standards for institutions and accessory parking. Screening, lighting, and drainage will be improved by the proposed use. The proposed use will serve as a transition from the residential portion of the neighborhood to Carle Hospital to the north.

Summary of Findings

1. Saint Patrick Catholic Church is requesting a Special Use Permit to install an accessory parking lot at 701, 703, 705, 707, and 709 W. Clark Street; and 310 N. Busey Avenue in the R-5, Medium High Density Residential Zoning District.
2. The proposed use requires a Special Use Permit because it would add accessory parking

spaces beyond the minimum required by the Zoning Ordinance and would be located within 600 feet of properties zoned R-2 and R-3, Single and Two-Family Residential District.

3. The proposed use will allow for expansion of the adjacent Saint Patrick Church sanctuary.
4. The proposed use is conducive to the public convenience at this location. It would allow the church to expand their sanctuary and would reduce on-street parking impacts for the neighborhood.
5. The proposed use would not be unreasonably injurious or detrimental to the district in which it shall be located. Parking impacts will be reduced overall.
6. The proposed use meets the regulations and standards of, and preserves the essential character of the R-5 district and neighborhood in which it shall be located.
7. The proposed church facility is generally compatible with the existing land use pattern of the subject site and surrounding area. A church is an appropriate use, and is allowed by right in the R-5 district.
8. The proposed church is consistent with the Institutional designation, as identified in the 2005 Urbana Comprehensive Plan Future Land Use Map.

Options

The Plan Commission has the following options for recommendations to the City Council. In Plan Case 2213-SU-13, the Plan Commission may:

1. Recommend approval of the special use permit without any additional conditions.
2. Recommend approval of the special use permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance
3. Recommend denial of the special use permit.

Recommendation

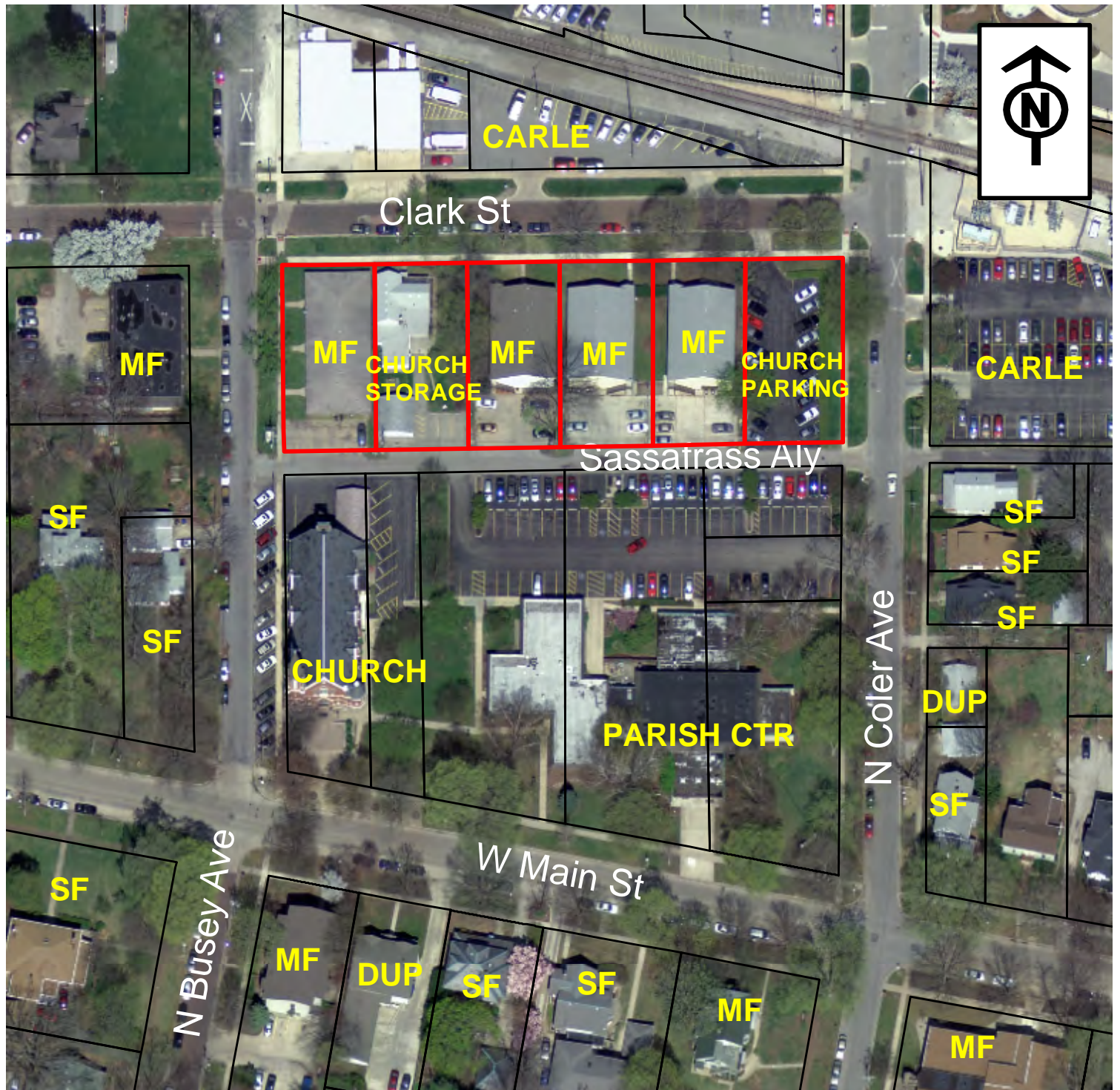
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission forward Plan Case No. 2213-SU-13 to the Urbana City Council with a recommendation for APPROVAL with the following CONDITIONS:

1. That a revised site plan is submitted, reflecting conformance with Zoning Ordinance standards for parking lot geometric standards, landscaping requirements, lighting, and parking lot setback requirements.
2. That adjacent residential uses will be protected from impacts of the expanded parking area through an adequate landscape buffer to be approved by the Zoning Administrator.

Attachments: Exhibit A: Location and Existing Land Use Map
 Exhibit B: Existing Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Site Photos
 Exhibit E: Application for a Special Use Permit with Site Plan

CC: Saint Patrick Catholic Church

EXHIBIT A: LOCATION & LAND USE MAP



Case: 2213-SU-13
 Subject: Application to expand parking lot within 600 feet of R-1, R-2, R-3 zone
 Location: 701, 703, 705, 707 W Clark Street & 310 N Busey Ave
 Petitioner: St. Patrick Church



Subject Properties

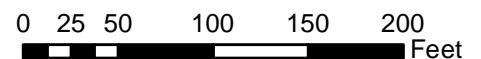
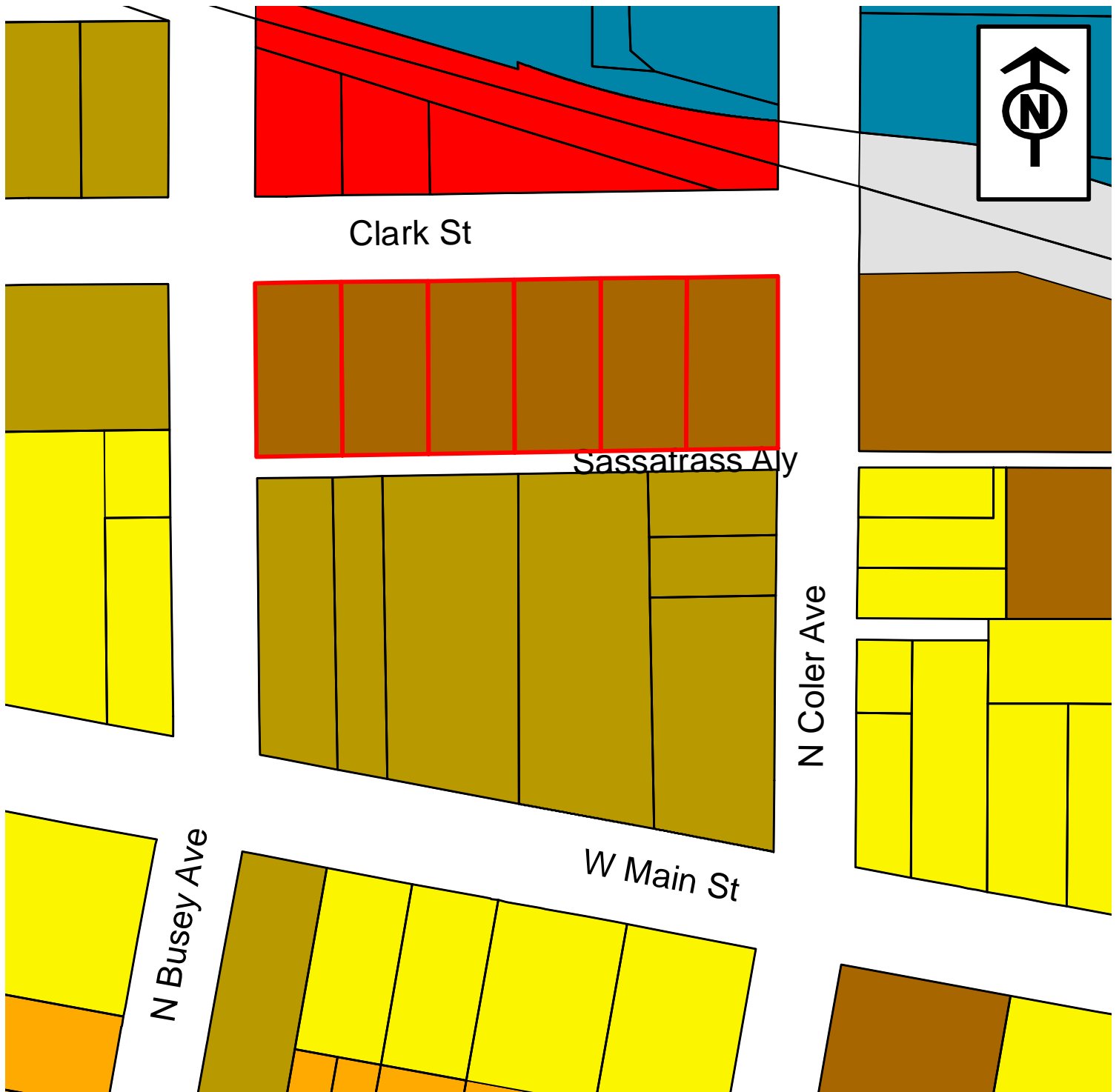


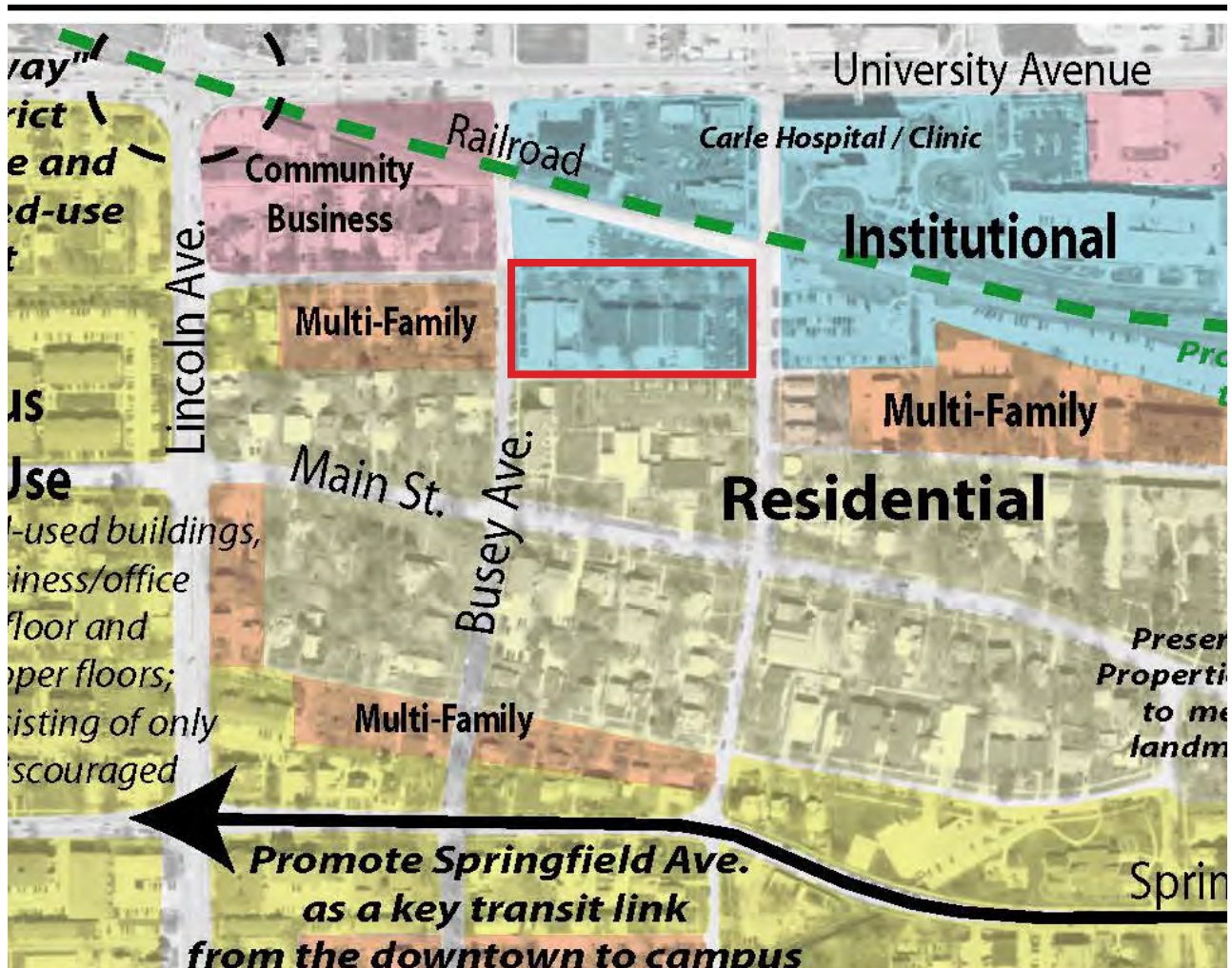
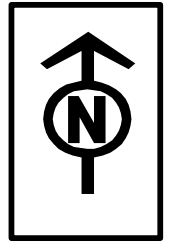
EXHIBIT B: ZONING MAP



Case: 2213-SU-13
 Subject: Application to expand parking lot within 600 feet of R-1, R-2, R-3 zone
 Location: 701, 703, 705, 707 W Clark Street & 310 N Busey Ave
 Petitioner: St. Patrick Church

- Subject Properties
- B3
- MIC
- R2
- R3
- R4
- R5
- IN-1

EXHIBIT C: FUTURE LAND USE MAP



Case: 2213-SU-13
Subject: Application to expand parking lot within 600 feet of R-1, R-2, R-3 zone
Location: 701, 703, 705, 707 W Clark Street & 310 N Busey Ave
Petitioner: St. Patrick Church



Subject Properties

Exhibit D: Site Photos



701 W. Clark St – Parking Lot



703 W. Clark St.



705 W. Clark St.



707 W. Clark St.



709 W. Clark St. - Storage



310 N. Busey Ave.



Application for Special Use Permit

Plan Commission

APPLICATION FEE - \$175.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 09-04-2013 Plan Case No. 2213-SU-13
Fee Paid - Check No. 22341 Amount \$175.00 Date 09-04-2013

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section of the Urbana Zoning Ordinance to allow (Insert proposed use) PARKING on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): ST PATRICK'S CATHOLIC CHURCH Phone: 217-367-2665
Address (street/city/state/zip code): 708 WEST MAIN, URBANA, IL 61801
Email Address:

2. PROPERTY INFORMATION

Address/Location of Subject Site:
PIN # of Location: 91-21-08-358-008
Lot Size:
Current Zoning Designation: R-4
Current Land Use (vacant, residence, grocery, factory, etc): RESIDENTIAL APARTMENTS
Proposed Land Use: PARKING
Legal Description:

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3. CONSULTANT INFORMATION

Name of Architect(s): TBD Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s): TBD Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Surveyor(s): TBD Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Professional Site Planner(s): TBD Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Attorney(s): CHAD BECKETT Phone:

Address (*street/city/state/zip code*):

Email Address:

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

The proposed use as a parking lot for parishioners of St. Patrick's is necessitated by the future plans to expand the seating capacity of the church building. The net effect of this change will reduce the number of services held each weekend thereby reducing the number of times the parking lot empties and fills. St Patrick's plans to work closely with the city of Urbana in order to implement proper screening, and landscaping to mitigate noise and provide an aesthetic appeal as this project is currently in the design phase.

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

The Parking lot located on the North Half of the block will be designed by an architect TBD

in accordance with all applicable laws and local zoning ordinances. This parking lot will utilize existing street access points currently located on Sassafras Alley opening to Coler Ave, and Busey Ave as well as Clark street. Traffic flow is expected to be very similar to the current pattern albeit with fewer periods of slightly heavier arrivals and departures on Sunday mornings. Lighting is expected to be similar or better than current levels as the apartments in this location employ dated security lighting.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

The proposed lot will conform to the regulations set forth in the Urbana zoning ordinance. The final design will be contingent upon addressing the items set forth in section VIII-2 of ARTICLE VIII Parking and Access Urbana zoning Ordinances (April 2012). Those items include: lighting, drainage, buffering, access & safety, and neighborhood character.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

R. Joseph T. Hy-
Applicant's Signature

Sept 3, 2013
Date

BUSEY AVENUE

CLARK STREET

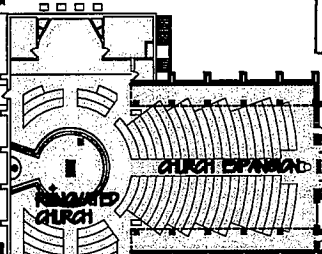
STREET

COLER AVENUE

MAIN STREET

MAINT. GARAGE

235 TOTAL SPACES



POSTING OFFICE

POSTING CENTER

PHASE ONE MASTER SITE PLAN

SCALE: 1" = 30'-0"

