



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Matt Wempe, Planner I

DATE: September 16, 2005

SUBJECT: Plan Case No. 1956-SU-05, Request by Church of the Living God for a Special Use Permit to establish a “*Church or Temple*” within the R-3 Zoning District.

Introduction

The Church of the Living God has submitted a request to allow a church at 1701 N. Carver Drive, which is zoned R-3, Single- and Two-Family Residential. A Special Use Permit was previously approved by the Urbana City Council in May 2002, though the church never developed the site as planned. Because of the delay, the original Special Use Permit has expired. The church has submitted a revised site plan for the property that relocates the main and auxiliary buildings and the parking lot.

The main church building will be located in the northwest quadrant of the site, adjacent to a retention pond. A covered walkway will connect the main church building to the fellowship hall. In the southeast corner of the site, a youth development center is proposed to be located near Dorie Miller Drive, but there will be no access from this road. The parking lot is comprised of 250 spaces and 8 handicapped accessible spaces, in excess of the requirement. A drop-off drive is located in front of the main entrance on the eastern side of the building. Access to the site is provided through a private access drive off of Federal Drive. As with the previously approved site plan, access to the site will be prohibited from Carver Drive or Dorie Miller Drive. The church’s property will be developed in three phases, though this special use permit will approval all three phases.

Phase I of the project will consist of the 2,700 square foot main church building and parking lot. The building will hold approximately 1,100 seats, plus office space. Additionally, a softball field may be constructed southwest of the main church building. A stormwater retention pond will be created mainly to provide grading material for the parking lot. Drainage for the site will be handled by the City’s regional detention facility north of Kenyon Road.

Phase II will consist of the 15,000 square foot fellowship hall with covered walkway connection to the main church building. This building will be used for larger group events, such as wedding receptions.

Phase III will consist of the 18,000 square foot youth development center in the southeast corner of the lot. The petitioners have indicated that many of the functions of this building would likely be incorporated into the fellowship hall potentially negating the need for the building.

On September 20, 2005, the church will hold a neighborhood meeting with residents adjacent to the site to discuss their plans for the area. In addition to the church complex, the church has purchased approximately 20 acres immediately west of the site (located in the City of Champaign), and intend to develop this area for residential uses. The petitioner has indicated that there will be some connection between the church and its residential development to be determined at a later date. Any change to the site plan (see Exhibit G) will require an amendment to the Special Use Permit. Urbana Planning staff has had discussions with Champaign Planning staff regarding this development, and both cities will be present at the neighborhood meeting. A summary of the neighborhood meeting will be provided at the Plan Commission meeting.

Background

Development Regulations

As submitted, the site plan conforms with all parking, landscaping, drainage, setback, and other regulations of the Urbana Zoning Ordinance.

According to Table VIII-6, a church or temple must provide one parking space for every five seats in the principal assembly area. The main church building will have 1,100 seats, which requires 220 parking spaces and seven handicapped accessible parking spaces. The site plan indicates that 250 parking spaces and eight handicapped accessible parking spaces will be provided, in excess of the requirement. Per Section VIII-2.F.3, one shade tree is required for every nine parking spaces. The entire site will have 49 trees planted, and 19 of these trees will be located in the parking lot. The remainder will serve as perimeter and building landscaping.

The petitioner has indicated that they intend the majority of stormwater to be accommodated by the City's regional detention basin north of Kenyon Road. This has been tentatively approved by the City of Urbana Engineering Department, contingent upon the petitioner submitting an engineered drainage plan.

All buildings and the parking lot exceed the minimum setbacks specified on Table VI-1 for the R-3, Single- and Two-Family Residential Zoning District.

Description of the Site and Surrounding Properties

The site is located at the northern termini of Dorie Miller Drive and Carver Drive in Urbana, just north of the boundary with the City of Champaign. It is zoned R-3, Single- and Two-Family Residential, and is currently vacant. The 2005 Urbana Comprehensive Plan designates this site as institutional, in anticipation that the church would someday develop the property.

The surrounding neighborhood is predominantly residential to the south and southwest. The Frances Nelson Health Center lies south of the property at the terminus of Carver Drive. Vacant land lies

between the site and development to the east, while uses to the north are primarily industrial and oriented towards Cardinal Court. The church has purchased approximately 20 acres immediately west of the site, and intend to develop this area for residential uses.

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

Direction	Zoning	Existing Land Use	Future Land Use
Site	R-3, Single- and Two-Family Residential	Vacant	Institutional
North	IN, Industrial	Industrial Park	Light Industrial/Office
East	R-4, Medium Density Multiple Family Residential	Campus Connection Apartments	Multiple Family
South	City of Champaign SF-1, Single-Family Residential	Residential	City of Champaign Low Density Residential
West	City of Champaign SF-1, Single-Family Residential	Vacant	City of Champaign Low Density Residential

Discussion

Requirements for a Special Use Permit

According to Section VII-6 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 church intends to provide an expanded variety of services to the community, including a large assembly area, offices and community space. The new buildings would provide adequate space to do so.

- 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.*

As with the previously approved Special Use Permit, vehicular access via Carver Drive and Dorie Miller Drive will be prohibited, and the church’s current site plan shows access via Federal Drive. Although less convenient for the church, this will minimize the negative impact of traffic on surrounding properties. Drainage will be accommodated by the City’s regional detention facility and to a lesser extent a retention pond that will be constructed on the western half of the property. Lighting for the

softball field will be limited to “security lighting” and large lights will be prohibited. A significant number of new trees, combined with existing plantings, will help to beautify the property. The parking lot will be located on the north half of the site, far enough away to negate the impact of lighting on nearby residences.

- 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.*

As submitted, the church has taken measures to minimize the impact on nearby residences. Landscaping will separate the church site and vehicular access is provided via Federal Drive. Campus Connections (formerly Melrose Apartments) has not yet developed the portion of their property adjacent to the church. Industrial uses to the north of the site have a wide buffer from the site, and are oriented towards Cardinal Court.

Summary of Findings

1. The proposed use is conducive to the public convenience at this location. It would allow the church to provide more space for parishioners, and to provide recreation and youth development services for the community.
2. The proposed church facility would not pose a detriment to the district in which it is proposed to be located. Drainage and access considerations have been addressed, and should not create problems for surrounding properties. Access will be prohibited from Carver Drive and Dorie Miller Drive.
3. The proposed church facility meets all applicable standards and regulations of the district in which it is located. A church is an appropriate use in the R-3, Single- and Two-Family Residential Zoning District.
4. The proposed church facility is generally compatible with the existing land use pattern of the subject site and surrounding area.
5. The proposed church facility is consistent with the future land use for the subject property identified in the 2005 Urbana Comprehensive Plan.

Options

The Plan Commission has the following options for recommendations to the City Council. In Plan Case 1956-SU-05, the Plan Commission may:

1. Approve the request for a special use permit without any additional conditions.
2. Approve the request for a 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. Deny the request for a 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. 1956-SU-05 to the Urbana City Council with a recommendation for APPROVAL with the following CONDITIONS:

1. That the layout of the facility shall closely resemble the submitted Site Development Plan attached as Exhibit G. Any significant deviation from this Site Development Plan will require an amendment to the Special Use Permit, including further review by the Urbana Plan Commission and approval by the Urbana City Council. This includes any access connection to the church's proposed residential development immediately west of the subject property.
2. That an engineered drainage plan, including proper conveyance and detention of Stormwater from the site shall be prepared and constructed consistent with the requirements of the Urbana Subdivision and Land Development Code and shall be subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.
3. That Federal Drive shall serve as the exclusive vehicular access to/from the site to minimize impacts upon the adjacent residential neighborhood.
4. That there shall be no lighting provided for the softball field except for security purposes. Any lighting that is installed must be approved by the Zoning Administrator.
5. That a pedestrian connectivity plan shall be prepared and constructed, subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.

Prepared by:

Matt Wempe, Planner I

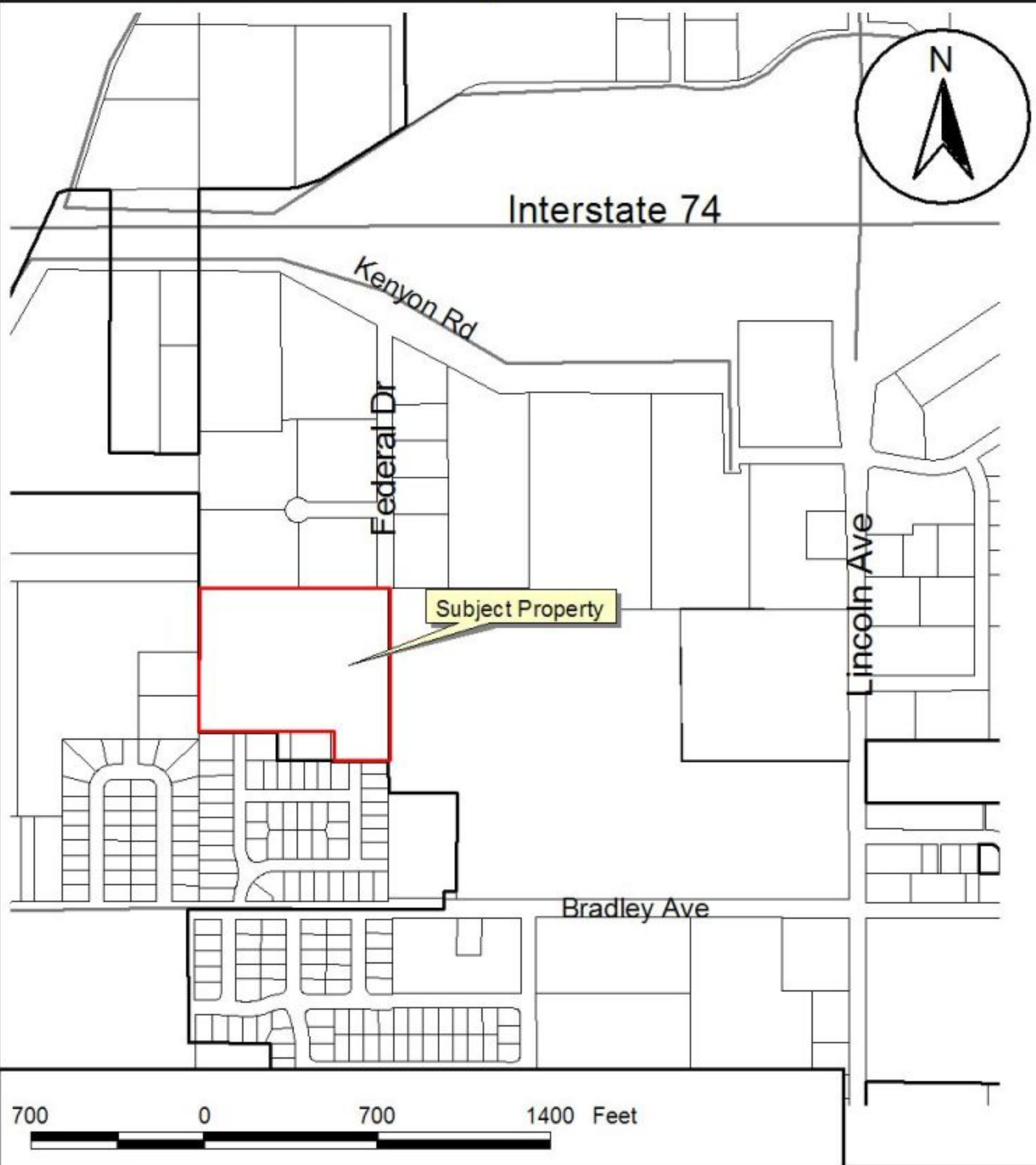
Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Existing Land Use Map
Exhibit D: Future Land Use Map
Exhibit E: Aerial Map
Exhibit F: Previously Approved Site Plan
Exhibit G: Site Development Plan
Exhibit H: Development Phases

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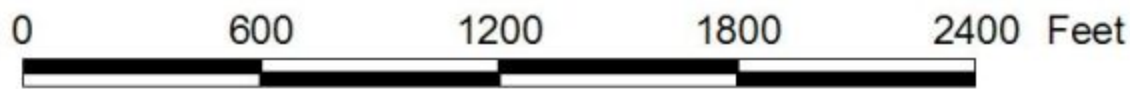
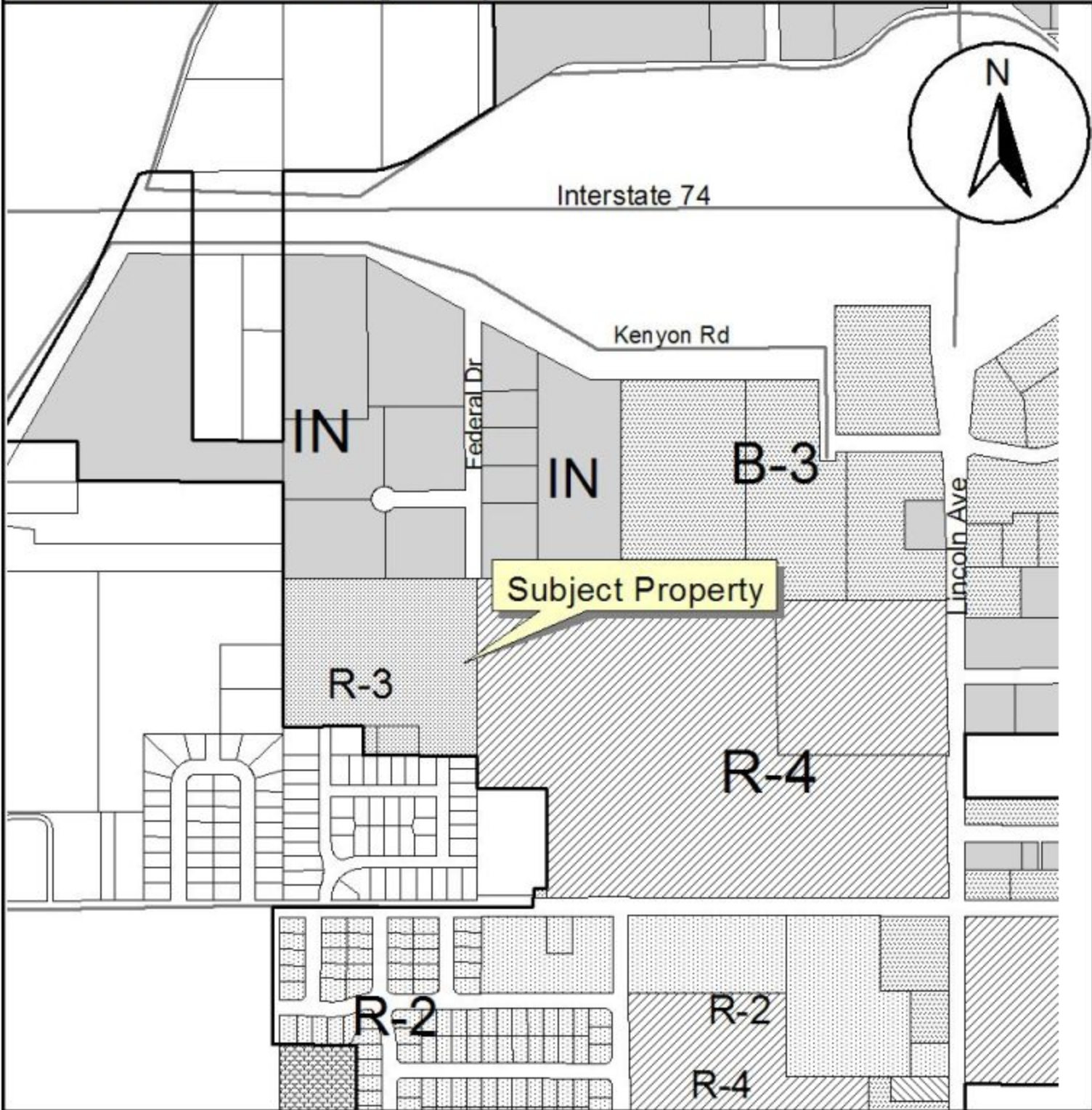
Church of the Living God
1109 N. Fourth Street
Champaign, IL 61820

Exhibit A: Location Map



ZBA Case: 1949-SU-05
Petitioner: Church of the Living God
Location: At the end of Federal Drive
Zoning: R-3 Single and Two-Family Residential
Description: Allow a "Church or Temple" in the R-3, Single and Two-Family Residential Zoning District

Exhibit B: Zoning Map

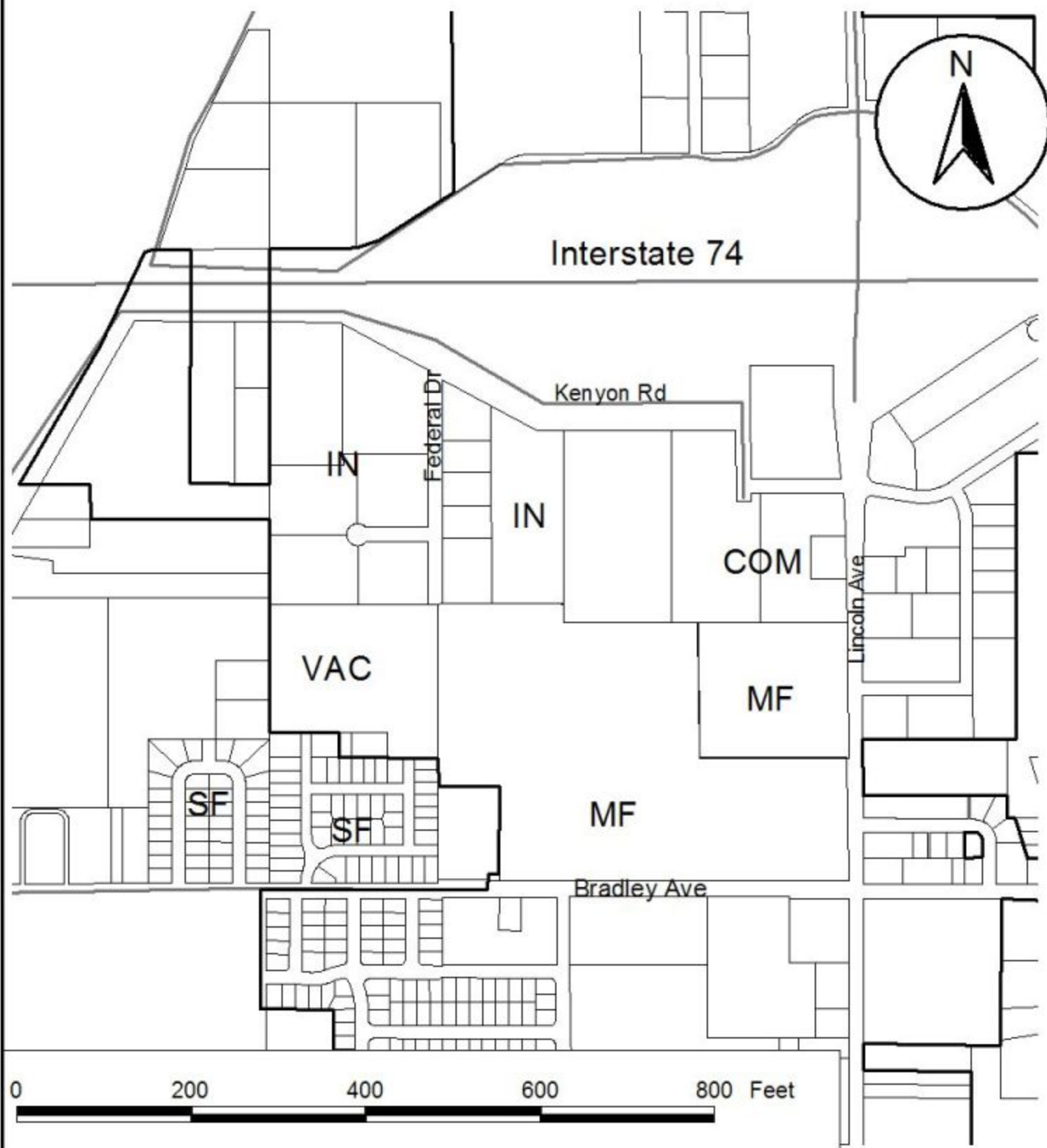


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Prepared 8/6/05 by Community Development Services - rkg

B3 - General Business
IN - Industrial
R2 - Single Family
R3 - Single- and Two-Family
R4 - Medium Density Multiple-Family

Exhibit C: Existing Land Use Map



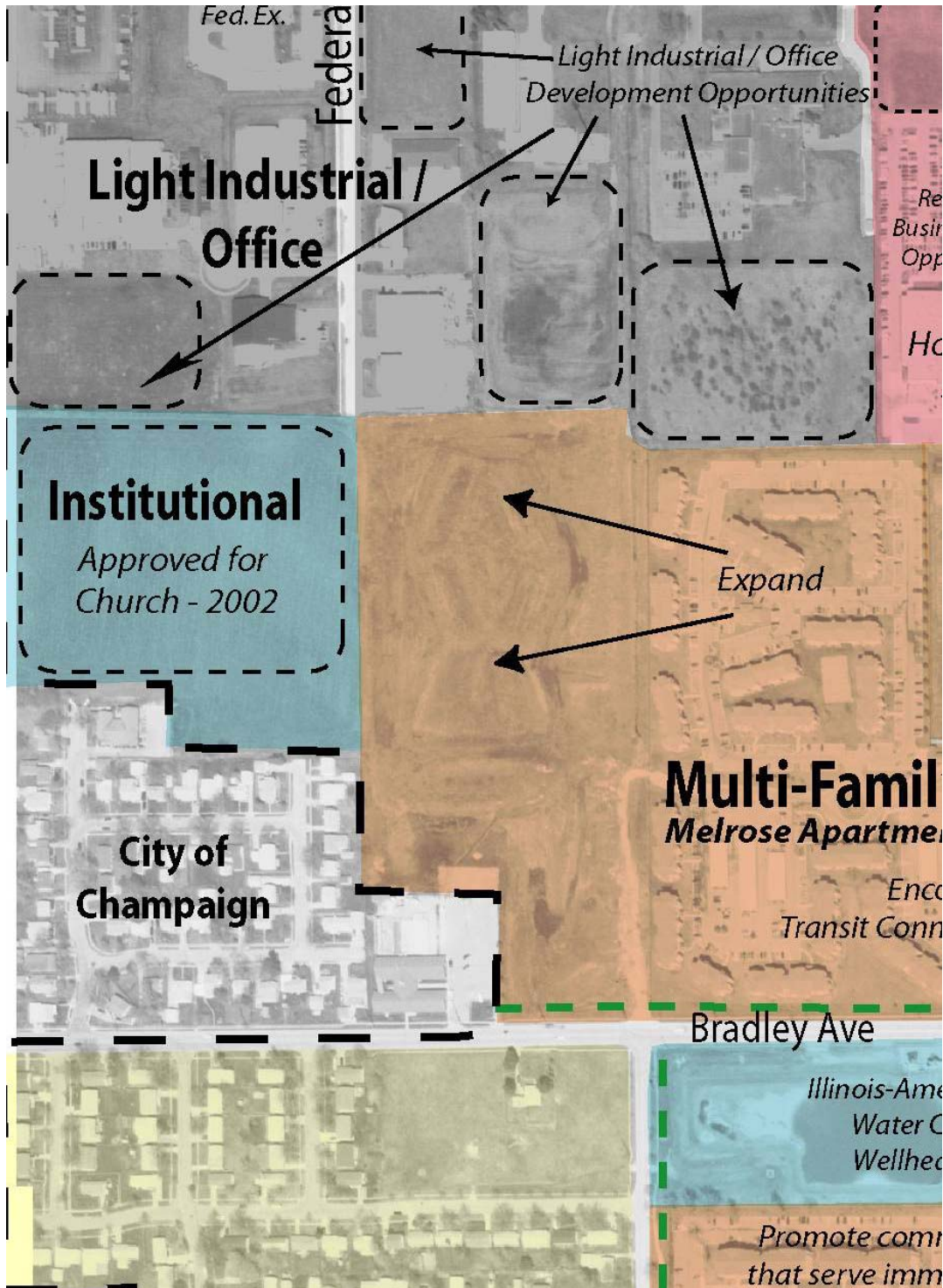
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SF - Single Family
MF - Multi Family
COM - Commercial
IN - Industrial
VAC - Vacant Land



Exhibit D: Future Land Use Map

Source: Comprehensive Plan Future Land Use Map # 3, p.74



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Prepared 9/6/05 by Community Development Services - rkg

Exhibit E: Aerial Map



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