

STAFF REPORT

Town Council, January 7, 2016

The Point Church 15-SU-004 & 15-SP-030 (PI-16-054)

Conduct public hearing and consider action on special use request and site plan request

Speaker: Douglas Loveland

From: Jeff Ulma, Planning Director

Prepared by: Douglas Loveland, AICP, Senior Planner

Approved by: Mike Bajorek, Interim Town Manager

Approved by: Russ Overton, Assistant Town Manager

Executive Summary: The applicant is requesting consideration of a special use and site plan to construct a 4,979-square-foot addition to an existing 7,261-square-foot church. The proposal includes modifications to the Town's requirements for a request to exceed the maximum allowable amount of adverse impact to three champion trees, for a reduction to the minimum required width for a perimeter landscape buffer, and for a reduction to the minimum required width of the streetscape.

SUBJECT PARCELS

Property Owner	Wake County Parcel Identification Number (PIN) (10-digit)	Real Estate ID Number	Deeded Acreage
The Point Church of the Triangle 1503 Walnut Street Cary, NC 27511-5926	0773338611	0073210	1.90
Total Area			1.90

BACKGROUND INFORMATION

Applicant's Representative	Nicholas E. Karr The North Carolina Real Estate Law Firm 5660 Six Forks Road, Suite 104 Raleigh, NC 27609 (919) 325-7325 Nick@NCRealEstateLawFirm.com
General Location	North side of Walnut Street, immediately south of the Nottingham Drive and Walnut Street intersection
Land Use Plan Designation	High-Density Residential (HDR)
Zoning Districts	Residential Multi-Family (RMF)
Within Town Limits	Yes
Staff Contact	Douglas Loveland, AICP, Senior Planner Town of Cary Planning Department P.O. Box 8005 Cary, NC 27512-8005 (919) 469-4045 douglas.loveland@townofcary.org

PROJECT DESCRIPTION

The applicant, Chris Hankins, is requesting consideration of a special use and site plan to construct a 4,979-square-foot addition to an existing 7,261-square-foot church. The subject property is located within a Residential Multi-Family (RMF) zoning district, and is less than 20 acres in size; therefore, pursuant to

LDO Section 5.2.2 (E), consideration of a special use by Town Council is required for expansion of the religious assembly use.

An existing religious assembly use is located on the 1.9-acre property, the existing church building having an area of 7,261 square feet. The applicant is proposing to construct a building addition on the north end of the existing building. The building addition would be faced with tan colored brick that would resemble the appearance of the existing building.

The sole vehicular access to the property will remain from the existing driveway to Walnut Street. Storm water control structures are not required as the proposal decreases impervious surface area. Pedestrian connection to Walnut Street will be provided via a proposed sidewalk located on the west side of the existing driveway. The existing parking area would be reconfigured and result in a slight increase in size.

The applicant is requesting Minor Modifications for reduction of the required streetscape along Walnut Street from the required 30 feet to 25 feet; for the reduction of the required landscape buffer along the western property line from 40 feet to 20 feet; and for the adverse impact of more than 25% of the critical root zone of three champion trees located on the site.

