

Immanuel Lutheran Church & School

DSUP #2014-00041

City Council
October 17, 2015



Site Context

- R5 zone
- 1.42 acres



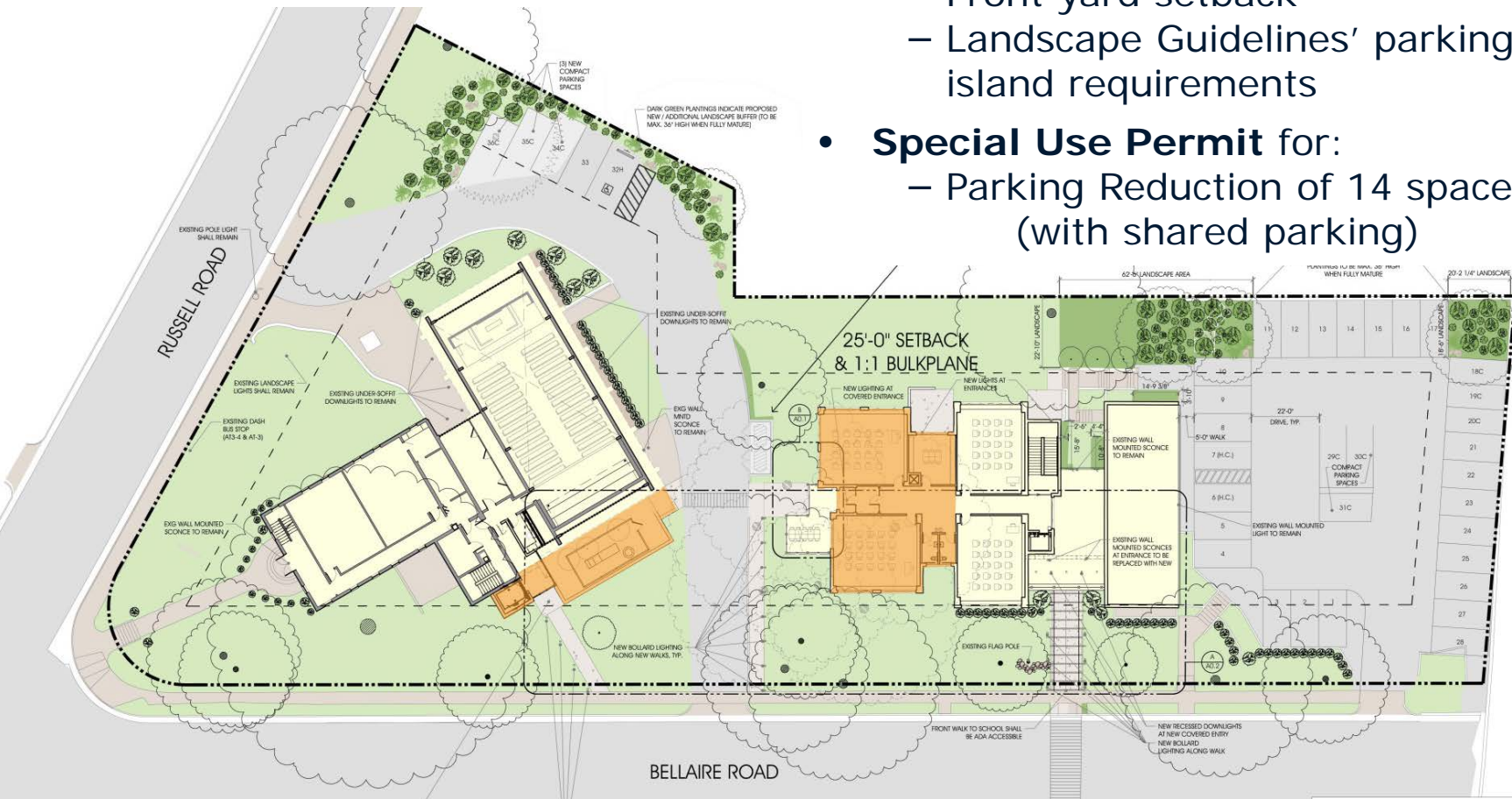
Project Description & Requests

Proposal

- Church addition (2,546 GSF)
- School expansion (7,448 GSF)
for 180 students

Requested Approvals

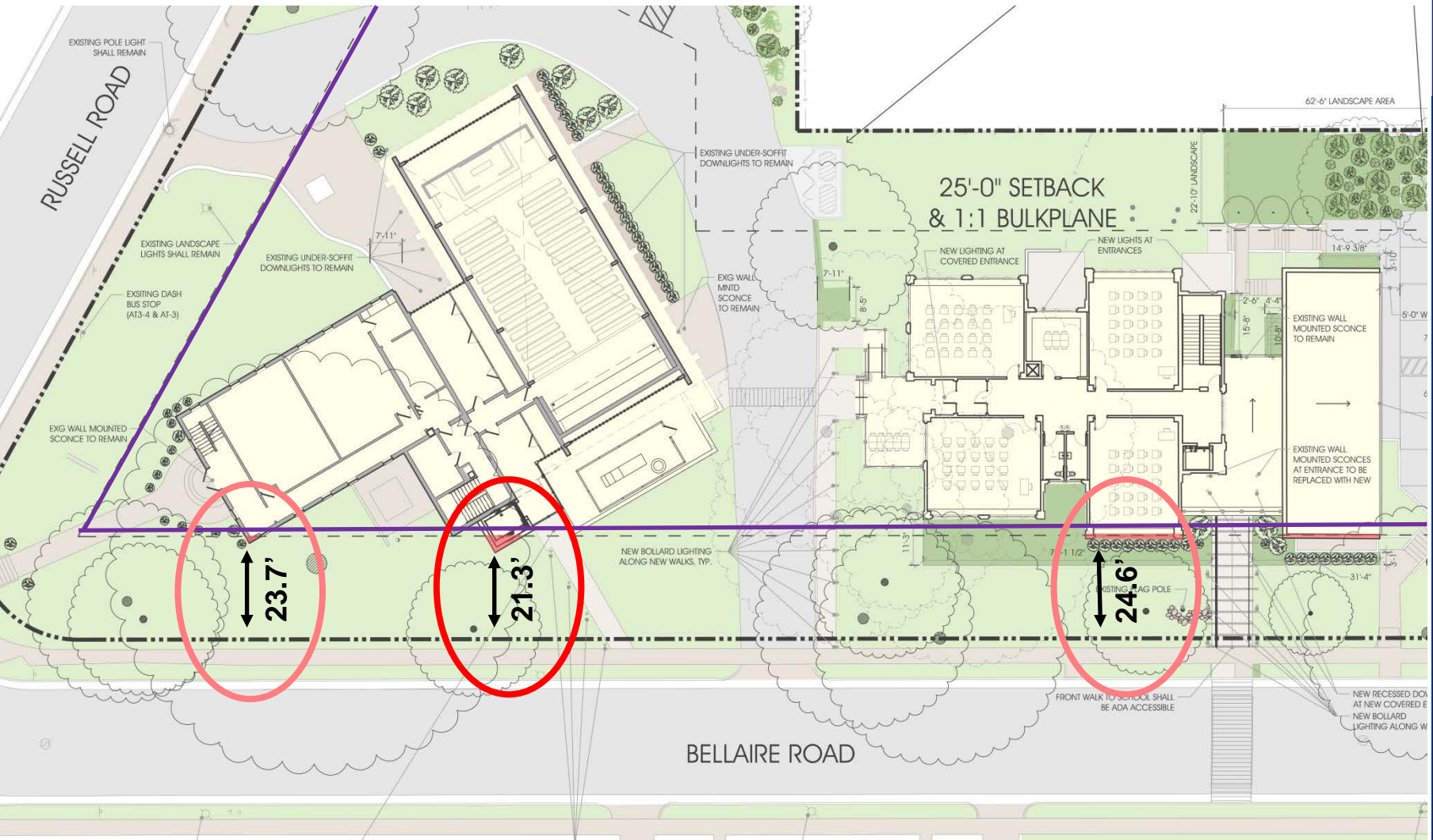
- **DSUP with site plan** with modifications to:
 - Front yard setback
 - Landscape Guidelines' parking island requirements
- **Special Use Permit** for:
 - Parking Reduction of 14 spaces (with shared parking)



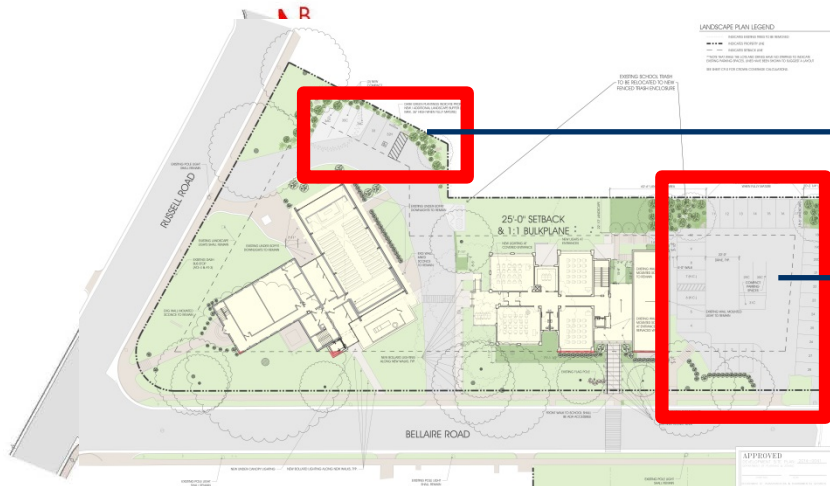
Architectural Character



Modification to Front Yard Setbacks



Reduction of Parking



1 standard, 3 compact, 1 ADA

23 standard, 6 compact, 2 ADA

Required Spaces = 50

- Church = 42
- School = 8
- **TOTAL = 50**

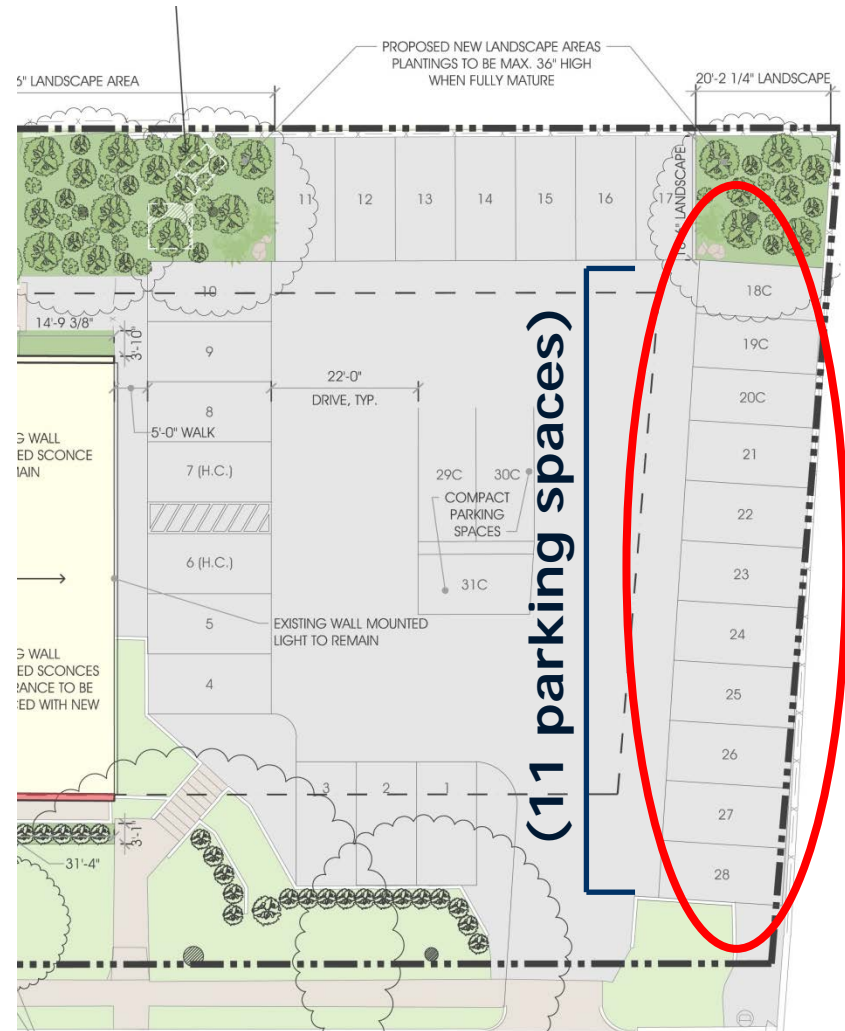
Provided Spaces = 36

- Special Use Permit requested for reduction of 14 spaces



PLANNING & ZONING

- Required: 25%; Provided: 30%



Community

Neighborhood Meeting (with nearby landowners)

September 1, 2015

- Letters of support from neighbors

Del Ray Land Use Committee Meeting

September 8, 2015

- Support for the project



Development Conditions

Private School Special Use Permit

Conditions 77-83:

- Formalizes operations of the private school

Green Building Policy

Condition 13:

- Allows flexibility to achievement of green building standards due to site's use and size of additions

Additional Landscape and Drainage

Conditions 7d, 14b, 14c:

- Addresses concerns with proposed parking and potential drainage issues north of the church



Recommendation

Staff Recommends Approval of
DSUP#2014-00041, subject to conditions.

