

REVISED 3/23/2018

PD 36– Highland Park Presbyterian Church

Approval of the amended Detailed Site Plan for Planned Development District No. 36 is subject to the following special conditions:

- A. Conceptual Plan: Development and use of the Property must comply with the Conceptual Plan.
- B. Detailed Site Plan: Development and use of the property shall be in accordance with the Detailed Site Plan to be submitted and approved in accordance with Section 17-101(2) and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance; review of the Detailed Site Plan by the Planning and Zoning Commission and approval by the City Council is required before a building permit is issued for new construction, but an additional public hearing is not required.
- C. Permitted Land Uses: Primary and accessory uses associated with the functions and activities of the Highland Park Presbyterian Church (hereinafter referred to as the “HP Pres”), including, but not limited to, the following uses:
 - 1. Religious Institution;
 - 2. Educational use;
 - 3. Catering services operated by a third party associated with religious or school uses only;
 - 4. Mechanical systems.
- D. Maximum Building Size:
 - 1. Above-grade structure: The maximum gross floor area of the above-grade structure shall not exceed 190,000 gross square feet in area within the outside dimensions of the building,
 - 2. Below-grade structure: The maximum amount of below grade floor area, not including areas for parking and maneuvering, shall be 25,000 sq. ft.
 - 3. Below-grade parking garage: The maximum amount of floor area for parking and maneuvering shall be 83,700 sq. ft.
- E. Building Setbacks: For the purpose of this District, no internal setbacks shall exist between tracts or lots. All building setback lines shall be measured from the property line and shown on the approved Detailed Site Plan except that seat walls and other walls made of brick, stone or finished masonry, shade structures, and playground equipment are permitted in the setback.
 - (1) Minimum above grade setback along University Boulevard: 60 feet;
 - (2) Minimum below grade setback along University Boulevard: 0 feet;
 - (2) Minimum setback along Park Road: 25 feet;
 - (3) Minimum above grade setback along McFarlin Boulevard: 30 feet;
 - (4) Minimum below grade setback along McFarlin Boulevard: 10 feet;

(5) Minimum setback along Shannon Lane for a building with occupiable space is 10 feet. No setback required for porte-cochere or similar covered automobile drop off facilities;

F Building Standards:

(1) Maximum building height of 65 feet. Elevator penthouses and mechanical equipment, cooling tower, properly screened with similar materials, steeples and other similar structures may exceed maximum building height.

(2) Building materials for new construction shall be similar to the existing buildings consisting of: slate tile roofing, brick masonry, limestone, wood or metal casement windows, glass curtain wall systems, and other materials similar to the existing structure.

(3) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in the PD. For purposes of this subsection, highly reflective glass means glass with exterior visible reflectance percentages in excess of 30 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(4) Best professional practices will be used to ensure architectural integrity of the existing religious institution.

(5) Two levels of below grade parking for a minimum of 129 off-street parking spaces shall be provided. A parking space is defined as being a minimum of nine feet (9') in width and twenty feet (20') in length. The City Council may, upon approval of the Detailed Site Plan, authorize not more than thirty-five (35) parking spaces of small car size, which is defined as a parking space not less than eight feet six inches (8' 6") in width nor less than sixteen feet (16') in length.

(6) The parking garage shall be located as shown on the approved Detailed Site plan.

(7) Details for the parking garage, including design of parking layout, drive aisle width, parking space dimension, turning radii, access ramps and number of spaces, shall be provided with the approved Detailed Site Plan. Driveway ramps shall comply with Article 3.12 of the Code of Ordinances.

G. Landscape:

(1) An open perimeter fence of a maximum of 8' in height will be installed around the playground fronting University Boulevard with limited access through gates;

(2) All landscaping must be in place prior to the issuance of a final certificate of occupancy.

(3) All landscaping shall be maintained in a healthy, growing condition.

H. Signage:

(a) All signs must be in compliance with the City of University Park sign regulations in effect at the time of the sign permit application.

(b) A managed parking sign is permitted to be located on the underground garage entrance.

I Dumpsters: Specific location of refuse, trash containers or dumpsters shall be shown on the approved Detailed Site Plan.

J. Utilities: The size and location of all water and sewer taps shall be shown on the approved Detailed Site Plan and shall be reviewed and approved by the Director of Public Works prior to the issuance of a building permit.

K. Traffic Management Plan: The City of University Park may require a Traffic Management Plan to ensure the safe and orderly operation of traffic at peak times.

L. Construction standard: The Detailed Site Plan shall set forth the final plans and shall conform to the data presented and approved on the Conceptual Site Plan and supporting documents. The facility will be constructed in compliance with the Detailed Site Plan approved by the City Council and shall comply with all applicable City codes then in effect.

M. Delivery during Construction: Unless written permission is granted by the Director of Public Works, all deliveries of construction materials to the construction site will begin no earlier than 7:00 AM and will end by 4:00 p.m., Monday through Saturday. All contractor(s) will make reasonable efforts to receive deliveries through the University/Preston Road intersection entrance, understanding that this might not be possible at varying time during construction.

N. Staging: Partial work in city rights of way for parking or staging along other frontages is permitted with permission from Public Works.

O. Construction Vehicles: No parking of construction vehicles or equipment will be permitted on City streets. Parking of construction workers' vehicles will be located off site and workers will be transported to and from the construction site, provided that when the Parking Garage is available for use, it can be used [by] parking construction workers' vehicles. Parking of construction vehicles on City streets which are closed for construction must be approved by the Director of Public Works.

P. Construction Hours: Unless written permission is granted by the City of University Park, construction work on the site is restricted to Monday through Saturday from 7:00 a.m. to 6:00 p.m., except holidays specifically prohibited by City ordinance.

Q. Background Checks: Background checks will be performed by the contractors for all construction workers prior to them working on the site. Information relating to background checks will be kept on file by the contractors.

R. Explosives: No explosives shall be used in the construction operations.

S. Screening Fence: The construction site and staging area will be screened while construction is ongoing with a temporary six-foot (6') screening fence constructed with plywood screening fence or chain link fence with mesh material to obstruct view into the site or other material approved by the Community Development Director.

T. Traffic-Control Plan: The HP PRES or its designee will submit a construction traffic-control plan for review and approval by the Director of Public Works before construction commences on the site and before any change in traffic flows or street closures around the subject property.

U. Utilities and Easements: Details of size and location of water and sewer lines, taps, meters, and the location of all private utilities (gas, electric and telco services) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.