



## Agenda Report

June 5, 2018

**TO:** City Council

**FROM:** Patrick Baugh, Community Development Director

**SUBJECT:** Consider a request by Dallas Cothrum with Masterplan, representing Highland Park Presbyterian Church, to amend the existing Planned Development District 36 with a Concept Plan to demolish the existing Hunt Building and in its place construct a three-story building above an underground parking facility. The subject site is located at **3821 University Boulevard** and currently zoned Planned Development 36.

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### BACKGROUND:

The Highland Park Presbyterian Church desires to effect upgrades on the campus and reduce off-site parking for the congregation. After several discussions with members of the immediate neighborhood, designs have been reviewed and redesigned and evolved into a Concept Plan to demolish the existing Hunt Building and replace that structure with two levels of below grade parking and three occupied (assembly use) stories above grade.

The new building will be three stories above grade and the building façade will match the other buildings on the HPPC campus.

The new building will have an overall maximum height of 65' and will be 58' to the top of roof.

The underground parking facility will be two levels and is proposed to provide a minimum of 135 parking spaces. The parking facility will be entered from and exit onto Shannon Lane.

The currently established Building setbacks from property line are:

North – 60'-0"

East – 25'-0"

South – 30'-0"

West – 25'-0"

The proposed improvements are generally in line with existing structures on campus or are greater than required as follows:

North: 82.9'

East: Connected to existing Sanctuary

South: 48.5'

West: 22.7'

One exception to the established setbacks shown on the Concept Plan is that of a Porte Cochère extending over a drop off lane and out to the property line along Shannon Drive.

The church has submitted a Concept Plan for the proposed improvements. At a later date, the church will submit a Detailed Site Plan to be reviewed by the Planning and Zoning Commission and City Council before a building permit can be issued.

The concept plan, as attached, was subject to a Public Hearing and discussion at the regular meeting of the Planning and Zoning Commission on April 10, 2018. Upon conclusion of that discussion, the Commission forwards a recommendation for approval by the City Council of an amendment to Planned Development.

#### **NOTIFICATION:**

A public notice was published in the Park Cities News on March 29<sup>th</sup> 2018, and notices were mailed to owners of real property within 200 feet of the subject tract. A summary of responses is attached.

#### **RECOMMENDATION:**

Staff concurs with the recommendation of the Planning and Zoning Commission to approve the amendment to Planned Development #36, recognizing a Concept Plan for improvements at the Highland Park Presbyterian Church.

#### **ATTACHMENTS:**

Application and Land Use Statement

Memo of Revision

PD - 36 Amendments

Concept Plans

Summary of Responses

Ordinance