



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager
Through: Amy Kimball-Murley, AICP, Planning Director
From: Nicole Malo, Planner
Date: August 3, 2010
RE: A Major Development Plan and Conditional Use request for the reconstruction and expansion of an existing church for property located at 3424 Northside Drive in the Single Family (SF) zoning district per Section 108-91B(2)b and Section 122-236(4) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE #00065830-000000).

ACTION STATEMENT:

Request: To allow a request for the reconstruction and expansion of an existing church.
Location: 3424 Northside Drive, RE # 00065830-000000.
Zoning: Single Family Zoning District

BACKGROUND:

Previous City Actions:

DRC Meeting	April 22, 2010
Planning Board	June 17, 2010
Tree Commission Meeting	July 12, 2010

Planning Staff Analysis:

The applicant has requested a Major Development Plan and Conditional Use to redevelop the existing church use on the site. The existing site currently consists of a chapel, classrooms and 3,322 square feet of offices and a 34 space parking lot. The applicant has proposed a phased development process that includes the construction of a 5,562 square foot church, 96 square foot accessory structure and a 70 space parking lot. Upon completion of the construction of the new church, the existing church will be demolished, and the remaining site improvements will be completed.

The request has been recommended for approval by the Planning Board through Resolution 2010-025 with four conditions of approval, as follows:

1. That the final landscape plan be approved by the Tree Commission.
2. All site plan revisions dated May 3, 2010 shall be reflected on the civil drawings currently dated March 31, 2010 as well as the landscape plans dated May 21, 2010.
3. Signage must meet Code standards in accordance with Key West Code Chapter 114 Division 2.
4. That the variance for height of the steeple be granted by the Board of Adjustment.

After the Planning Board recommendation of approval the applicant has submitted site plans, landscape plans and civil drawings that depict consistent design standards; and the applicant has removed the proposed signage elevation (see sheet A201) and added language from the Code of Ordinances Section 122-29(c) for the repairs and maintenance of non-conforming structures to the site plan (AS1) describing the applicants right to repair the existing non-conforming sign. Additionally, on July 12, 2010, the Landscape Plan was approved by the Tree Commission.

Because conditions number one, two and three have been met, the reference to these conditions of approval 2010-025 has been removed and the updated plans and Tree Commission approvals have been provided. Therefore, the Department recommends that the one surviving condition remain,

1. That the variance for height of the steeple be granted by the Board of Adjustment.

Options / Advantages / Disadvantages:

Option 1. To approve the proposed Major Development Plan and Conditional Use approval.

1. **Consistency with the City's Strategic Plan, Vision and Mission:** The City's Strategic Plan, Vision, and Mission do not address issues pertinent to this request.
2. **Financial Impact:** There is no direct financial impact to the City if the modification to the plan is approved.

Option 2. To deny the proposed Major Development Plan and Conditional Use approval.

1. **Consistency with the City's Strategic Plan, Vision and Mission:**
The City's Strategic Plan, Vision, and Mission do not address issues pertinent to this request.

2. **Financial Impact:** There is no direct financial impact to the City if the modification to the plan is not approved.

RECOMMENDATION:

Staff recommends the approval of **Option 1**, with the following condition:

1. That the variance for height of the steeple be granted by the Board of Adjustment.