



Project Details

Overview

Site Description	
Project Name	St. Mark's Church of Christ
Address	7708 Rogers Road
Property Description	29,064 sq. ft. (0.7 acres)
Existing	Vacant Lot
Orange County Parcel Identifier Numbers	9870-45-0445
Zoning	Residential-1 (R-1)

Development Intensity


Topic	Comment		
Use/Density (Sec 3.7)	Place of Worship.		
Dimensional Standards (Sec. 3.8)	Frontage	Required: 64 ft.	Proposed: 139 ft.
	Place of Worship Special Frontage ¹	arterial/collector street for the width equal to or exceeding min. lot width of 80 ft.	139 ft.
	Lot Width	80 ft.	124 ft.
	Building Height, Setback	29 ft.	11 ft.
	Building Height, Core	40 ft.	18 ft.
	Street Setback	28 ft.	151 ft.
	Interior Setback	14 ft.	24 ft. (south) 32 ft. (east)
	Solar Setback	17 ft.	21 ft.
	Floor area (Sec. 3.8)	Required: .076 (max) or 2,008.1 sf.	Proposed: 1,175 sf.
Modifications to Regulations (Sec. 4.5.6)	N/A		
Adequate Public Schools (Sec. 5.16)	N/A		
Inclusionary Zoning (Sec. 3.10)	N/A		

¹ **Place of Worship Special Frontage:** Section 6.17 of the Land Use Management Ordinance states that Places of Worship are allowed in the Residential-1 (R-1) zoning district only if the lot proposed from the Place of Worship fronts on either an arterial or collector street for a width equal to or exceeding the minimum lot width for the Residential-1 (R-1) zoning district. Rogers Road is a Collector Street and the frontage is 139 feet, meeting the 80 foot width requirement.

Landscape		
Buffer – North (Sec. 5.6.2)	Required:	Proposed:
	20 ft. Type 'C' Internal	20 ft. Type 'C' Internal
Buffer – East (Sec. 5.6.2)	20 ft. Type 'C' Internal	20 ft. Type 'C' Internal
Buffer – South (Sec. 5.6.2)	20 ft. Type 'C' Internal	20 ft. Type 'C' Internal
Buffer - West (Sec. 5.6.2)	20 ft. Type 'C' External	20 ft. Type 'C' External
Tree Canopy (Sec. 5.7)	Required: 40%	
	Proposed: 53%	
Environment		
Resource Conservation District (Sec. 3.6)	NA	
Erosion Control (Sec. 5.3.1)	Required if more than 20,000 sf land disturbance	
Steep Slopes (Sec. 5.3.2)	NA	
Stormwater Management (Sec. 5.4)	Routed to the existing swale along the Rogers Road frontage.	
Land Disturbance	13,382 sf on-site; 1,300 sf right-of-way (Total 14,682 sf); 50.5%	
Impervious Surface (Sec. 3.8)	Max. Ratio:	Proposed:
	0.5/0.7	9,073 sf; 31.2%
Solid Waste & Recycling	On-site for solid waste containers; Recycling waste bin to be moved to the street on collection days	
Jordan Riparian Buffer (Sec. 5.18)	NA	
Access and Circulation		
Road Improvements (Sec. 5.8)	Road improvements not required.	
Vehicular Access (Sec. 5.8)	Driveway proposed off Rogers Road	
Bicycle Improvements (Sec. 5.8)	Payment-in-lieu requested by Town for bicycle lane along Rogers Road frontage; applicant has requested waiver.	
Pedestrian Improvements (Sec. 5.8)	Payment-in-lieu requested by Town for bicycle lane along Rogers Road frontage; applicant has requested waiver	
Traffic Impact Analysis (Sec. 5.9)	TIA exemption granted	
Transit (Sec. 5.8)	No transit improvements proposed.	
Bicycle Parking (Sec. 5.9)	Required: 8	
	Proposed: 8 (2 Class I and 6 Class II)	

Parking Lot Standards (Sec. 5.9)	Built to Town standards. Min/max parking requirements
Vehicle Parking (Sec. 5.9)	Minimum:12 Maximum:30 Proposed: 19
Technical	
Fire	Full fire flow study and report will be provided during the Final Plan phase.
Site Improvements	Must connect to sanitary sewer prior to issuance of a Certificate of Occupancy.
Recreation Area (Sec. 5.5)	NA
Lighting Plan (Sec. 5.11)	Town standard of 0.3 foot candles at property line.
Homeowners Association (Sec. 4.6)	NA
Annexation	Located in the Town's Extraterritorial Jurisdiction (ETJ). The ETJ is area outside of the Town's limits but is subject to the Town's land development regulations. Stipulation requiring that prior to the issuance of a Zoning Compliance Permit, the applicant shall submit a petition for annexation for the site.

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
C	Requires Council Endorsement
FP	Required at Final Plan;
NA	Not Applicable
PC	Planning Commission