



CONSIDER AN APPLICATION FOR SITE PLAN REVIEW, 7708 ROGERS ROAD (WEST ST. MARK'S CHURCH)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Judy Johnson, Operations Manager
 Anya Grahn, Senior Planner

PROPERTY ADDRESS 7708 Rogers Road	DATE April 16, 2019	APPLICANT Dr. Timothy Peppers, Sr.
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STAFF'S RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution A, approving this Site Plan Review application, with the stipulations noted.

NEXT STEPS

As part of the Final Plan - Zoning Compliance Permit application, the applicant will demonstrate compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution.

PROCESS

Prior to issuance of a Zoning Compliance permit for a proposed change in use, LUMO Section 4.7 requires site plan approval by the Planning Commission.

ORDINANCE

We believe that the proposed application, with the conditions proposed in the attached resolution, meets all regulations and standards in the Land Use Management Ordinance. A checklist of these regulations and standards is included in the attached Project Summary.

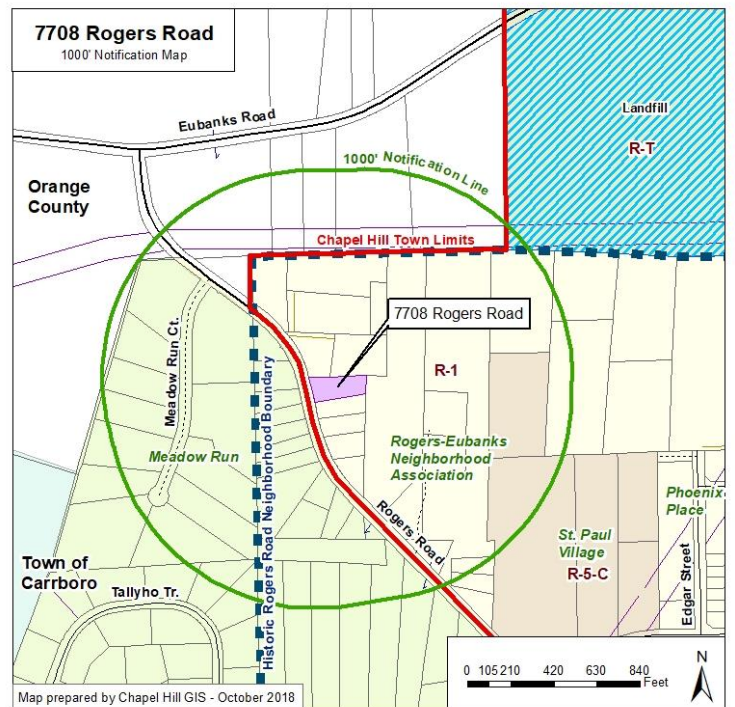
PROJECT OVERVIEW

The application proposes to construct a 1,175 sq. ft. Place of Worship on a 0.6-acre site. The building is proposing 60 seats with a gathering plaza at the building entrance; the building will also include an office. The parking lot is proposed to use pervious pavers and contain 19 vehicular parking spaces and 6 bicycle parking spaces; storage for 2 additional bicycles will be provided inside the building. This proposal includes 9,073 sq. ft. of impervious surface and 13,382 sq. ft. of land disturbance. The zoning district is Residential-1 (R-1).

The applicant is requesting to provide a payment-in-lieu for required bicycle and sidewalk facilities along the Rogers Road frontage.

The site is also located in the [Historic Rogers Road Area](#), and it will be affected by the [Rogers Road Zoning Initiative](#).

PROJECT LOCATION



ATTACHMENT

1. Project Summary Form
2. Staff Analysis
3. Resolution A Site Plan Review Approval
4. Resolution B Site Plan Review Denial
5. Traffic Impact Analysis Exemption
6. Applicant's Combined Materials
7. Applicant's Request for Waiving Fee in Lieu Payments