

Christ the King Presbyterian Church CU (PL20180001697)

Evaluation Criteria

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, staff's recommendation to the reviewing body shall be based upon a finding that the granting of the conditional use will not adversely affect the public interest and that the specific requirements governing the individual conditional use, if any, have been met. Further, satisfactory provision and arrangement have been made concerning the following matters, where applicable.

On a separate page, provide a narrative statement describing a request for a conditional use and a detailed response to the criteria listed below. Specify how and why the request is consistent with each of the criteria.

Narrative

This application requests conditional use approval for a 400 seat church (place of worship) on an approximately 5+/- acre parcel of land located at the southeast quadrant of the intersection of Santa Barbara Boulevard and Country Road. The site is zoned A, Agriculture and the LDC, Section 2.03.01.A.1.c.8, identifies that a church is permitted as a Conditional Use.

A Conditional Use Site Plan has been prepared in support of the application, which depicts the general location of the church building, parking areas, open spaces and access locations. The site is planned to have the primary access to Crews Road, with a secondary access to Sunset Boulevard. The site contains no native vegetative habitat; therefore, no native vegetation preserve areas are depicted on the Conditional Use Site Plan. At the present time the site does not have potable water and sewer service available. The Conditional Use Site Plan identifies an approximate area for a septic drainfield and potable well location. It is anticipated that Collier County sanitary sewer facilities will be installed in the future, and at that time the church would connect to the County's facility. The size of the church building, and number of seats may be phased based on the timing and availability of the sanitary sewer facilities.

- a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.

The property is located in the Urban Mixed Use District, Urban Residential Sub-District of the Future Land Use Element (FLUE) of the Growth Management Plan. The Urban Designated lands specifically permit non-residential community facility uses such as churches.

Policy 5.4 of the FLUE requires that all applications and petitions for proposed development must be consistent with the Growth Management Plan. This Conditional Use for a church is consistent with the FLUE of the Plan. Policy 5.7 of the FLUE encourages use of land presently

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designated for urban intensity to be utilized before designating other areas for urban intensity. The site is within the Urban area and represents infill development along a major arterial roadway corridor.

Policy 5.6 requires new developments to be compatible with, and complementary to the surrounding land uses. The property is bounded on three sides by roadways: Santa Barbara Boulevard, Sunset Boulevard and Country Road. The Conditional Use Site Plan for the proposed church identifies the proposed perimeter buffers. The applicant proposes to provide a buffer along Sunset Boulevard by installing a 10' wide Type D buffer. The church building is over 200' from the ROW line of Sunset Boulevard. The property to the south is located within a PUD which has been sunset and it is unknown at this time what land use may be developed on the site.

Policy 7.1 requires connections to fronting County arterial and collector streets. Based on discussions with Collier County Transportation Planning Staff, the preferred access to the site is the local street known as Country (Crews) Road. Right and left turn lanes were installed on Santa Barbara Boulevard at Country Road as part of the widening improvements several year ago. Utilizing the existing turn lanes is more appropriate than installing another driveway and turn lane on Santa Barbara Boulevard.

Policy 7.3 does contemplate interconnections of internal streets to neighboring properties. There are no proposed local streets within the church site. Connection is not necessary or feasible to the undeveloped property to the south due to the unknown future use of the site. That property will have access to Whitaker Road, which like Country Road, had turn lanes installed as part of the Santa Barbara Widening.

- b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

As discussed above, primary access is proposed from Country Road with secondary access to Sunset Boulevard. Turn lanes exist on Santa Barbara Boulevard. The internal driveways will be configured to allow for emergency vehicle access.

- c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.

The church will have negligible impact to neighboring properties. There are two neighboring homes located east of Sunset Boulevard. The church will be providing appropriate buffering

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as required by the LDC. Further, lighting for the parking areas will be designed to reduce light spillage beyond the property line. The church will produce no odors or noise that would be inappropriate for this location.

- d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.

The proposed church as identified on the Conditional Use Site Plan will be over 200' from the eastern property line and then separated by the 60' wide ROW of Sunset Boulevard from the nearest residentially utilized property. A buffer meeting the County's minimum buffer where a church abuts residentially utilized property has been depicted on the Site Plan. To the north is Country Road and then a retention pond owned by Collier County. It has been determined in numerous instances in Collier County that a church is a compatible use near residential development. The site is bounded on three sides by roadways and it is the opinion of the certified urban planner preparing this application that the site and use are compatible.

- e. Please provide any additional information which you may feel is relevant to this request.

Supplemental data including a traffic impact statement and environmental data report have been provided with this application.