



City of Galena, Illinois

AGENDA

ZONING BOARD OF APPEALS

**WEDNESDAY, NOVEMBER 14, 2018
6:30 P.M. – CITY HALL 101 GREEN STREET**

ITEM	DESCRIPTION
18Z-2001	Call to Order by Presiding Officer
18Z-2002	Roll Call
18Z-2003	Establishment of Quorum

APPROVAL OF MINUTES

ITEM	DESCRIPTION	PAGE
18Z-2004	Approval of the Minutes of the Regular Meeting of October 10, 2018	3-6

UNFINISHED BUSINESS

None.

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
18S-15	Tanya Billmeyer – Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District at 104 North Dodge Street.	7-12
18PD-02	Adam Johnson – Request for approval of Preliminary Plan and Rezoning for a site, with an underlying default district of Low Density Residential at 413 South Bench Street.	13-22

OTHER BUSINESS

ITEM	DESCRIPTION	PAGE
18Z-2005	Public Comments Not to exceed 15 minutes as an agenda item Not more than 3 minutes per speaker	
18Z-2006	Adjournment	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Zoning Board of Appeals	Wednesday, December 12, 2018	6:30 P.M.	City Hall, 101 Green Street

Posted: November 9, 2018 at 4:00 p.m. Posted By: Matt Oldenburg

**MINUTES
ZONING BOARD OF APPEALS
OCTOBER 10, 2018**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, October 10, 2018 at City Hall, 101 Green Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

Baranski	Present
Bochniak	Present
Cook	Present
Holman	Absent
Jansen	Present
Nybo	Present
Rosenthal	Present

A quorum was declared.

Zoning Administrator Matt Oldenburg, City Attorney Joe Nack and Secretary Deb Price were also present.

APPROVAL OF MINUTES

MOTION: Cook moved, seconded by Bochniak to approve the September 12, 2018 minutes.

Motion carried.

UNFINISHED BUSINESS

Cal. No. 18S-10, Applicant and Owner: Ken Stoppa & Elizabeth Collazo, 429 Harrison Street, Galena, IL 61036. Location: Parcel: 22-100-439-03, W 1/2 of S 47' Lot 58, W 1/2 Lot 59 & W 1/2 Lot 60, W. Side of Broadway, Galena, Jo Daviess County, Illinois. Common Address is 429 Harrison Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.

MOTION: Bochniak moved, seconded by Cook to approve the Special Use Permit for Cal. No. 18S-10.

As Roll Call was:

Bochniak	Yes
Cook	Yes
Holman	Absent
Jansen	Yes
Nybo	Abstain
Baranski	Yes
Rosenthal	Yes

Motion carried.

Cal. No. 18S-11, Applicant and Owner: Deborah Penney, 334 Franklin Street, Galena, IL 61036. Location: Parcel: 22-100-305-00, SE 28' of Lot 20, Franklin Street, Galena, Jo Daviess County, Illinois. Common Address is 334 Franklin Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.

MOTION: Jansen moved, seconded by Cook to approve a Special Use Permit for Cal. No. 18S-11.

As Roll Call was:

Cook	Yes
Holman	Absent
Jansen	Yes
Nybo	Abstain
Baranski	Yes
Bochniak	Yes
Rosenthal	Yes

Motion carried.

Cal. No. 18S-12, Applicant and Owner: Bruce & Nanette Glasgow, 200 North Main Street, Galena, IL 61036. Location: Parcel: 22-100-099-00, Part of Lot 54, West Side of Main Street, Galena, Jo Daviess County, Illinois. Common Address is 200 North Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

MOTION: Bochniak moved, seconded by Cook to approve a Special Use Permit for Cal. No. 18S-12.

As Roll Call was:

Holman	Absent
Jansen	Yes
Nybo	Abstain
Baranski	Yes
Bochniak	Yes
Cook	Yes
Rosenthal	Yes

Motion carried.

Cal. No. 18S-13, Applicant and Owner: 125 N Main LLC, 125 North Main Street, Galena, IL 61036. Location: Parcel: 22-100-158-00, Lot 32, East Side of Main Street, Galena, Jo Daviess County, Illinois. Common Address is 125 North Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

MOTION: Baranski moved, seconded by Jansen to approve a Special Use Permit for Cal. No. 18S-13.

As Roll Call was:

Jansen	Yes
Nybo	Abstain
Baranski	Yes
Bochniak	Yes
Cook	Yes
Holman	Absent
Rosenthal	Yes

Motion carried.

Cal. No. 18S-14, Applicant and Owner: RAL Realty Management, 107 North Main Street, Galena, IL 61036. Location: Parcel: 22-100-151-00, North 9’ of Lot 26 & South 11’ of Lot 27, East Side of Main Street, Galena, Jo Daviess County, Illinois. Common Address is 107 North Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

MOTION: Jansen moved, seconded by Cook to approve a Special Use Permit for Cal. No. 18S-14.

As Roll Call was:

Nybo	Abstain
Baranski	Yes
Bochniak	Yes
Cook	Yes
Holman	Absent
Jansen	Yes
Rosenthal	Yes

Motion carried.

NEW BUSINESS

None

WORK SESSION

None

OTHER BUSINESS

None

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by Cook to adjourn the meeting at 6:45pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: November 9, 2018

RE: Cal. No. 18S-15, Applicant and Owner: Tanya Billmeyer-Finn, 104 North Dodge Street, Galena, IL 61036. Location: Parcel: 22-100-850-00, Lot 3 of Temple's Subdivision of Lot 8 in Block 21 of the Original City of Galena, Jo Daviess County, Illinois. Common Address is 104 North Dodge Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.

Summary:

The applicant is requesting a Special Use Permit to operate as a one-dwelling vacation rental in a Low Density Residential District.

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. All exterior development is existing and no further development is needed.

Number of Guests: Maximum occupancy load for this dwelling unit is four (4) guests. This is determined by the International Fire Code, International Building Code and NFPA on the basis of minimum 200 square feet per person gross (IFC Table 1004.1.2), with an additional requirement for two means of fire-protected egress for each sleeping area (NFPA 24.2.2.1.1).

Lot Capacity: The lot size is 4,192 square feet, or 0.096 acres. The structure is situated along North Dodge Street. The site is already properly landscaped with well-established vegetation and lighting. The lot can absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: The site can accommodate one (1) vehicle off-street in the driveway. The parking regulations require one (1) off-street space per four (4) guests.

Emergency measures: Staff will ensure that emergency lighting, exits, posted floor plans and emergency telephone are in place before license is issued.

Staff recommends approval of this request. Land uses surrounding the property include residences and the Old City Cemetery.

Approval Criteria & Recommendation:

The purpose of a special use review is to provide an opportunity to utilize property for an activity, which under usual circumstances, could be detrimental to other permitted uses and which normally is not permitted within the same district. A special use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special use is not a use by-right and one that is otherwise prohibited without approval of a special use permit.

The application shall demonstrate that the proposed development will comply with the following:

(1) *Site plan review standards.* All applicable site plan review criteria in § 154.914. *The proposed plan meets the site plan review standards.*

(2) *District standards.* The underlying zoning district standards established in § 154.201 through § 154.209 including the defining characteristics of the district; *This proposed use meets the district standards.*

(3) *Specific standards.* The land use regulations established in § 154.406; *The proposed use meets the specific standards established in §154.015, §154.403.1 and §154.406(D)(18).*

(4) *Availability of complementary uses.* Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities. *Complimentary uses are available to the project.*

(5) *Compatibility with adjoining properties.* Compatibility with and protection of neighboring properties through measures such as:

(a) *Protection of privacy.* The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants. *The proposed use will protect the privacy of adjacent properties.*

(b) *Protection of use and enjoyment.* All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property. *There is no change to the physical aspect of the existing development and therefore should have a minimal impact on the use and enjoyment of adjacent properties.*

(c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties. *The design and integration of the proposed use has no projected impact on adjacent properties regarding nuisances. The impact of the number of guests is congruent with a residential use at the site.*

The Zoning Board of Appeals can grant, conditionally grant, or deny all applications for a Special Use Permit or an amendment thereof. If the Board would like to grant the request, a motion to draft Findings of Fact should be entertained. The Findings of Fact will then be presented for final consideration at the next Board meeting.





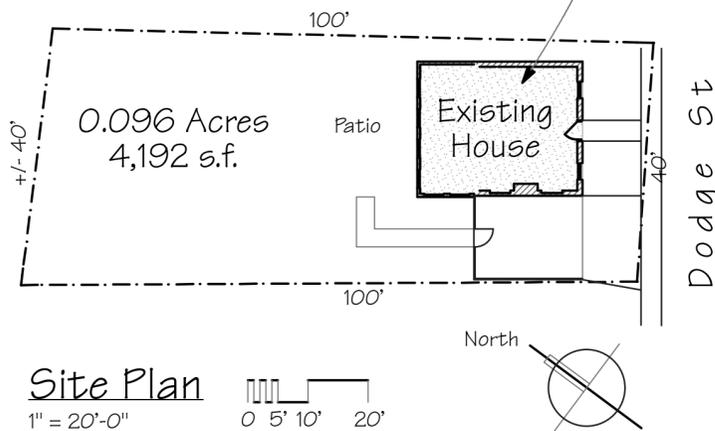




104 N. Dodge St.

Location Map

Proposed Vacation Rental
104 North Dodge Street



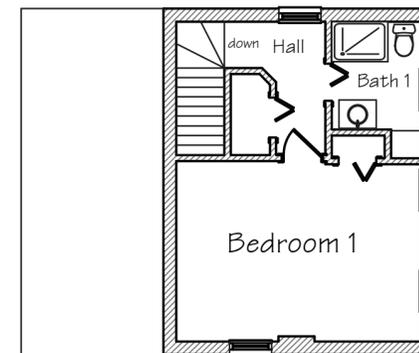
Site Plan

Vacation Rental Unit
2 Bedroom, 1-1/2 baths
1,455 sq ft in Low Density Residential
with Parking for one car
4 guests allowed

Building Classification
Zoning LDR Low Density Residential, Vacation Rental Special Use permit
Construction Type V A, Historic Building, 2 stories, 1,455 sq. ft. gross
Occupancy Change from R3 to R1
Project type: Change of occupancy from R3 to R1
No alterations

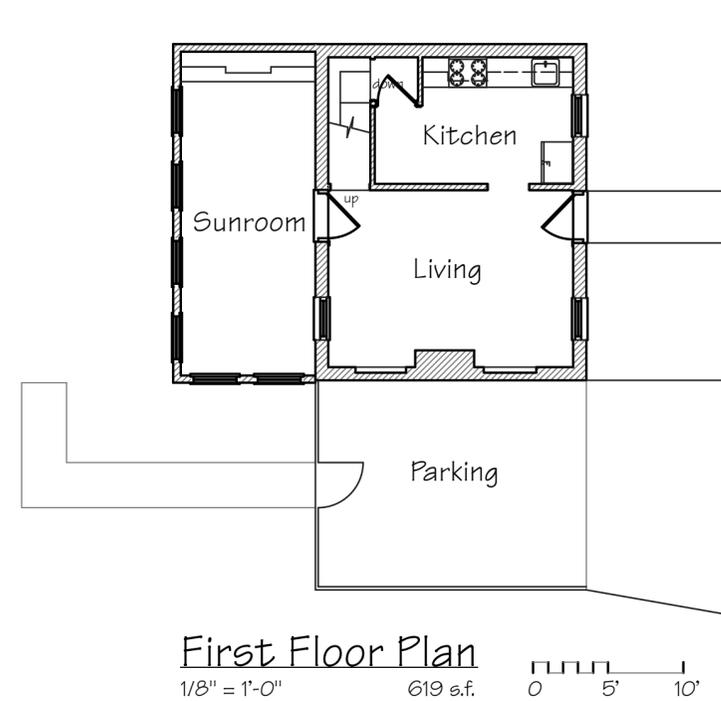
General Notes

- Existing conditions for bedrooms to be grandfathered.
- Electrical
 - Verify existing Smoke Detectors and provide new as needed throughout all areas, within each new bedroom, with in 15' of each bedroom door, & carbon monoxide detector within 10' of bedroom. Hardwire all new detectors with battery back-up as needed.



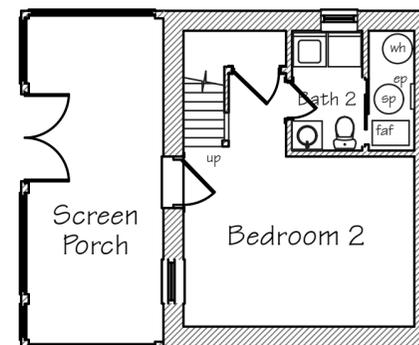
Second Floor Plan

1/8" = 1'-0" 417 s.f.



First Floor Plan

1/8" = 1'-0" 619 s.f. 0 5' 10'



Basement Plan

1/8" = 1'-0" 417 s.f.

Dodge Street

Permit Plans for Vacation Rental Accommodations
104 North Dodge Street

Galena, Illinois 61036

11/4/18
revisions:

sheet

A1

of 1

Certification Statement:
I certify that these plans were prepared by me & to the best of my knowledge conform to Local, State, & National Codes
Licensed Architect: Adam C. Johnson
Illinois license number: 001-014693C
expiration date: 11/30/2019

Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2400
©adamizso333@gmail.com 815/281-1577
Drawings remain the sole property of the Architect, reproduction & use by permission only.

MEMO

To: The Zoning Board of Appeals
From: Matt Oldenburg, Zoning Administrator
Date: November 9, 2018

RE: Cal. No. 18PD-02, Applicant: Adam Johnson, 211 Fourth Street, Galena, IL 61036 and Owner: Galena Art & Recreation Center, 413 South Bench Street, Galena, IL 61036. Location: Parcel: 22-100-191-00, Lots 13, 14, 15 & 3-3/4' of Lot 16, West Side of Bench Street, D.O.R. Docket No. 85-43-20 Community Center, Original City of Galena, Jo Daviess County, Illinois. Common Address is 413 South Bench Street, Galena, IL 61036. Request for approval of Preliminary Plan to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, to allow proposed uses.

Project Summary:

The subject property is located at 413 South Bench Street and is commonly known as the Art & Recreation Center. The property consists of approximately 0.77 acres or 30,015 square feet and is situated along South Bench Street overlooking the Downtown Commercial area. A narrative is included with locational and district maps from the applicant to describe the scope of the project for your understanding. The district map colors are explained as: orange = LDR zoning and blue = DC zoning.

The applicant is requesting rezoning of the property from Low Density Residential to Planned Unit Development for a site with an underlying default district of Low Density Residential and approval of a Preliminary PUD Plan which includes changes to land use and associated site improvements. Rezoning to a PUD is the most appropriate process to address the proposed land uses and intensity standards for the site and district. The existing site, structure and use of the property are existing, non-conforming and, unless a proposed use matched the existing use, it would be difficult to find an adaptive use allowable in the Low Density Residential district to suit the property due to its vast scale and original purpose.

As a point of reference, the existing land use on the property is Indoor Institutional with accessory outdoor recreational uses on the playground. The current intensity at the site is as follows:

1. Floor Area Ratio: 0.47
2. Daily intensity:
 - a. Summer months (10 weeks): 50 children, 12 staff, Mon.-Fri. 8AM-6PM;
 - b. Remaining months: 20 children, 7 staff, Mon.-Fri. 8AM-6PM;
 - c. Daily classes: 10-15 people, all year extending into the evenings until 8PM;
 - d. Basketball: Sunday evenings, 6PM-8PM;
3. Parking: No off-street parking, three spaces reserved on-street, day-care and classes mostly drop-offs and pick-ups on-street.

The property sits within an existing transitional area from downtown land uses to the East to residential, guest accommodations and indoor institutional land uses to the North, South and West.

Please refer to §154.301 (A), (B) and (C) for purpose, default standards and establishment of uses when considering this request. Uses will be discussed in Zoning comments below along with any deviations from default standards.

Staff Comments:

Engineering: Storm water facilities shall be demonstrated in further detail with construction drawings and may tie into existing storm drains on the site that connect to the City system. Construction drawings by qualified, licensed professionals shall be submitted for review before building permit is issued.

Fire Prevention: Proposed concept shall meet fire & life safety requirements. Further detail review will be held with construction documents and approval needed before building permit is issued.

Building: Stamped, professional construction drawings must be submitted for final review with Staff before building permit is issued. ADA compliance is required.

Zoning: Site plan review indicates compliance with adopted plans and policies, such as the Comprehensive Plan and does not conflict with any official map, trail or park plans of the City.

Other applicable codes to this request will be International Building Code, International Fire Code, NFPA Code, National Electric Code, ADA Code. These Codes will be reviewed upon approval of zoning processes before building permits are issued.

Proposed land uses:

Essentially, the applicant proposes to market the property to bring interest groups to Galena to stay at the property and use amenities such as a large kitchen, gymnasium and proposed swimming pool. Groups could include a variety of interests and demographics for a proposed maximum occupancy of 20 persons. The breakdown of uses relative to our standard table include:

1. Guest Accommodations – this proposal requests transient lodging for up to 20 persons. Based on the number of guest rooms on the floor plan, it appears to have space for 14 sleeping guests. This amount would be similar to a Small Inn. However, the applicant does not wish to have on-site supervision that would otherwise be required for a Small Inn in the LDR district. In that respect, they are asking for a hybrid of a Small Inn and a Vacation Rental. In the case of Vacation Rentals, the occupancy is determined on a basis of square footage and fire / life safety regulations. Both uses have parking requirements that will be discussed later.
2. Indoor Commercial Entertainment – it appears that the amenities of the structure would provide accessory entertainment to the guests. The applicant lists indoor entertainment on the drawings and narrative as cooking classes, sporting activities in the gym and performances on the stage. It would be prudent to identify the proposed “entertainment” activities during the hearing to ensure the use is compatible with nearby residential properties as to prevent nuisance situations.
3. Outdoor Recreation – the applicant proposes an outdoor swimming area in the North lot in the front yard. Swimming pools are not allowed in front yard areas according to the bulk standards. Additionally, outdoor recreation areas require adequate buffer yard and screening according to the Company-provided On-site Recreation land use. This land use is not allowed in the LDR district, therefore it would be a deviation from the default standards. In order to mitigate the deviation, the below language is applicable:

(5) Deviation from development default standards. The Zoning Board of Appeals may recommend that the City Council deviate from the default district standards subject to the

provision of any of the community amenities listed below. In order for the Zoning Board of Appeals to recommend, and the City Council to approve, a deviation from the default district standards, the listed amenities shall be provided in excess of what would otherwise be required by this code. These amenities include:

- (a) Transportation amenities including but not limited to: off-street trails, bike and pedestrian amenities, or transit-oriented improvements, including school and transit bus shelters;*
- (b) Open space, agricultural land reservations, or land dedication of 20% or greater;*
- (c) Community facilities or provision of public services beyond those required for development within the PUD;*
- (d) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 15 years;*
- (e) The provision of innovative infiltration or filtration techniques such as permeable pavements, rain gardens, bio-swales, French drains, or other low impact development methods such as roof gardens, rainwater harvesting systems, open water features, and vegetative buffers; and*
- (f) The provision of Green Building Code compliant structures or improved efficiency site lighting; and*
- (g) Other amenities, in excess of the minimum standards required by this code, that the City Council specifically finds provide sufficient community benefit to offset the proposed deviation.*

If the swimming area is approved, then it is recommended that the applicant be required to install a Type III buffer yard with 6' tall fence and 15' of separation distance with landscaping from the adjacent residential property. A fence is also required to surround the entire pool area per building code.

It is noteworthy that the current use of that space is an outdoor basketball court, which is also an outdoor recreation.

If the swimming area is not approved, I recommend considering that space to be a potential space for additional off-street parking.

Further Plan Comments:

Lighting and landscaping standards provided in §154.603-605 will be presented in detail for the Final PUD Plan approval. Landscaping will be required in accordance with the standards to address the added parking lot and site improvements. Parking standards identified in §154.601 will be discussed later in the review.

Performance standards provided in §154.701 through §154.713 are met; the permanent state of the development is not expected to violate performance standards listed in this Chapter.

Any signage adjustments can be administratively approved by the Zoning Administrator.

Parking requirements: Currently, there are no off-street parking spaces; there are three spaces reserved for the property on-street, in front of the building. Small Inns require one off-street space per guest room, plus one space for the manager; Vacation Rentals require one off-street space per four guests; Indoor Entertainment requires one per three guests. The proposed total occupancy is

20 persons with four off-street parking spaces (including one ADA space); the current three on-street spaces are not proposed on the site plan. Due to the uncertainty of the various group configurations, it is difficult to project the number and modes of transportation that the groups will use ranging from individual vehicles to shuttles to small buses. The parking requirement for off-street spaces will need to be relative to the proposed land uses and the number of vehicles used to bring the groups to the property.

The proposed off-street parking area meets the design standards set forth in §154.605, however, it appears to require some delicate maneuvering when looking at turning movements required to ingress and egress. This could involve backing-out into the street when exiting or backing into the lot when entering. Perhaps an alternative configuration with added spaces on the North lot could relieve this situation in the case that the swimming area does not work-out.

Approval Criteria & Recommendation:

Zoning Map Amendment - In determining whether the proposed zoning map amendment shall be approved, the following factors shall be considered:

1. Whether the existing text or zoning designation was in error at the time of adoption;
2. Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;
3. Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances;
4. Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines;
5. Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone;
6. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; or
7. Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning.

And:

Planned unit development zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Specific benefits that would support a PUD zoning include, but are not limited to:

- (1) More efficient infrastructure;
- (2) Reduced traffic demands;
- (3) A greater quality and quantity of public and/or private open space;

- (4) Other recreational amenities;
- (5) Needed housing types and/or mix;
- (6) Innovative designs; and/or
- (7) Protection and/or preservation of natural resources.

Preliminary PUD Plan – A preliminary development plan application shall demonstrate conformance with all of the following:

- a. The ODP review criteria in division (B);
- b. The applicable preliminary plat criteria in [Chapter 153](#), Subdivision Regulations;
n/a
- c. The applicable site plan review criteria in § [154.914](#);
- d. The approved ODP, if applicable; *n/a*
- e. An appropriate, specific density/intensity of uses for all areas included in the preliminary plan approval; and
- f. For a PUD/TND District, the area of the plan is at least five acres in size or as specified in an applicable approved ODP, or as identified in § [154.301](#). *n/a*

Cal. No. 18PD-02

The Zoning Board of Appeals can recommend to the City Council, in the form of a motion, approval or denial of requests for Map Amendments and Preliminary PUD plans. If the Board would like to recommend approval of the requests, motions to approve which include pertinent facts in the cases and reasons for the recommendations should be entertained. The recommendations will then be forwarded to the City Council for final action.

Planned Unit Development for St. Michael's School Building
413 South Bench Street, Galena, Illinois 61036

The prospective owner, Mark Schlenker, is applying for a planned development to allow the rehabilitation of the existing building which has been the ARC Facility for the past few decades. The rehabilitation would create a multi-use center which would combine indoor entertainment and outdoor entertainment with transient lodging, the goal of which would be to create a gathering place for groups with similar interests to come together for an event, a class, a sporting event, or team reunion. Exterior improvements would include a small dip pool on the north playground and work to provide a level parking area for several vehicles to ease accessibility.

The proposed design would incorporate a Lounge on the main level with an attached commercial style kitchen which would be adequate for group cooking or classes. Other existing spaces on the main level would be remodeled into bedroom suites. Because the market would include larger groups of users not all the bedrooms would include an attached bathroom, but one bedroom would be designated as an overflow bedroom offered at a more economical rate. The Gymnasium would be maintained for use by visiting groups or as a stand alone facility for general sporting use or activities. The exterior spaces and the pool would be for transient guests only and would not be used as stand alone facilities.

The terms of use would be flexible as to length of stay and size of groups. The applicants limit use of the exterior areas to 10 pm.

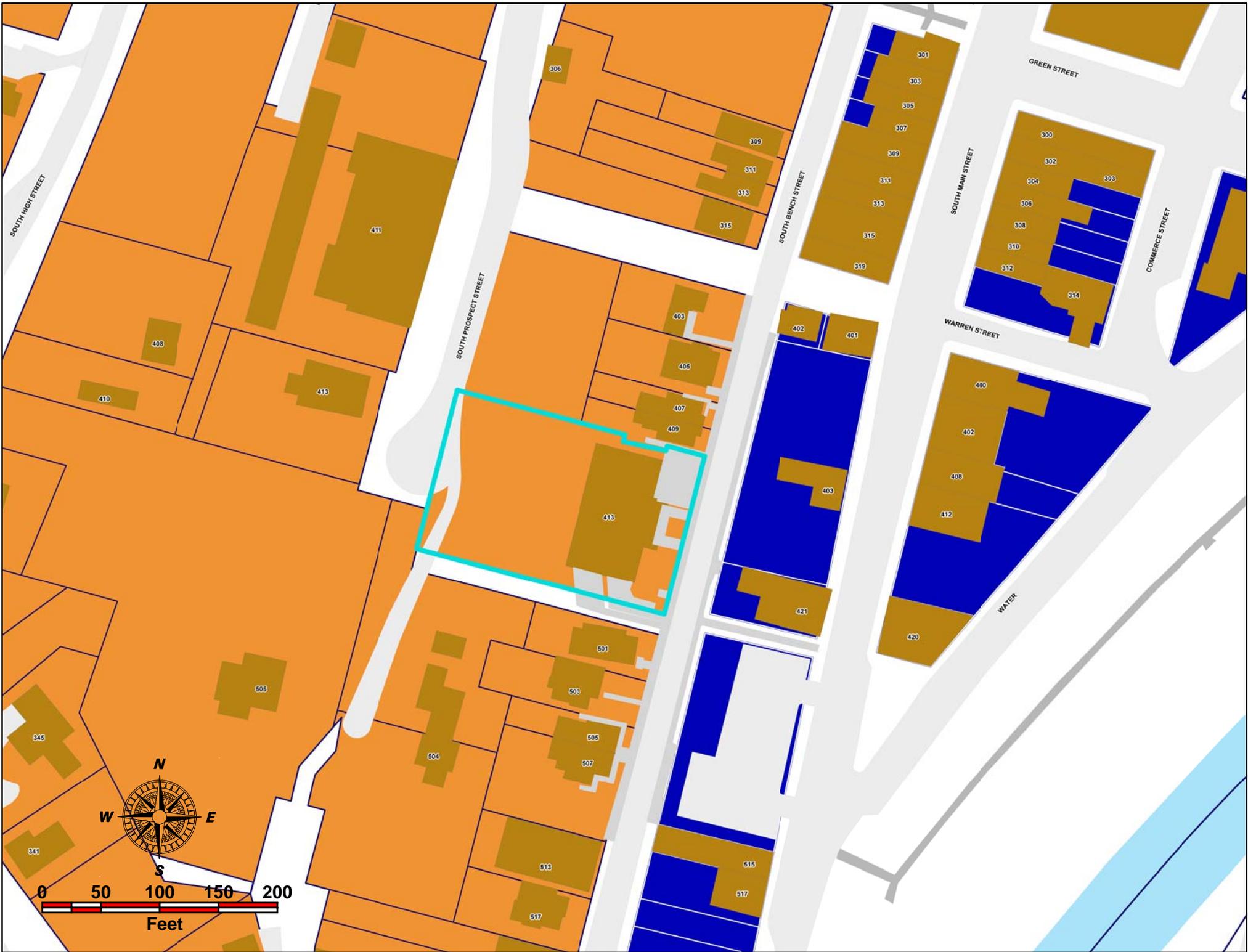
It is in the interest of the City of Galena to approve this application for Planned Development zoning because the St. Michael's School Building is an important community resource and the it is located in a prominent location in Galena. Its continued viability needs to be supported by allowing a proposed combination of uses which will rehabilitate the property into a modern, economically viable facility.

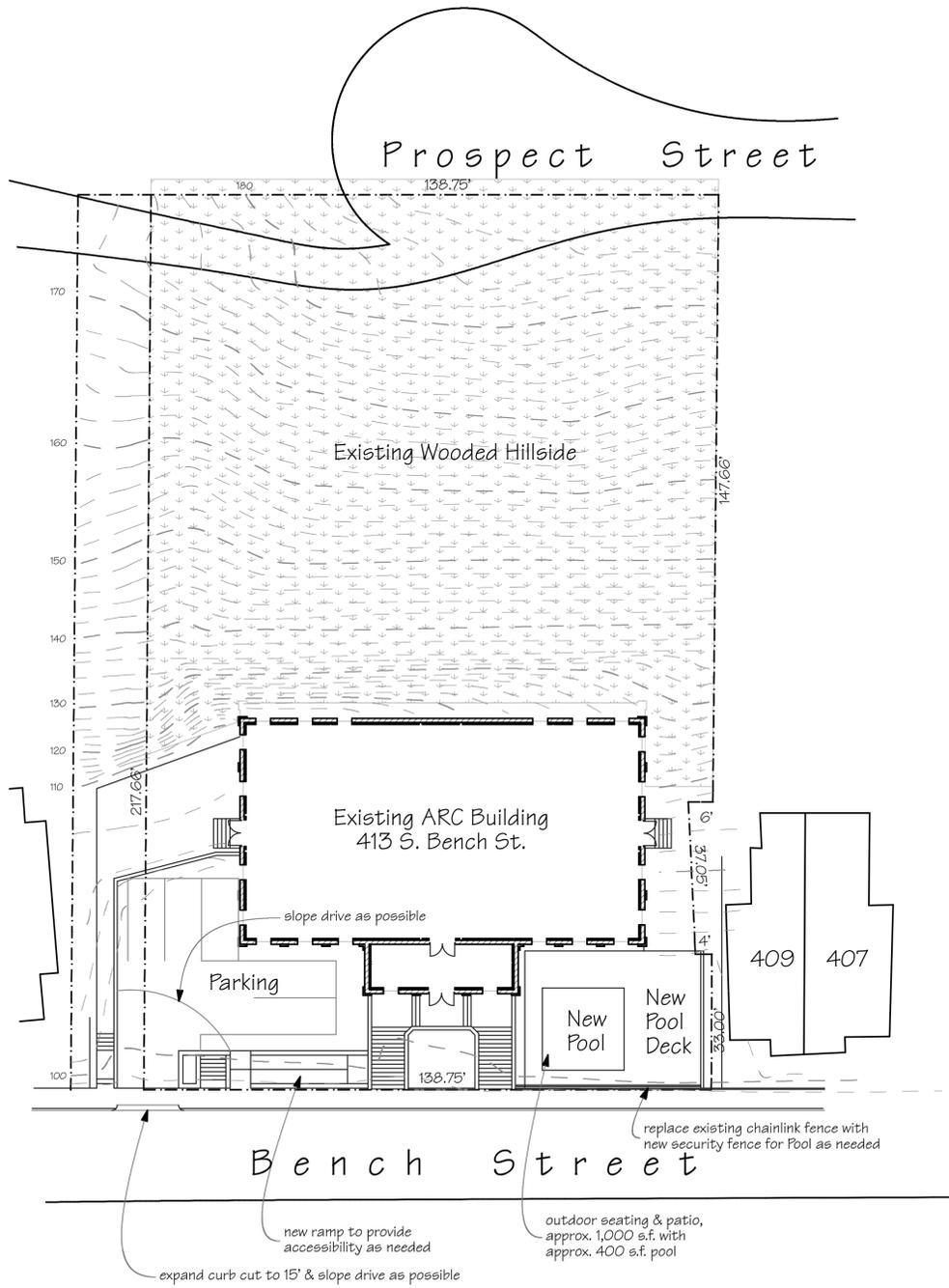
The comprehensive plan provides support for this application. The Planned Development application supports the comprehensive plan goals for the city in many ways. It supports the first goal of economic development by protecting a historic structure, maintaining a use in an existing building (for which a new use would be difficult to find considering any new commercial use would face the same accessibility and parking issues) and providing an additional public facility to support tourism and economic growth. It supports the further goal of providing additional parking. It supports the goal of historic preservation by maintaining and improving a historic property.

The Planned Development application is for a unique single-use project for which increased flexibility is desired to achieve many of the specific benefits for which a Planned Development is created, as stated in the zoning ordinance. Those benefits include reducing on street parking demands, allowing innovative design, and preserving a natural resources, the historic church building.

The Planned Development application is required for this proposal because the proposed combination of uses cannot be developed under conventional zoning. This development would be adequately buffered and adverse impacts on adjacent properties have been mitigated to the greatest extent possible. And, as stated above, the proposal is consistent with the goals and policies of the Comprehensive Plan.

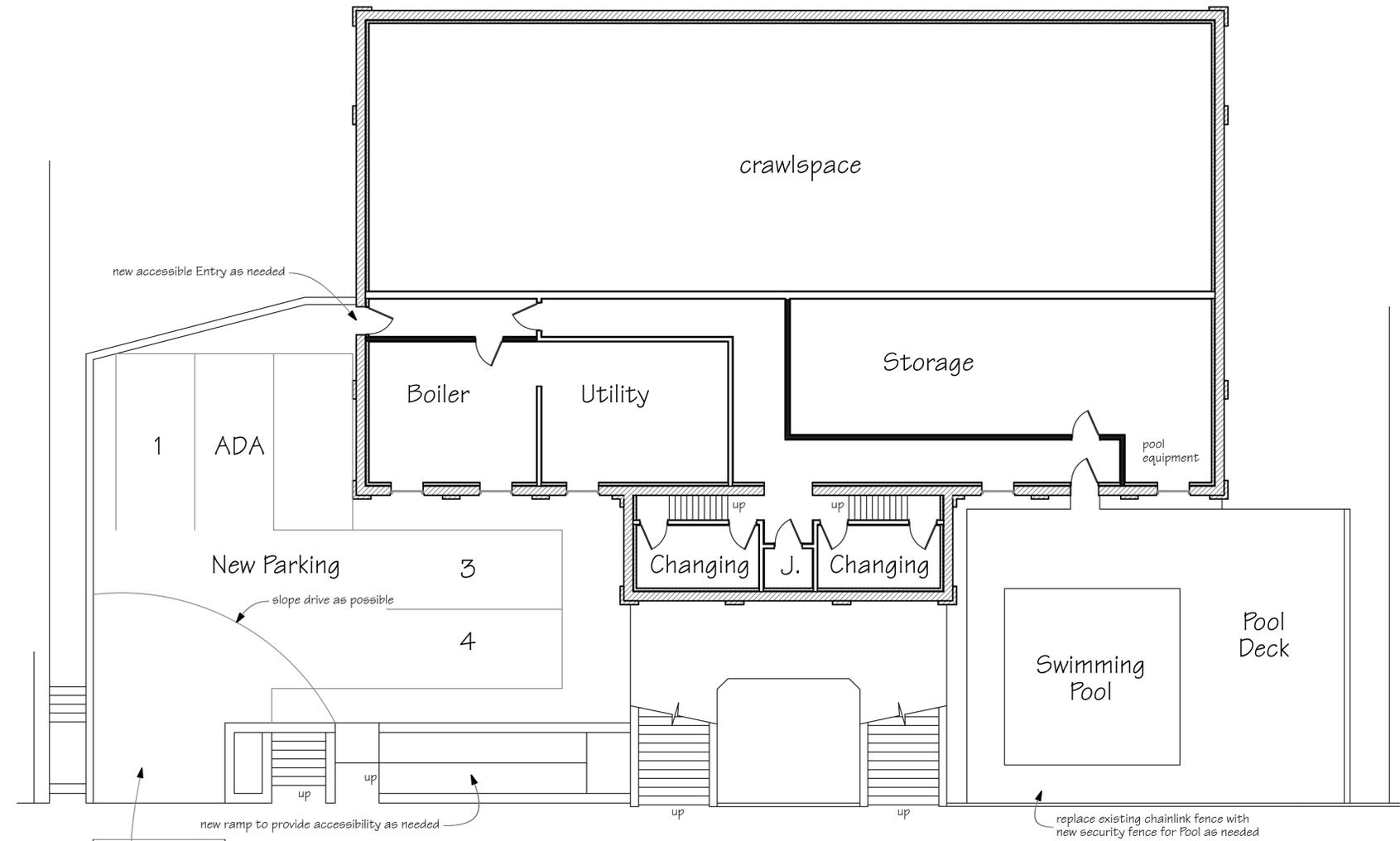
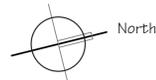
This application meets all the criteria for zoning review and furthers the goals of the comprehensive plan and so should be approved.





Proposed Site Plan

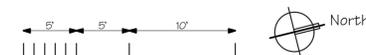
1" = 20'-0"



Proposed Basement Plan

1/8" = 1'-0"

Existing 2,741 s.f.



Planned Unit Development Application

Proposed Plans to convert Existing ARC Facility into
 Indoor Entertainment (including Gymnasium use & Cooking Classes)
 Transient Lodging for up to 20
 Outdoor Entertainment use of existing north playground
 Reconfigure south playground for Parking

Zoning Standards

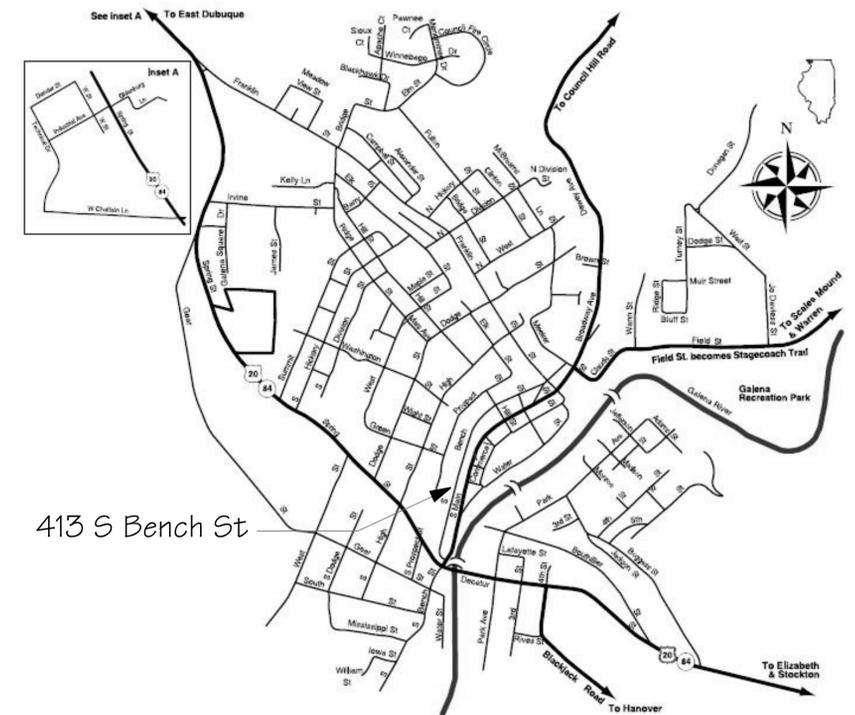
Zoning: LDR Low Density Residential Overlay District
 Lot Size: 0.69 acres, 29,993 s.f.
 Floor Area Ratio FAR = 47%
 Existing building size approx. 14,180 s.f.
 Proposed Landscaping 60% = approx. 18,000 s.f. proposed

3 Stories, 36' height allowed, existing steeple to be grandfathered

Parking = 3 spaces provided, on ADA accessible

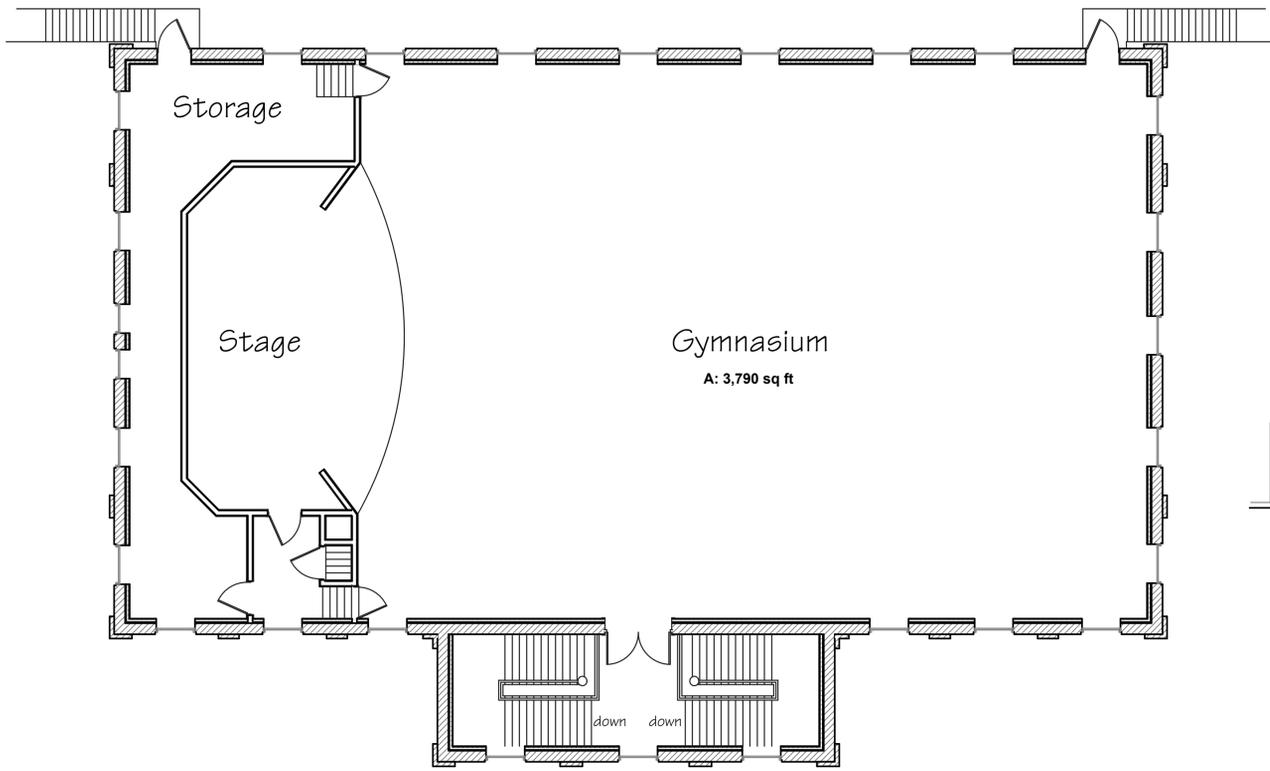
Exterior lighting required for business hours.

No freestanding sign proposed.

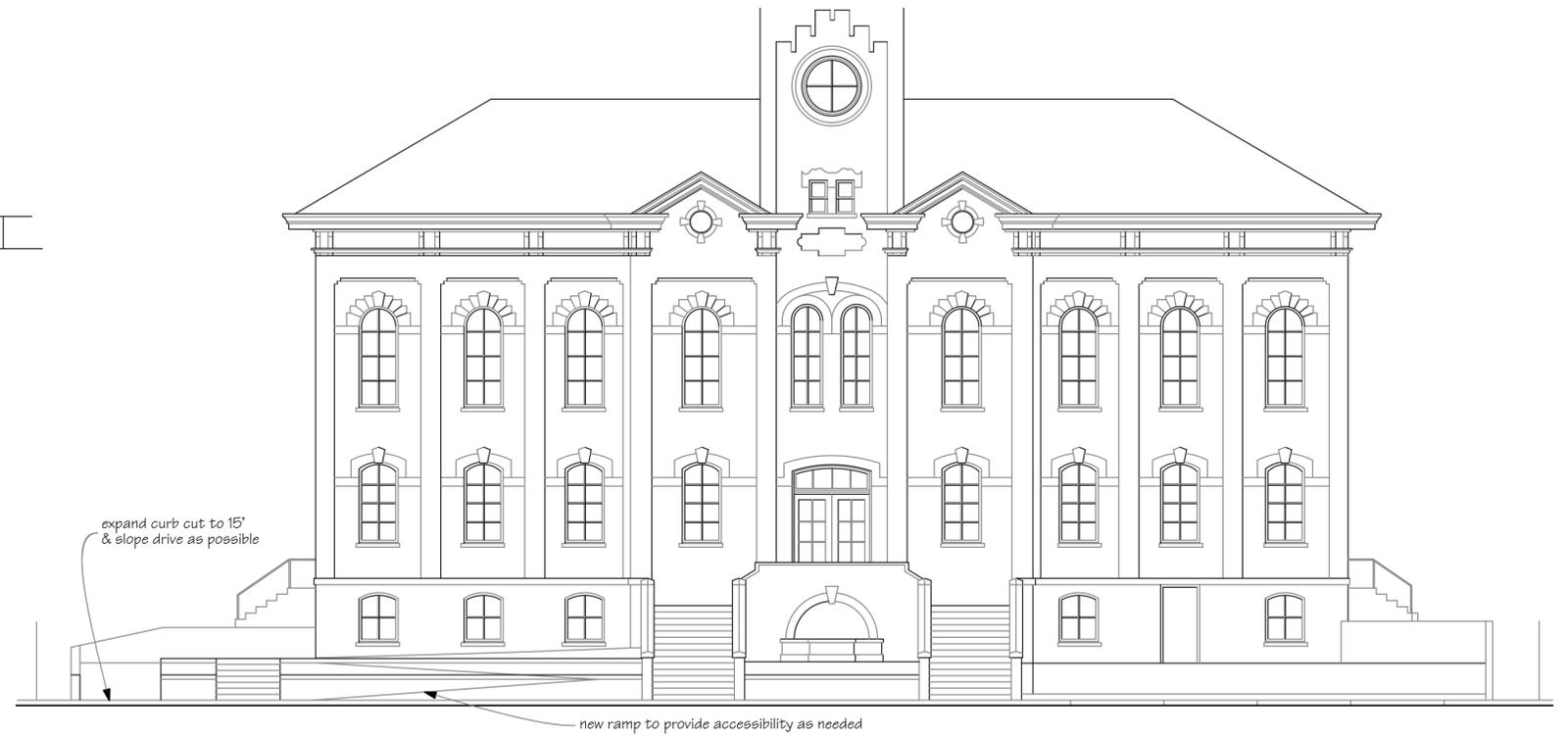


413 S Bench St

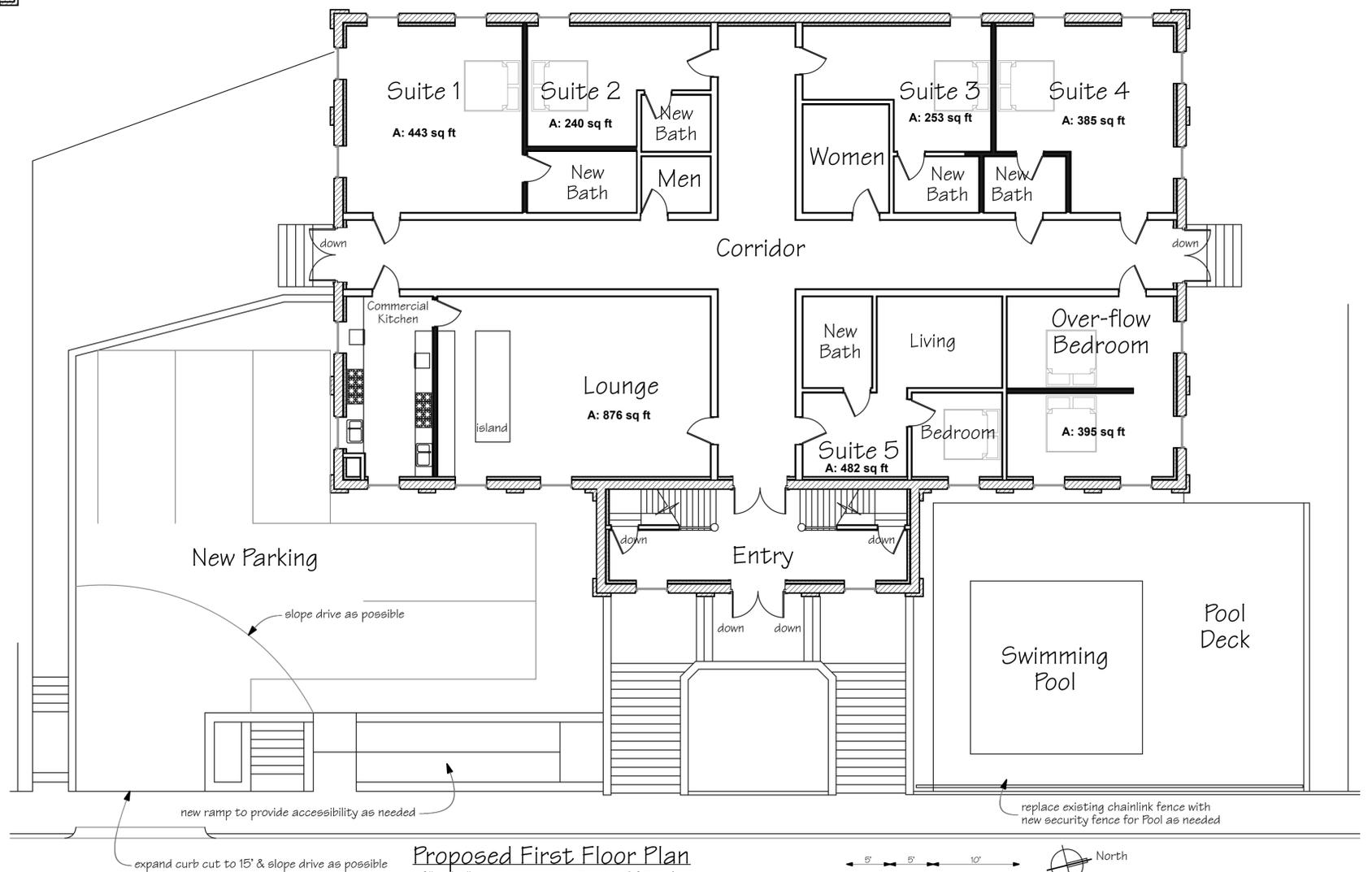




Proposed Second Floor Plan
1/8" = 1'-0" Existing 5,545 s.f.



Proposed East/Front Elevation
1/8" = 1'-0"



Proposed First Floor Plan
1/8" = 1'-0" Existing 5,894 s.f.