



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(January 28, 2014 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/CU-13-22 (Terrace Lake Community Church)
Staff: Melissa Begley
Applicant: Terrace Lake Community Church
Property Size: 5.94 Acres
Zoning: AP (Agriculture: Preferred)
Location: 4260 W. 200 S., in the City of Columbus.

Background Summary:

The applicant has indicated that the proposed conditional use will allow an expansion of a worship facility in an AP (Agriculture: Preferred) zoning district.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the expansion of the church building and parking lot appropriate for this location?
2. The AP (Agriculture Preferred) Zoning District has very minimal development standards for site design. Should the P (Public/Semi-Public) development standards (landscaping, parking lot design, signs, etc.) apply to a church at this location?

Preliminary Staff Recommendation:

Approval, all criteria have been met, with the following conditions:

1. The church will meet all development standards specified in the P (Public/Semi-Public) Zoning District.
2. Install a sidewalk along 200 South.

Zoning District Intent:

The intent of the AP (Agriculture Preferred) zoning district is as follows: To provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agriculture development in areas with minimal, incompatible infrastructure. Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone. This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.

Current Property Information:	
Land Use:	Terrace Lake Community Church
Site Features:	A church facility, associated parking, woods

Flood Hazards:	No flood hazards exist on the property.
Vehicle Access:	Terrace Lake Road (Collector, Residential, Suburban) 200 South (Minor Arterial, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Large lot residential
South:	RS1 (Residential: Single Family 1)	Large lot residential
East:	RS2 (Residential: Single Family 2)	Terrace Woods Subdivision
West:	AP (Agriculture: Preferred)	Alandale Heights Subdivision

Interdepartmental Review:	
City Engineering:	No comments received.
City Utilities:	No comments received.

History of this Location:

The relevant history of this application includes the following:

1. On December 4, 2002, under the name of Lakeside Fellowship, Terrace Lake Community Church received approval from the City Council to rezone the property to Special Use 1 (SU-02-15) to allow the construction of a church at this location.
2. A Zoning Compliance Certificate was approved on November 7, 2003 for the construction of 313 seat sanctuary (C/ZC-11-03-4).

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant has indicated they would like to construct an 8,417 square foot two-story addition to the existing Terrace Lake Community Church. They would also reconfigure and expand the existing parking lot and relocate the entrance drive on 200 South.
2. There are 112 existing parking spaces on site. With the reconfiguration of the parking lot, they will lose several spaces to the west and to the south of the building. Overall the parking lot will increase a total of 2 parking spaces for a total of 114 parking spaces. The Zoning Ordinance requires 1 parking space for every 3 persons by seating capacity. The applicant has indicated there are 275 seats in their sanctuary, which would require 92 parking spaces.
3. There are two entrances to the property. One entrance is located on Terrace Lake Road and the other entrance is located on 200 South. The applicant has proposed to relocate the entrance on 200 South approximately 120 feet to the east. The new entrance drive will meet the required separation distance of 400 feet from Terrace Lake Road as required by the Zoning Ordinance.
4. The property is located in the City limits and is served by City water and sewer service.

5. There is a wooded area of about 120 feet in depth to the north of the existing church that provides a heavy buffer to the property to the north.
6. Rezoning the property to P (Public/Semi-Public Facilities) was a possible option for the applicants. The greatest drawback of rezoning is the longer process which requires a public hearing by the Plan Commission and a public hearing by the City Council. The P zoning district is a site development plan district and any subsequent expansions would also need to go to the Plan Commission for site plan approval. The Conditional Use process is shorter with only one public hearing by the Board of Zoning Appeals. After Conditional Use approval the applicant will need to apply for a Zoning Compliance Certificate, in which the staff reviews the detailed final site plan for compliance with the Zoning Ordinance. Future expansions of the site would need to repeat the same process.
7. The P (Public/Semi-Public) Zoning District provides a set of setbacks and other requirements that respond to the unique scale and other considerations common to churches and other institutions. As a conditional use the church, if approved, would only need to comply with the AP development standards for which there are no landscaping standards or paved parking requirements. The site is located in a residential area, unlike many Agricultural properties that are located in more rural areas where gravel parking may be acceptable.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as residential.

The Comprehensive Plan includes this property in the Western Hills character area. The following planning principles for that character area apply to this application:

1. Encourage all development to be linked to bicycle and pedestrian systems.
2. Ensure that new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
2. **POLICY A-2-15:** Encourage sidewalks in all areas of the community, requiring them or a pedestrian system in new developments. Sidewalks should be designed with a landscape strip between the sidewalk and the street or curb. Landscape strips are preferred, and all sidewalks should meet accessibility standards.
3. **POLICY B-1-9:** Encourage new development to be designed in a manner which preserves natural topography and other natural features, including but not limited to trees, woodlands, wetlands, streams, ponds, drainage ways.

Provisional Findings of Fact/Decision Criteria:

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

1. **The proposal will not be injurious to the public health, safety, and general welfare of the community.**

Provisional Findings: The new building addition will meet all building codes. The relocated entrance drive on 200 South meets the distance separation requirements of the zoning ordinance and is satisfactory to the Engineering Department. *This criterion has been met.*

2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: Requiring the development standards of the P (Public/Semi-Public) Zoning District would result in the church expansion being consistent with the intent of the Zoning Ordinance for worship facilities. Among the intents of the Zoning Ordinance for developments of this type are to insure safe vehicular and pedestrian circulation, adequate

buffering, landscaping, and the reduction of land use conflict. *This criterion has been met.*

3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.

Provisional Findings: The church is buffered from the residential properties to the north and west by vegetation, mitigating many negative impacts of the church. The site is located on Minor Arterial and Collector streets, which are able to handle higher volumes of traffic. *This criterion has been met.*

4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

Provisional Findings: Churches are appropriate uses in agricultural zoning districts provided that the nearby streets are suitable to the increased traffic and adjacent properties are not burdened by the churches operations. The infrastructure is present and the property is located within the City's limits and has access to all of the City's services. The Comprehensive Plan encourages development to meet certain design standards such as landscaping, setback, parking, visually appealing building with attractive and efficient signage. Requiring the development standards of the P (Public/Semi-Public) Zoning District would be consistent with the recommendations of the Comprehensive Plan. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Columbus – Bartholomew County Planning Department
Conditional Use Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: _____

Docket No.: _____

Hearing Procedure: Hearing Officer Board of Zoning Appeals

Conditional Use Application:

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: Doug Pasma

Address 1601 Sherman Ave., Penthouse Suite, Evenanston, IL 60201
(number) (street) (city) (state) (zip)

Phone No.: 847.475.1250 Fax No.: 847.4751290 E-mail Address: dpsma@pasmagroup.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Terrace Lake Community Church; Jeff Jewett, Executive Director

Address 4260 W. 200 S., Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812.342.2050 Fax No.: _____ E-mail Address: jeff.jewett@terracelakecc.org

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Doug Pasma

Address 1601 Sherman Ave., Penthouse Suite, Evenanston, IL 60201
(number) (street) (city) (state) (zip)

Phone No.: 847.475.1250 Fax No.: 847.4751290 E-mail Address: dpsma@pasmagroup.com

How would you prefer to receive information (please check one): Email Phone Fax Mail

Property Information:

Address 4260 W. 200 S., Columbus, IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Conditional Use Requested:

I am requesting a conditional use as listed by Section _____ of the Zoning Ordinance to allow the following:

Construction of a 2-story educational / lobby addition to the current religious use at the corner of Terrace Lake Rd. and W 200 S. known as Terrace Lake Community Church.

Conditional Use Criteria:

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.

The proposed addition will occur significantly within the setbacks of the property lines. Site access (2 curb cuts) will remain essentially the same (minor relocation to 1 curb cut). Vehicular traffic management and pedestrian access to the site and building will not impact the local traffic patterns which currently operate in a smooth and efficient manner.

The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.

The proposed addition is essentially an expansion of the current ministries within the current existing religious use that was given conditional-use approval in 2003. There will be no new uses that will affect the way the property is used and functions in the local community.

Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.

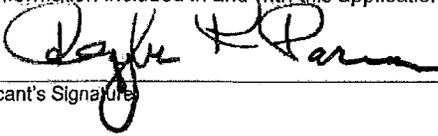
The proposed building addition and site plan expansion will be compliant with the current building codes, civil engineering and landscape planning standards of the city of Columbus.

The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

The proposed small-scale addition will be harmonious with the existing scale, color and material palette of the existing church. Significant portions of the exterior envelope will be window wall that will establish a stronger community presence at the street intersection.

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.



(Applicant's Signature)

11.26.2013

(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.



(Owner's Signature)

11/27/2013

(Date)

(Owner's Signature)

(Date)

RECEIPT

COLUMBUS PLAN COMMISSION

No 8254

General FUND

COLUMBUS IN., Dec. 13 2013

RECEIVED FROM Terrace Lake Comm. Church \$ 125.00

THE SUM OF one hundred twenty five and 00/100 DOLLARS

ON ACCOUNT OF Terrace Lake Comm. Church

PAYMENT TYPE & AMOUNT

CASH _____ CHECK 5266 M.O. _____

E.F.T. _____ C.C./BC _____ OTHER _____

[Handwritten Signature]
AUTHORIZED SIGNATURE

TERRACE LAKE COMMUNITY CHURCH
City of Columbus

5266

Filing fee for BZA approval of Phase 1

12/5/2013

125.00

First Financial Bank Filing Fee for BZA Approval of Phase 1

125.00



PROPOSED ALTERATIONS AND ADDITIONS TO:
TERRACE LAKE COMMUNITY CHURCH

4260 W 200 S
Columbus, IN 47201



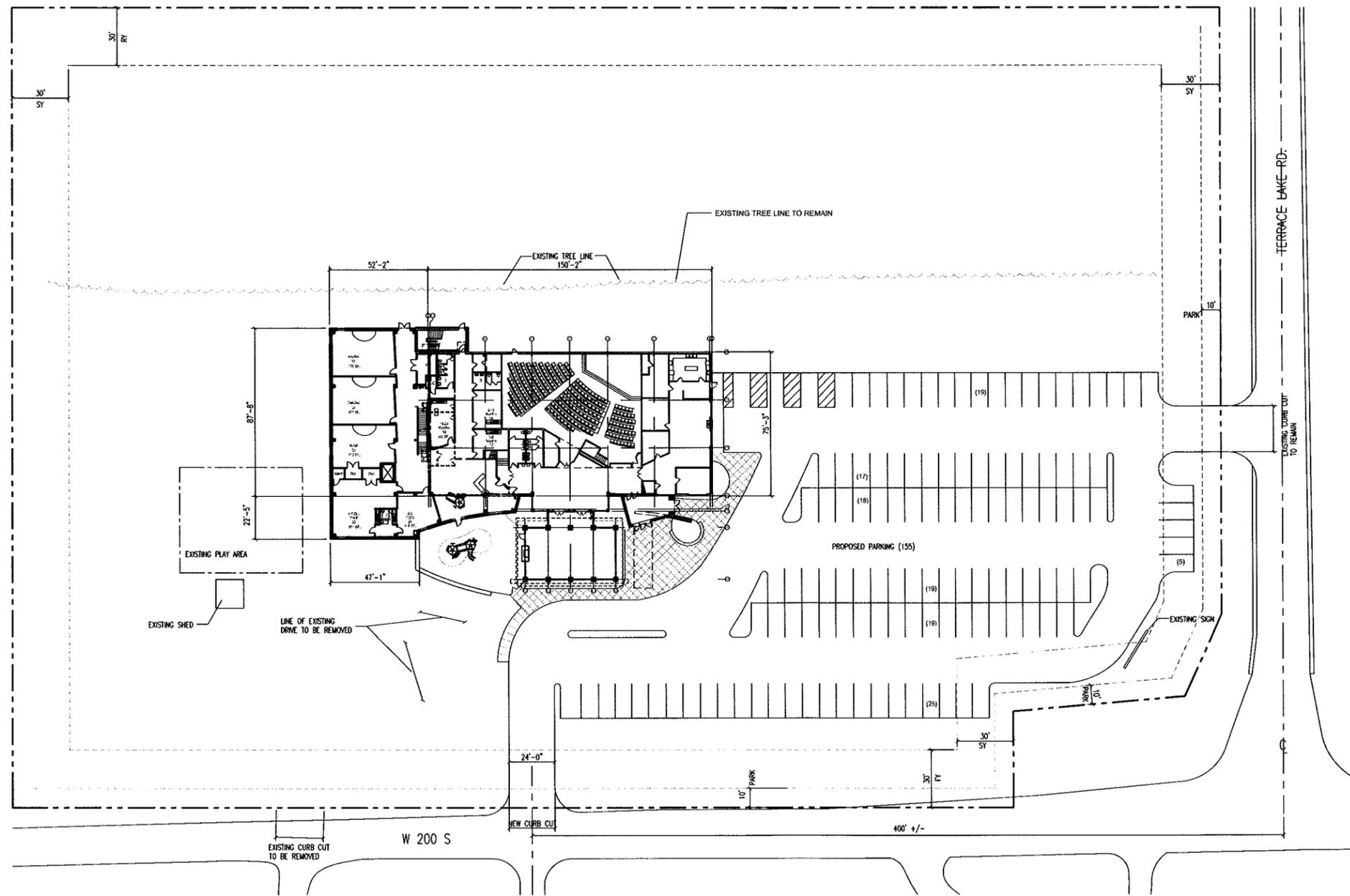
1601 Sherman Ave.
Evanston, Illinois 60201
Tel. 847.475.1250

DRAWING INDEX

NO.	TITLE
A000	TITLE SHEET
A001	EXISTING SITE PLAN
C01	SITE PLAN
A002	ARCHITECTURAL SITE PLAN
A101	MAIN FLOOR / SECOND FLOOR PLAN
A501	3D VIEW

REVISED

sheet number: A000	sheet name: TITLE SHEET	work on sheet: designed by: checked by: approved:	document status: Construction: Final Record: As-Built: Acct: PCL-10034	project: Proposed Alterations and Addition for: TERRACE LAKE COMMUNITY CHURCH	owner: TERRACE LAKE COMMUNITY CHURCH COLUMBUS, IN 47201	Pasma Group ARCHITECTS	Pasma Group ARCHITECTS	ISSUED FOR BZA CONDITIONAL USE	13 JAN 14	Copyright © 2013
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ZONING INFORMATION

ZONING DISTRICT:
AGRICULTURE: PREFERRED - AP

USE:
Worship Facility - CONDITIONAL USE
Parking Lot - TBD

MINIMUM LOT SIZE: 1 Acre (43,560 SF) Min.
Lot Area: 260,489 SF / 5.98 Acres

REQUIRED MINIMUM BUILDING SETBACKS:

Front:
30 FEET - Collector Road

Side/Rear:
30 FEET - Primary Structure
15 FEET - Accessory Structure

MAXIMUM BUILDING LOT COVERAGE:
Maximum Building Coverage: 35% of 260,489 = 91,171 SF

Existing Building Coverage: 4% of 260,489 SF = 11,250 SF
Available Bldg. Expansion: 33% of 260,489 SF = 79,921 SF

MAXIMUM FLOOR AREA RATIO: NO REQUIREMENT

MAXIMUM IMPERVIOUS SURFACE: NO REQUIREMENT

MAXIMUM BUILDING HEIGHT:

Main Building - 40 FEET
Accessory - 35 FEET
(measured 6' away from Building-IBC 2003)
Existing Building Height = 46 ft - Ridge / 39 ft - Eave
Proposed Building Height = 33' ft

LOADING REQUIREMENT: NO REQUIREMENT

LANDSCAPE REQUIREMENT:
Landscape Standards, Art. 8

PARKING REQUIREMENTS:
1 parking space per 3 seats in largest assembly area
Existing Auditorium Seating: 265
Parking Required: 88 spaces

Parking Provided: 123 Spaces + 3 (H.C.)

BUILDING INFORMATION

APPLICABLE BUILDING CODE: INDIANA BUILDING CODE 2008

CONSTRUCTION TYPE: TYPE IIB

OCCUPANCY: LARGE ASSEMBLY, EDUCATIONAL

BUILDING AREAS:

EXIST:
Main Level: 11,088 SF
Upper Level: 3,265 SF
Total: 14,353 SF

PROPOSED ADDITION:
Main Level: 5,223 SF
Upper Level: 3,323 SF
Total: 8,546 SF

Remodel Porte Cochere: 1,600 SF

<p>ISSUED FOR BLDG. CONDITIONAL USE</p> <p>DATE: 02/14/2013</p> <p>PROJECT: TERRACE LAKE COMMUNITY CHURCH</p> <p>LOCATION: 4280 W. 200 S. COLUMBUS, IN 47201</p>	<p>PROPOSED ALTERATIONS AND ADDITION FOR: TERRACE LAKE COMMUNITY CHURCH</p>	<p>OWNER: TERRACE LAKE COMMUNITY CHURCH</p>	<p>ARCHITECT: PASMA GROUP ARCHITECTS</p>
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Sheet Number
A501

Sheet Name
3D IMAGE

Work on sheet
designed by:
checked by:
approved:

document phase:
Preparation
Construction
Final Record
As-built
As-built: PCA: 10034

Project:
Proposed Alterations and Addition for
TERRACE LAKE COMMUNITY CHURCH

Name:
TERRACE LAKE COMMUNITY CHURCH
COLUMBIUS, TN 37201

PASMA GROUP
ARCHITECTS

Blank Office
Pasma Group
1400 West 10th Street
Tomball, TX 77375
Tel: 281.352.1200
pasma@pasma.com
www.pasma.com

ISSUED FOR B2A, CONDITIONAL USE

TUANT1

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