



# ROCK POINT CHURCH PHASE 2

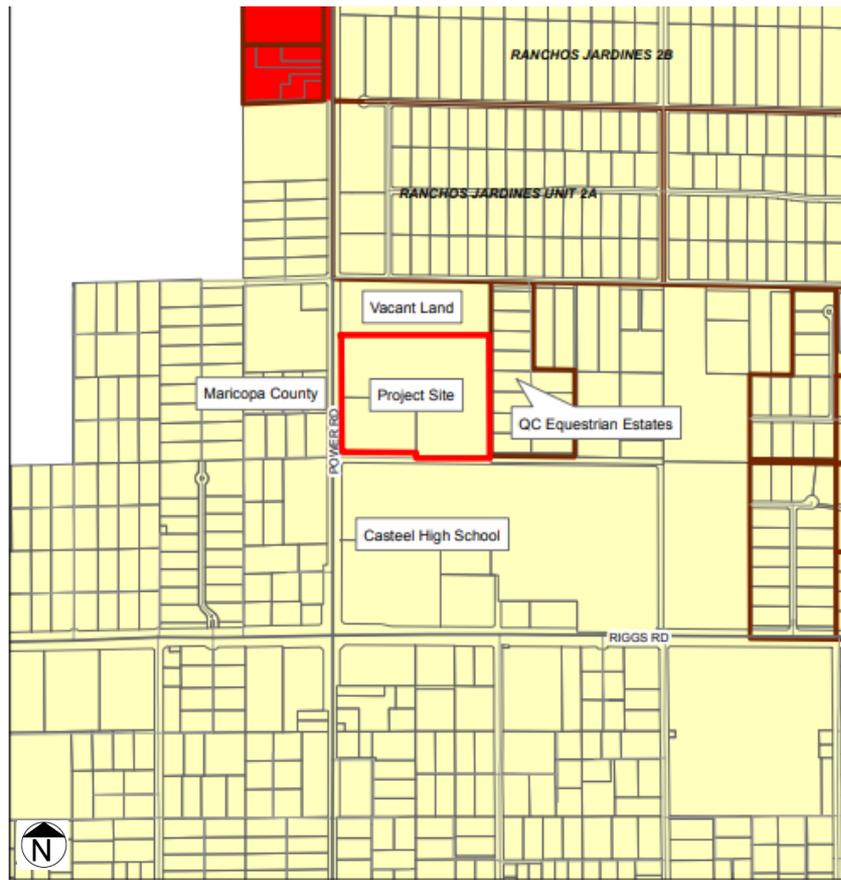
CONDITIONAL USE PERMIT (CASE NO. P18-0022)  
SITE PLAN (CASE NO. P18-0023)

December 5, 2018

Town Council







# GENERAL PLAN EXHIBIT

- Rural

## General Plan Land Use





# ZONING EXHIBIT

- R1-43 (Rural Estate District)

## Zoning Districts

|                                |                              |                     |                         |
|--------------------------------|------------------------------|---------------------|-------------------------|
| C-1 - Commercial               | PQP - Public/Quasi-Public    | R1-7 - Residential  | R1-35 - Residential     |
| C-2 - Commercial               | RC - Recreation/Conservation | R1-8 - Residential  | R1-43 - Residential     |
| C-3 - Commercial               | MDR - Residential            | R1-9 - Residential  | R1-54 - Residential     |
| TC - Commercial                | R1-4 - Residential           | R1-12 - Residential | R1-190 - Residential    |
| EMP A - Office/Industrial Park | R1-5 - Residential           | R1-15 - Residential | PCD - Planned Community |
| EMP B - General Industrial     | R1-6 - Residential           | R1-18 - Residential | AT - Agritainment       |

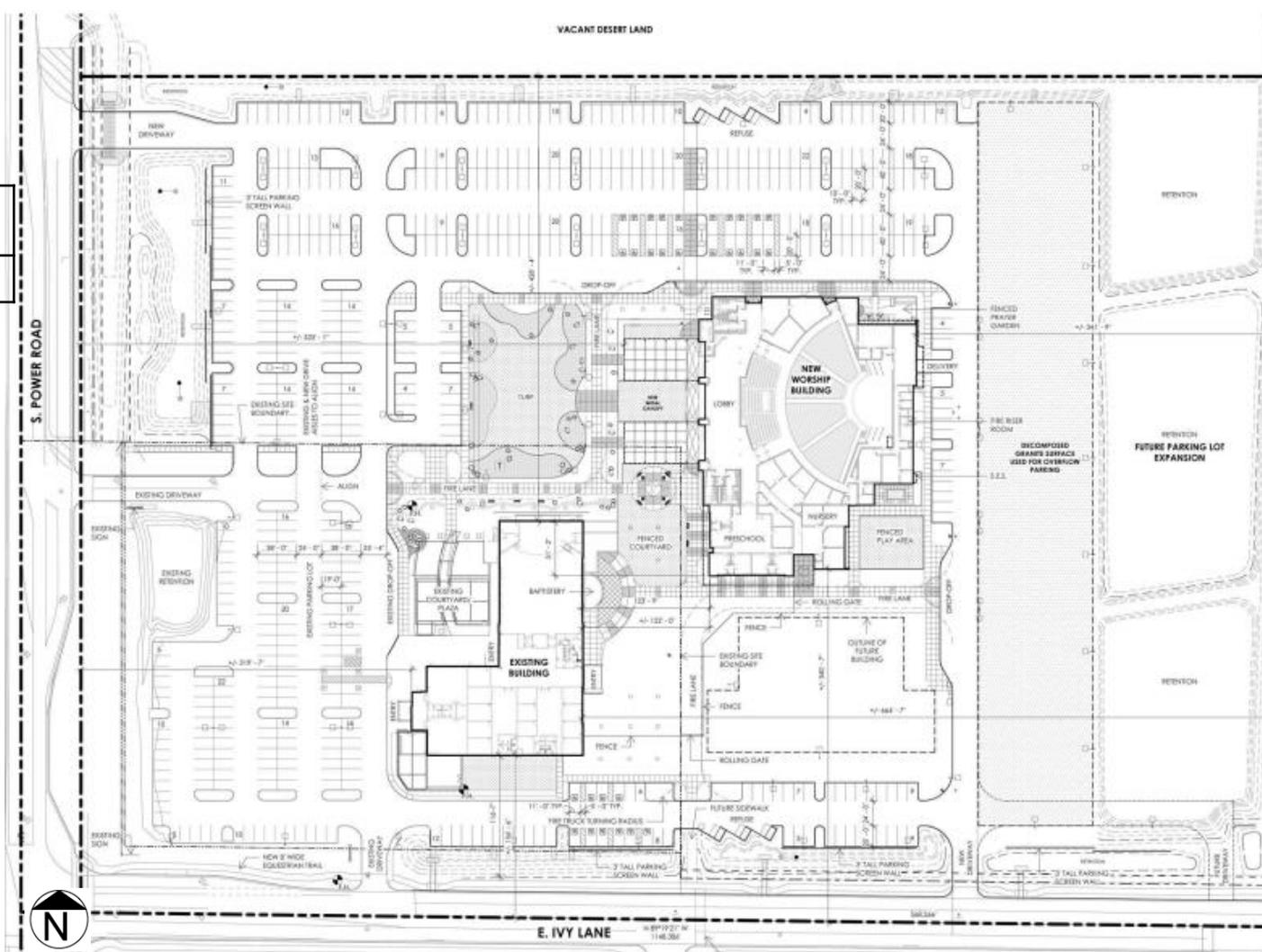
# REQUESTS

- Conditional Use Permit approval to allow seating capacity greater than 1,500 seats.
- Site Plan approval with Landscape Plans and Building Elevations included.



# SITE PLAN

| Lot Size  | Lot Coverage     | Building Size | Parking Spaces Required | Parking Spaces Provided |
|-----------|------------------|---------------|-------------------------|-------------------------|
| 20.25 ac. | 9% (25% allowed) | 46,547 sf     | 258                     | 569                     |





# ELEVATIONS



**WEST ELEVATION**

SCALE: 1/16" = 1'-0"

EFS OR STUCCO C1  
ADHERED THIN BRICK VENEER C3  
C8  
ALUMINUM STOREFRONT C9

STEEL PANELS AT TOP OF PARAPET C8  
ENTRY DOOR SURROUND, PERFORATED STEEL PANELS ON STEEL FRAME C6

C5 HORIZONTAL METAL WALL PANELS

PROPOSED LOCATION OF INTERCHANGEABLE WALL MOUNTED GRAPHICS (SEPARATE APPROVAL)

BARN DOORS

C7 STEEL FRAMED BARN DOORS WITH FLATTENED MTL. LATH INFILL PANELS

WOOD FENCE SEE LANDSCAPE DRAWINGS

PROPOSED LOCATION OF INTERCHANGEABLE WALL MOUNTED GRAPHICS (SEPARATE APPROVAL)

C8

STEEL PANELS AT TOP OF PARAPET C8  
EFS OR STUCCO C1

C8 STEEL FRAMED KNEE BRACES

C4 STANDING SEAM METAL ROOF

C3 ADHERED THIN BRICK VENEER

36'-0"

22'-0"

**EAST ELEVATION**

SCALE: 1/16" = 1'-0"

C4

C3 ADHERED THIN BRICK VENEER

WOOD FENCE SEE LANDSCAPE DRAWINGS

S.E.S. UNIT BEYOND (FENCING TO EXTEND ABOVE S.E.S. TO SCREENED FROM VIEW)

C2

C5 HORIZONTAL METAL WALL PANELS

OVERHEAD ROLL UP DOOR

PROPOSED LOCATION OF INTERCHANGEABLE WALL MOUNTED GRAPHICS

# ELEVATIONS



**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"

- WOOD FENCE BEYOND, SEE LANDSCAPE DRAWINGS
- C4 PERFORATED METAL PANELS ON EXPOSED BLACK STEEL FRAME
- C2
- C9 ALUMINUM STOREFRONT
- INTERCHANGEABLE WALL MOUNTED GRAPHICS
- C3 ADHERED THIN BRICK VENEER
- FENCED PLAY AREA



**NORTH ELEVATION**

SCALE: 1/16" = 1'-0"

- ADHERED THIN BRICK VENEER C3
- C8
- SEE LANDSCAPE DRAWINGS FOR COURTYARD FENCE DESIGN
- C5 HORIZONTAL METAL WALL PANELS
- C5 HORIZONTAL METAL WALL PANELS
- WOOD FENCE SEE LANDSCAPE DRAWINGS

# NEIGHBORHOOD MEETING

- A neighborhood meeting was held on October 16, 2018 with 7 attendees. Residents were generally supportive of the expansion, and complementary of the proposed design.
- Staff has received 1 letter of support to date.





# PLANNING COMMISSION RECOMMENDATION

- The Planning Commission recommended approval with a unanimous vote of 7-0 at their regularly scheduled meeting on November 14, 2018. No comments were received from the public.



**Questions?**

Thank you.