Master Development Plan – Dominion Church

Request
Master development plan approval for the three-phase development of a church campus.

Applicant
William Park, Jr., PE – Jones and Carter, Inc.

Owner
Dominion Church

Zoning
RSF-7-PUD (Single Family Residential, min. 7,000 s.f. lot size in a Planned Unit Development Overlay)

Location
Generally located east of Calder Road and north of Bay Colony Meadows West subdivision.

Attachments
1. Aerial Map
2. Photographs of the Site
3. Proposed Master Development Plan
4. Proposed Elevations (Phases 1 and 2)
5. Proposed Landscape Plan

Project Description
Section 125-45.A. of the League City Municipal Code requires approval of a Master Development Plan for all business and commercial projects that will be developed in phases. A Master Development Plan has been submitted for this church project because the use is non-residential. The applicant proposes to develop a church campus in three phases.

The first phase will be the construction of a 6,642 sq. foot sanctuary with 7,086 sq. feet for religious education classrooms and administrative offices. A second phase will construct a second building containing 8,058 sq. feet of assembly space and 17,598 sq. feet of other indoor area. The third phase will be an addition to the second phase, as well as construction of a third building. The third phase will consist of an additional 43,390 sq. feet of assembly area and 59,195 sq. feet of other indoor area. The applicant expects to apply for a building permit of Phase I by the end of October 2014.

Site and Surrounding Area
The project site is approximately 30.5 acres and located in the Bay Colony West PUD. The site is currently vacant with grass and scrub growth. The future Grand Parkway is proposed to be routed through the far northern portion of the property. Properties in this area of the city are zoned mostly RSF-7 and RSF-7-PUD, many of which are vacant. Below is an analysis of the surrounding zoning districts and land uses.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Surrounding Zoning</th>
<th>Surrounding Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>“OS”</td>
<td>Vacant, Magnolia Bayou</td>
</tr>
<tr>
<td>South</td>
<td>“RSF-7-PUD”</td>
<td>SF Residential, Bay Colony Meadows West, Section 2</td>
</tr>
<tr>
<td>East</td>
<td>“RSF-7-PUD”</td>
<td>SF Residential, Lakes in Bay Colony, Section 6</td>
</tr>
<tr>
<td>West</td>
<td>“RSF-7”</td>
<td>Vacant, Calder Road Elementary School</td>
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</tbody>
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Access
The proposed site will have four access points from Calder Road. The southern two entrances will serve Phase I and be located 441 feet apart, while the northern two entrances will be constructed with Phase III, located 360 feet apart. The future right-of-way for the Grand Parkway is proposed to be located in a portion of the parking for Phase III.

Calder Road

<table>
<thead>
<tr>
<th></th>
<th>Existing Conditions</th>
<th>Proposed Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roadway Type</td>
<td>Collector</td>
<td>Collector</td>
</tr>
<tr>
<td>Right-of-way Width</td>
<td>60 Feet</td>
<td>90 Feet</td>
</tr>
<tr>
<td>Pavement Width and Type</td>
<td>2-lane concrete, 12-foot lanes, unimproved shoulder with open ditches</td>
<td>2-lane concrete, 12-foot lanes with 8-foot trail (east), 4-foot sidewalk (west)</td>
</tr>
</tbody>
</table>
Zoning & Land Use
The “RSF-7” district permits the use of Religious Assembly facilities. The Zoning Ordinance defines Religious Assembly as “facilities for religious worship and other religious ceremonies with incidental religious education, offices, social services, and community programs but not including private schools.” Approval of this master plan does not permit by right the establishment of a private school on the project site.

Utilities
The site will be connected to the existing 12” water line and the 8” sewer line which is located along Mist Arbor Lane in Lakes of Bay Colony, Section 6. All water and sewer lines within the site will be private. The Engineering Department has indicated that water and sewer capacity are adequate to serve this development.

Development Regulations
Development Regulations include setbacks, height, maximum lot coverage, and minimum landscape coverage.

A 25’ setback on the front of the property is required for properties zoned “RSF-7”. A 5’ setback is required for the southern and northern side of the property, with a 10’ setback required for the rear. A 20’ buffer yard is required for the southern and eastern sides of the property because of the abutting single-family residential lots. The smallest setback for the overall development is an approximate 160’ side setback from the southern property line. The proposed master development plan meets all setback requirements.

The current height maximum for the “RSF-7” district is 42 feet. The tallest building will be the Phase II building at a height of 36 feet. No renderings have been prepared for Phase III, but the height will be limited to 42 feet. The proposed plans for Phases I and II meet the height requirements.

There is no minimum landscaping requirement for the “RSF-7” district. The landscaping for Phase I meets the buffer yard, parking lot, and landscape setback requirements.

The drainage study for the overall Dominion Church calculates runoff at a maximum of 80% impervious coverage. Phase I of the master site plan includes approximate lot coverage of 34%. The overall master plan shows maximum lot coverage of approximately 60%. The proposed plan meets the maximum lot coverage and minimum landscaping requirements.

Parking
Section 125-170.D. of the Zoning Ordinance requires one space for every 100 square feet of assembly area, and one space for every 200 square feet of “other indoor area” for religious assembly uses. The applicant is proposing 120 spaces for Phase I, 232 spaces for Phase II, and 666 spaces for Phase III; for a total of 1,018 spaces. A total of 1,002 spaces are required for the overall development. The proposed site plan meets the minimum requirements for off-street parking.

Elevations
Building elevations are reviewed to ensure that blank wall, transparency, and screening of mechanical equipment requirements have been met. Development within the “RSF-7” district does not have any elevation requirements. The proposed plan indicates approximately 12% transparency on the building for Phase I, and approximately 10% for Phase II. All mechanical equipment is required to be screened from view including roof top HVAC equipment.

Phasing
The Master Development Plan will be developed in three phases, with Phase I beginning work by the end of 2014. Phase II is estimated to be complete within 5 years, while Phase III would be complete in 10 years. The landscaping, parking, and detention will all be constructed in a manner to ensure that each phase will meet the requirements of the City’s ordinances.

For additional information, you may contact Ryan Granata, AICP, Senior Planner at (281) 554-1097 or at ryan.granata@leaguecity.com.
Looking east towards project site with Lakes in Bay Colony, Section 6 in the distance.

Looking northeast towards project site with treeline of Magnolia Bayou in the distance.

Looking southeast towards project site from Calder Road.

Looking southwest towards project site with Calder Road Elementary in the distance (right).
Landscape Requirements:

Grass Hydromulching Work Requirements:

- **Seeds:**
  - Bermudagrass: Cynodon dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed of high quality and in accordance with contract specifications. All seed shall be planted in accordance with age of grass seed. After initial acceptance or within 12 months shall be removed and replaced immediately to the landowner.
  - Winter Mix: 16% Annual Rye Grass or equal, 85% Pure live seed at 175 Lbs. Pure live seed of high quality and in accordance with contract specifications. All seed shall be planted in accordance with age of grass seed. After initial acceptance or within 12 months shall be removed and replaced immediately to the landowner.

- **Hydromulching Work Requirements:**
  - Hydromulching work shall be performed in accordance with the following:
    - **Mixing:**
      - Bermudagrass: Cynodon dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed of high quality and in accordance with contract specifications.
      - Winter Mix: 16% Annual Rye Grass or equal, 85% Pure live seed at 175 Lbs. Pure live seed of high quality and in accordance with contract specifications.
  - **Application:**
    - Bermudagrass: 1 gal. of seed per acre. Annual Rye Grass: 1.5 gal. of seed per acre. All seed shall be planted in accordance with age of grass seed.
    - **Applicator:**
      - Bermudagrass: Use a minimum of 80 GPM (gallons per minute) applicator with a minimum of 100 psi (pounds per square inch) pressure. The applicator shall be capable of applying the seed in a uniform manner to the prepared soil surface.
      - **Application Pressure:**
        - Bermudagrass: 100 psi (pounds per square inch) minimum. The applicator shall be capable of applying the seed in a uniform manner to the prepared soil surface.
      - **Application Area:**
        - Bermudagrass: The applicator shall be capable of applying the seed in a uniform manner to the prepared soil surface. The applicator shall be capable of applying the seed in a uniform manner to the prepared soil surface.

- **Maintenance:**
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