



MEMORANDUM

To: Israel Roberts – Town of Fairview
From: Thomas G. Coppin, P.E. – Kimley-Horn and Associates, Inc.
Date: April 29, 2024 Resubmittal
Subject: McKinney LDS Temple – Conditional Use Permit Request / Narrative

Project Description

The proposed House of The Lord - McKinney Temple project is proposed to be constructed on 8.16 ac on the north side of Stacy Road by The Church of Jesus Christ of Latter-day Saints. It will be the third of four religious facilities to occupy this portion of Stacy Road. The existing Chase Oaks Church and a chapel also owned by the Church are located to the west. The Church of Christ is currently in the planning stages and intends to construct a new church to the east of the temple site at the corner of Stacy Road and Meandering Way. The temple project will include the main temple building, surrounding parking field and landscaped grounds, and a remote grounds building which will provide mechanical and grounds support to the temple. A small distribution facility will be incorporated as part of the grounds building. The distribution facility will provide ceremonial clothing for members attending the temple and will not be open to the general public.

The main temple building will measure 45,375 sf and consist of two above-ground floors and a partial basement. A steeple will be located on the south end of the building. The combined grounds / distribution building will measure 3,705 sf (with an additional 1,530 sf of outdoor storage and mechanical areas) and consist of a single-story structure, measuring 16 ft in height, with an exterior façade which compliments the main temple building.

The exterior grounds and parking areas will be fully landscaped to provide a park-like setting for temple patrons and to compliment the reverent nature of the temple. Exterior doors and windows will be clad in decorative stained glass with no views in or out of the temple to adjacent properties.

Water and fire service will be provided by the Town of Fairview. Sewer services will be provided by the City of Allen, consistent with the way Chase Oaks Church and the existing LDS chapel are being served. Access will be directly from Stacey Road via driveways at the SE and SW corners of the temple property. The SW driveway will provide shared access to the adjacent LDS chapel. No access will be provided to the east or to Meandering Way.

The Church has requested that Oncor explore the possibility of underground the existing OHE poles adjacent to the temple and chapel frontages to improve the view to the front of the temple. It's currently unknown if this is possible.

Requested Variances

The project is requesting a variance from the maximum building height as part of the CUP approval:

Variance 1

Building Height: 65 feet to top of parapet / 109 feet to the top of the tower / 155 feet to the top of the spire / 173'-6" feet to top of needle (lighting rod which protects the temple). The current RE-1 zoning allows for 35 feet or two stories whichever is lower.

Project Purpose

The Church of Jesus Christ of Latter-day Saints currently has 350 temples in operation or in various stages of planning and construction throughout the world. The McKinney Temple will be the third temple in the DFW area with the Dallas temple currently in operation and a new Fort Worth Temple currently under construction. Temples are built and dedicated as a House of The Lord Jesus Christ and as such are constructed to the highest standards of both materials and workmanship. They differ from chapels / meeting houses in their form and function. Chapels host Sunday services and weekday activities which support the needs of local congregations of the Church. Temples serve as the highest level of sacred worship for members of The Church of Jesus Christ of Latter-day Saints. They are dedicated as places of instruction, personal worship and the location where sacred religious ordinances and services, such as baptisms and weddings, are performed. Every aspect of the temple, from its rooms to the artwork, finishes, windows, all the way up to the steeple and its spire serve a religious purpose and are symbols intended to point the eye and heart toward Christ and heaven. The McKinney temple is intended to serve members in the local area, roughly from Allen to Sherman.

Hours of Operation

Typical hours of operation are 6:00 a.m. – 10:00 p.m. Tuesday – Saturday.

The temple will be closed on Sundays, Mondays and holidays. It will also be closed for one month each year when deep cleaning and maintenance operations are performed.

Traffic / Shifts / Parking

On a typical day, temple services are divided into multiple sessions. Each session consists of a two-hour block. Members living within the temple service area volunteer as workers to staff the temple. 30-60 workers will staff (4) 4 hour shifts each day. Approximately 30-40 patrons will arrive every 30

minutes and stay for a two-hour session. Approximately 120-160 patrons are expected within the temple at any given time throughout the day.

A total of 102 parking spaces will be provided on the temple grounds. The Town of Fairview requires 94 stalls (160 patrons + 120 workers (accounting for shift changes) / 3 stalls per seat = 94 required stalls). Additional driveway connections between the temple and the chapel will allow the chapel's 192 parking stalls to function as overflow parking if needed (Total parking available 102 + 192 = 294 stalls).

Lighting

Site lighting will comply with the Town of Fairview's lighting ordinance and restrictions (5.0 footcandles max illumination on any vertical surface or angular roof surface). Site lighting will consist of both parking lot and building lighting intended to enhance the exterior façade of the temple and its grounds while maintaining safety and functionality. Parking lot lighting will be shielded to avoid light trespass to neighboring properties. Building lighting will be directed at the building surfaces for full capture. Exterior lighting levels will extend one hour before and one hour after the temple hours of operation and will then dim to code minimum for security purposes.

Landscaping / Tree Protection

Exterior landscaping will consist of both landscape and hardscape elements which are intended to compliment the exterior façade and enhance the reverent atmosphere which is conducive to the spiritual purposes of the temple. 65% of the site will be landscaped. Large landscape setbacks will be maintained on all sides of the temple. Trees, shrubs, turf, and numerous flower beds will be maintained year-round to provide a park-like setting for the enjoyment of the patrons and community alike.

The existing tree line at the north property line will be rejuvenated and enhanced with additional trees and landscape to maintain a buffer between the existing residences and the temple facilities.