



Memorandum

June 4, 2024

TO: Town Council
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR THE MCKINNEY LDS TEMPLE
(CASE #CUP2024-04)**

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for a religious facility. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

Development along Stacy Road:

Along this section of Stacy Road, immediately to the west of this site is the Chase Oaks Church (2013) and the LDS Chapel (2013). The Twin Creeks Church of Christ owns the adjacent 5-acre parcel to the east and is anticipated to submit for CUP consideration later this year.

STATUS OF ISSUE:

The project reflects the main ceremonial temple building, surrounding parking and landscaped grounds, and a remote building which provides mechanical and ground maintenance support. Included within this remote building is a small distribution center that provides ceremonial clothing for members attending the temple services. This is a private function and is not open to the general public.

The main temple building is 45,375 Square Feet (SF) and consists of two above-ground floors and a partial basement. A 173'-8" spire will be located on the south end of the building. The combined grounds/distribution building will measure 3,705 SF and consist of a single-story structure, measuring 16' in height, with an exterior façade which compliments the main temple building. Of this structure, approximately 1,051 SF is used for the distribution area.

The main temple structure is over 220' feet from the northern property line, far exceeding the 160' building setback that would typically be required in the CPDD area of town.

The building design features a granite base course and imported limestone for the main wall facade material; highlighted by stained glass glazing and bronze-finished aluminum trim. Exterior doors and windows will be clad in decorative stained glass with no views in or out of the temple to adjacent properties.

The landscape plan reflects a heavily planted site featuring various tree types, shrubbery, ground cover and seasonal planting areas to provide a park-like setting for temple patrons and to compliment the reverent nature of the temple. The plan calls for a landscape island in the parking lot for every eight (8) spaces, which is consistent with commercial design standards.

Building Height: Within this district, building height is limited to 35 feet. As shown, the proposal reflects a height that exceeds the 35'. Historically, the town has approved higher building heights for religious facilities of varying degrees on a case-by-case basis. Provided below is a chart that compares the proposed structure with a number of other religious facility submittals. Additionally, we have provided examples of other structures in town for perspective on the height of the proposed building.

Project	Date	Building Height	Feature Height
LDS Temple (proposed)		65' building height	173'-8" top spire
Faith Anglican Church	2019	39'	48' bell tower
LDS Chapel	2013	30'	68' spire
Chase Oaks Church	2013	42'	
Creekwood UMC	2006	38'	154' bell tower (originally proposed but redesigned and reduced to 55' tower)
redesign	2017		55' tower
Examples of other structures in Town			
Fairview Water Towers		160'+/-	
Radio Tower on HWY 5		163'	
Town Hall		64'	

For comparison purposes, staff has created a 3D model of the proposed structure alongside Town Hall, on the subject site.



Buffering: When a religious facility located within a residential district 35' landscape buffer is required along all property lines. The intent of the setback/buffer is to maintain a landscape area between the religious facility and adjacent residential development. In this case, the plan exceeds the 35' buffering requirement along all property lines.

Drainage

The runoff from the proposed site is captured into a detention basin prior to release, thus mitigating any adverse effects downstream.

Utilities

There is adequate water to supply the development and they are coordinating with the City of Allen to provide sanitary sewer, similar to the existing churches to the West.

Traffic

The traffic impact analysis has determined that there are no additional deceleration lanes or left turning lanes needed to meet the needs of the peak hour traffic demands. TxDOT has established the criteria necessary for additional deceleration lanes and they are well below the thresholds. There is adequate access from Stacy Rd to accommodate the turning movements and the through traffic along the North side of Stacy Road. The only road access into the site is from Stacy Road, there is no access from this site to Meandering Way.

Lighting

The parking lot lighting fixtures along with the photo-metrics demonstrate compliance with the outdoor lighting requirements for parking. The architectural lighting on the building and the spire have also been submitted and reviewed. The documentation demonstrates compliance with the town's architectural lighting standards but given the scope/size of the project, any CUP could place additional conditions for the Council to assure that the proposed lighting installation will minimize glare, will not direct light beyond the boundaries of the area being illuminated or onto adjacent properties or streets, and will not result in excessive lighting levels. If approved, a site check after construction would be performed to assure "as-built" compliance prior to a certificate of occupancy.

Lot Coverage

The RE-1 district requires a maximum 35% lot coverage. As shown, the site meets this requirement.

Public Input

The Town has received 1160 items of correspondence regarding this request. Of those, 403 are from Fairview residents. Of the 403 correspondence items, 352 are in opposition to the request. Those range from complete opposition to specific objections to building and spire height, traffic and lighting concerns. The remaining 51 items from Fairview residents are in support of the application. The Town has also received a digital petition with approximately 1160 names in opposition to the proposal.

The remaining 757 emails are from other places. Of those, 664 are in support, 93 are in opposition.

COMMENTS:

At their May 2024 meeting, the Planning and Zoning Commission recommended **DENIAL** of the request. As such, to overrule the Commission's recommendation, a super majority (75%) of the Town Council, will be required to approve the proposed Conditional Use Permit application.

ATTACHMENTS:

- Aerial
- Locator
- Development plans