Project explanations:

It is a new building addition?   No, it is not an addition. The footprint and floor area square footage will not change.

Or just a conversion and height increase?  Yes, the change is to create a gymnasium area in an existing space for kids to play basketball – Hence, the raising of the existing roof to create enough vertical space to play basketball.

Is landscaping being affected?  No, not at all. The existing landscaping is well developed and in place.  When I was there to take photos, I admired how healthy and well maintained Legacy Church keeps it. The site, in general, is very well landscaped. Have a look at it if you haven’t already.  Lots of healthy trees, plants, and shrubs.  Also, if you look at the aerial photos- I only have access to 2012 – 2018 on AGIS, but you can see that the landscaping has matured over time and is not dying and disappearing.

Is parking sufficient for both the church use and the new increase for the Gym.  Yes it is.  For several reasons- 1) The majority of the kids are at an elementary school age and level and do not drive.  2) The building originally met the old zoning code parking calculations when it was first developed as a K-Mart (big box store).  Also, there weren’t discounts taken for the transit route or bus stops.  The result is an extremely overparked site.  Looking at the aerial photos shows when it was a call-center and with employee parking it was maybe parked at 50% capacity.  The church is almost the same.  The gymnasium use for basketball is for kids who are already there at the building. The number of children and staff is not increasing.  It just gives them an open place to play ball.

The new façade and elevation will match and meet plan standards, correct?  Yes, the architect is designing the area of change, as shown on the submitted plans for the AA, to blend-in architecturally as if was part of the original building design.  It will also be of the same color and use the same coping details along the roof line as is on the main entrance (East). The existing façade will actually become more compliant w/ 5-11-E because the raising of the roof will better comply with the roof line requirements of 5-11 because it will introduce a variation in roof line.  And final, there are multiple doorways w/ doors that are being added to the existing façade for egress out of the gym. In my opinion, this will help provide balance for the façade change and better fit with 5-11-E.