

**Holy Cathedral Church of God in Christ**  
**Minor Modification to Detailed Planned Development**  
**File Number 131704**  
**7200 West Florist Avenue**

In 2005, Holy Cathedral Church of God in Christ requested to change the zoning for the property located at 7200 West Florist Avenue from Multi-Family Residential (RM3) to a General Planned Development (GPD, FN 050244) to allow for a church and ancillary uses. Later, in 2006 the zoning was further changed from GPD to a Detailed Planned Development (DPD, FN 061308) to permit construction of a church and school with ancillary uses. In 2011, the applicants requested a Minor Modification to the DPD (FN 110431) to allow for the development to occur in phases, with the church, sanctuary, multi-purpose area with recreation space, classrooms and offices to be constructed as Phase 1. Other uses, including the dining/fellowship hall, auditorium, family resource center and additional offices would be constructed as Phase 2.

Since this last approval, the building design and layout have been further refined and Holy Cathedral Church of God in Christ is requesting a Minor Modification to the DPD to make the following changes:

1. Building square footage: It was anticipated that the building square footage for Phase 1 was approximately 30,500 square feet. The applicant requests that this is changed to approximately 24,500 square feet at the time of construction, with the option to expand to the full 30,500 square feet in the future, as funding and need permits. Elevations of the expanded area shall match that of the existing.
2. Parking: Parking and driveways for this down-sized building (as shaded gray on attached site plan) shall be the similar to the previously approved site plan. The parking ratio shall be kept at a minimum ratio of 6 occupants to 1 vehicle.
3. Building materials: The previous approval was for the materials to include brick veneer on the first floor and EIFS on the upper floor. Now, the proposed materials shall be the following:
  - a. Columns under porte-cochere: brick veneer (Material #1) with brick accent bands (Material #2).
  - b. Lower exterior walls: brick veneer (Material #1) and brick accent bands (Material #2).
  - c. Higher exterior walls: EIFS with sandpebble texture (Material #5) and semi-smooth/sandblast EIFS reveal (Material #6)
  - d. Upper front façade, overhangs, porte-cochere and pilasters on higher wall: semi-smooth/sandblast EIFS (Material #7)
  - e. Frames for doors and windows: anodized dark bronze
4. Design elements: In addition to a change in building materials, a few design elements are also proposed to change, including construction of flat roofs versus sloped roofs. The flat roofs shall be membrane type at various heights but they shall not be visible from street level. There shall also be sloped standing seam metal roof of brown color at the building front. Windows of aluminum frame will be added to the front façade under the new standing seam metal roof, and a 12- foot-high metal cross will be mounted on the peak of the metal roof.

5. Building height: The previously approved elevations showed heights to be as follows: 80 ft. to the top of the steeple, 12 feet to first floor ceiling, and 28 feet to second floor ceiling. These heights are now changed as follows:
  - Top of metal roof: 43 feet
  - Higher walls around worshipping area: 29.5 feet
  - Porte-cochere: 16.5 feet (12 feet vertical clearance)
  - Lower walls around office rooms: 13 feet
  
6. Other elements: The circular drive at the front entrance of the church, along Florist Avenue, and the tower element in front of the entrance would be deferred to Phase 2 or sometime after Phase 1 is completed if there is a need and funding permits.

All other aspects of the previously approved GPD and DPD files remain unaffected by this Minor Modification.

Links to building materials aforementioned:

Material #1 – brown bricks, 470-479 medium range smooth

<http://www.beldenbrick.com/onlinecatalog/ColorDetail.aspx?ProdId=13&Color1=Browns&Color2=&name=470-479%20Medium%20Range%20Smooth>

Material #2 – tan brick, quaker blend

<http://www.beldenbrick.com/onlinecatalog/ColorDetail.aspx?ProdId=15&Color1=Tans&Color2=&name=Quaker%20Blend>

Material #5 – EIFS, sandpebble texture, heirloom color 465B

[http://www.dryvit.com/filesshare/doc/colors/cayf\\_new/cayf\\_465B.htm](http://www.dryvit.com/filesshare/doc/colors/cayf_new/cayf_465B.htm)

Material #6 – EIFS, sandblast texture, coconut shell color 392B

[http://www.dryvit.com/filesshare/doc/colors/cayf\\_new/cayf\\_392B.htm](http://www.dryvit.com/filesshare/doc/colors/cayf_new/cayf_392B.htm)

Material #7- EIFS, sandblast texture, earthware color 394

[http://www.dryvit.com/filesshare/doc/colors/cayf\\_new/cayf\\_394.htm](http://www.dryvit.com/filesshare/doc/colors/cayf_new/cayf_394.htm)