

CITY OF GREEN
Planning Department Review
DESIGN REVIEW BOARD

June 3, 2026

Item 26-21 The Chapel Community Room Expansion

(J. Schaefer, The Chapel In Green)

Location: 1800 Raber Road

Site Plan Review

Zoning: R-1

PLANNING DEPARTMENT

Applicant is presenting plans for a building addition at The Chapel, which is located at 1800 Raber Road. This approximately 77-acre site is on the south side of Raber Road and extends between the Saullo's Acres allotment (east) and Robinwood Estates (west) to I-77 to the south.

The Chapel project was originally reviewed by the City in 2000 with construction completed in 2002, which also included roadway improvements. The existing facility was considered as the initial phase of site development and future development was also acknowledged at the time. Future considerations included building additions and additional parking spaces, outdoor pavilions, and recreational fields. A copy of the original site plan is attached showing the approximate location of the currently proposed addition. The land use is conditionally permitted in the R-1 District and a public hearing/issuance of a Conditional Use Certificate will be required by the PZC.

The Chapel has historically hosted church ministry events and community events (such as Green Schools sports banquets) in the existing atrium area and the desire is to construct this "Community Room" expansion to better serve both functions. Overall, the addition would measure approximately 109' x 86' with approximately 8,500 SF of floor area. The addition would be situated on the east side of the building in place of an existing concrete basketball court and part of the lawn in this area. The 4,248 SF Community Room would be supported by 1,254 SF of storage, a small food handling room, and restrooms. Food handling would be limited to warming/serving functions only and would be auxiliary to the main kitchen inside. A new entry vestibule and corridor/pre-function area running along the south side of the Community Room are also included. An email from a Chapel representative is attached with more details regarding the addition.

Building elevations are provided. The addition would have an overall height of 37'-10", which is lower than other existing portions of the building. A cross would extend approximately 6' above the top of masonry would feature a façade of reddish brick with accent patterns and light color CMU veneer to match the existing building (see photos). Tall vertically oriented windows would provide additional illumination inside the space. A metal panel canopy would extend above the new entryway. The roof would have a 1/12 pitch. Material samples will be presented at the meeting as available. Proposed rooftop HVAC units would be screened by parapets. A concrete patio area would be installed directly adjacent to the addition.

All building setbacks would comply. Building coverage of the lot and impervious surface ratio would remain in compliance.

The immediate area around the new addition would be improved to feature a new drop-off lane, sidewalks, and reconfigured parking. The 20' wide concrete drop-off lane would be constructed along the west edge of the existing parking lot in the adjacent area. This would result in the re-stripping of existing parking to consist of 7, 9' x 20' spaces and 9 handicap spaces with signage, which would be a reduction of 13 spaces. The 9'

spaces are being proposed to match the existing parking on site (a variance was originally granted for the 9' spaces). The existing lot contains 1,320 total spaces (including handicap), which exceeds the required minimum, and the intent is for the new addition to be used outside of normal worship hours. The elimination of spaces, therefore, would not impact compliance. The one-way drop-off lane would be surrounded by ADA accessible walkways and curb ramps due to the new adjacent handicap spaces and a grass island would be formed in the center to provide some separation. Bollards and stamped concrete would be installed along the outer edge of the lane with pavement arrows/signage also provided. Concrete wheel stops would be placed within all handicap spaces (wheel stop detail will need to be revised per code).

Illumination would feature wall mount fixtures at doorways and one existing light pole would be relocated to the drop-off island.

Grading in the area of redevelopment and impact to the stormwater management system on site would be minimal. No additional design is required. A site SWPPP has been provided and will need to be submitted to the Summit Soil & Water Conservation District for review. All areas around the improvements would be seeded lawn areas.

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ENGINEERING

Comments have been returned to the applicant for revision. The proposed improvements do not warrant additional documentation for site stormwater design.

FIRE

Reviewed with no issues noted.

ZONING

Zoning and building permits are required.

STAFF RECOMMENDATION

Staff would recommend the following:

- 1. Revise wheel stop detail on sheet C-102 to reflect current code.*
- 2. Consider removing one handicap space at the south end of the six spaces along the middle portion of the drop-off lane. It seems this could potentially conflict with the egress portion of the lane.*
- 3. Verify if a crane will be used for construction of the addition relative to the need for receiving FAA clearance.*