

Cao Dai Temple and Bella Terra Residences

Sunshine Ordinance Meeting
June 15, 2023

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PURPOSE OF TONIGHT'S MEETING

- City ordinance (Sunshine Meeting Ordinance) requires early public participation for certain projects
- Proposed project requires amendment to existing zoning standards (SD-53)
- Review project with community
- Obtain feedback and consider revisions to project to address community concerns

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PROJECT HISTORY

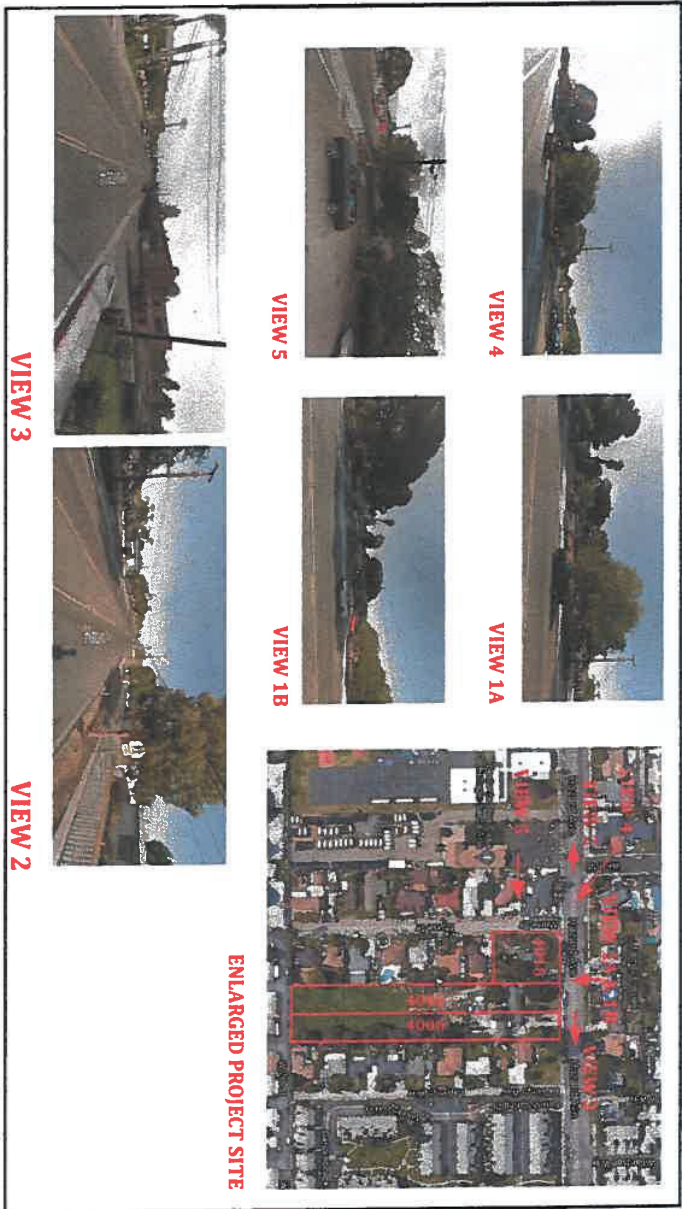
- Project rezoned in 1989 from Single-Family Residential to Specific Development No. 53 (SD-53)
- Approved project allowed 17 single-family residences on average 3,700 square foot lots (3,000-4,400 square feet)
- Project never constructed due to various market conditions
- Owner proposing to modify current zoning

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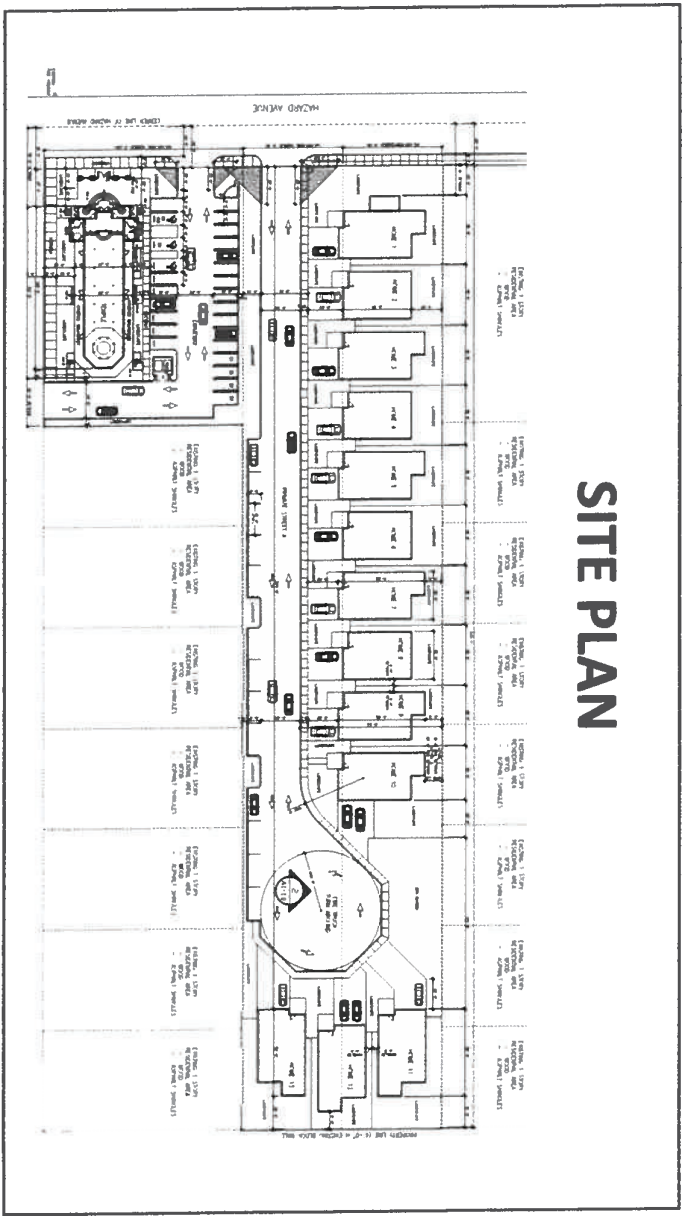
PROJECT SCOPE

- Project located at 4006-4018 W. Hazard Avenue
- Demolish existing structures on the site
- Construct new 3,100 square foot temple
- Construct 13 for-sale single-family residences
- Build private street with limited on-street parking

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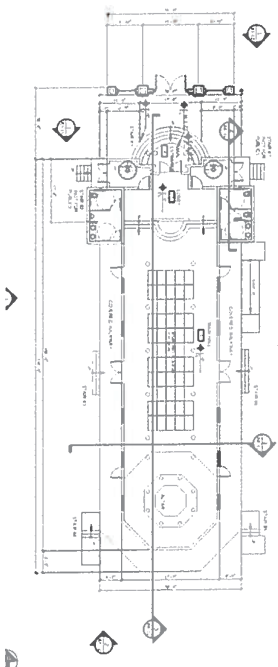


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TEMPLE FLOOR PLANS

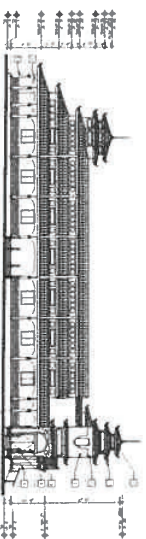


LEVEL 2 FLOOR PLAN 2

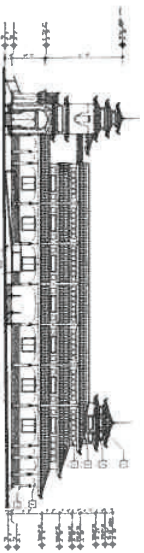


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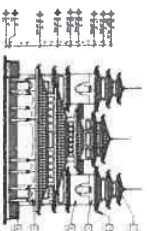
TEMPLE ELEVATIONS



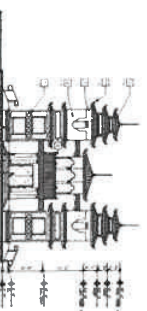
WEST ELEVATION - TEMPLE 4



EAST ELEVATION - TEMPLE 3



SOUTH ELEVATION - TEMPLE 2



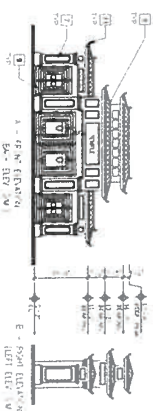
NORTH ELEVATION - TEMPLE 1

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TEMPLE ENTRY GATE



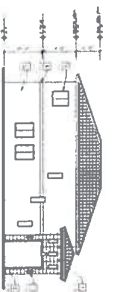
COLORED GATE - TEMPLE 2



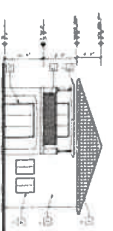
GATE - TEMPLE 1

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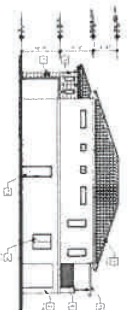
RESIDENTIAL ELEVATIONS



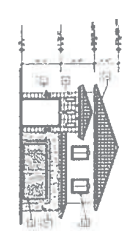
SOUTH ELEVATION - MODEL 9 4



EAST ELEVATION - MODEL 9 2



NORTH ELEVATION - MODEL 9 3



WEST ELEVATION - MODEL 9 1

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Building Materials



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NEXT STEPS

- Review community input
- Consider revisions to project plans
- Submit plans to City for review of project
- Planning Commission and City Council public hearings

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THANK YOU

- Questions and Answers regarding project

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