



## GLPC AGENDA ITEM # 3

JULY 28, 2025

### Conditional Use Request by Crossroads Baptist Church File #: CU-2025-06

Crossroads Baptist Church is requesting a Conditional Use Permit (CUP) to allow expansion of a church and its accessory uses in a Single-Family Residential (R-15) zoning district. The subject property consists of two parcels comprising 12.19 acres and is located at 3001 Country Club Drive. This is along the east side of Country Club Drive, between Eager Road and Green Meadow Drive. The property contains an existing church which also includes a private tuition church accessory school (grades K3 – 8). The existing church/school facility received CUP approval in 2010, but is now proposing to expand beyond the limits of that approval.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan.

The CUP request in 2010 (file # CU-2010-07) was approved on 6-10-2010, subject to a submitted master site plan (see attached), and subject to the following two (2) conditions:

- (1) Approval shall be for a church, with an accessory church school grades K3-12 with no more than 250 students, in accordance with the general layout of the submitted site plan. Total additional building square footage on the site shall not exceed 32,000 square feet, and expansions beyond this point shall require re-approval by the City.
- (2) Upon construction of a new building or expansion to an existing building beyond 5,000 square feet, all existing parking lots and street yards shall be brought into full compliance with the LDR. All new development on the site shall comply with the provisions of the LDR at the time of permitting

These past 15 years, the applicant has maintained compliance with Condition #1. Condition #2 was triggered several years ago and saw the addition of the parking lot on the northern part of the property, as well as the installation of some of the required landscaping. Because of the impending widening of Country Club Drive and Eager Road, the City has agreed to allow delay of the required street yard landscaping until after those road projects are completed. Now the applicant has revised their overall master site development plan (see attached) to include some additional buildings and expansions beyond the CUP limits, which will bring the site building total to more than 88,000 square feet. It also features an increased school enrollment from 250 to 350 students. Thus the need for a new CUP review and approval. The applicant's attached letter of intent describes these changes in a little greater detail.

The existing church and its school are situated in a residential area on a significant amount of acreage with still room to grow. The overall facility growth under the terms of the current CUP approval has been steady, and the church has established a positive track record. The original CUP conditions were based on consideration of potential impacts regarding traffic generation, particularly from the school during peak hour traffic flows. The concern of these impacts were for the abutting 2-lane roadways which were already becoming burdened with traffic. Now, the widening of these roadways to 4-lanes is finally underway, and soon the carrying capacity of these roadways will become much greater. Therefore the concern of excessive traffic generated by this facility is now much less than before, and additional reasonable expansion of this facility should be allowed to continue.

Although the size of the 12-acre site itself will ultimately be the limiting factor in the facility's maximum growth, staff believes there should be one more checkpoint in the continued growth of the facility – before reaching its ultimate buildout size. There is still some uncertainty in the final outcome of the roadway improvements and how they will alleviate the growing traffic congestion in the area. There is also a need to assess the actual impacts this larger school facility will have on the abutting neighborhoods in terms of noise and lighting. Therefore, this approved continued expansion of the church/school facility should be generous but not unlimited.