

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.

Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a church, with an accessory church school grades K3-12, in accordance with the general layout of the submitted site plan, with no more than 400 total students and no more than 100,000 square feet of total building floor area. 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 2,000 square feet, all existing parking areas and street yards shall be brought into full compliance with the commercial site landscaping provisions of the LDR in accordance with an approved landscape plan. However, installation of street yard landscaping along Country Club Road and Eager Road may be delayed until final completion of the impending road widening projects.
- (3) This Conditional Use approval shall supersede and replace the previous Conditional Use Permit (CUP) approved in 2010.

Commission Bailey asked if enrollment is capped at 400, which grades will be affected. Mr. Martin explained that would be up to the applicant to decide. Commissioner Hightower asked if they exceed that capacity, they will be required to come back. Mr. Martin said the cap was raised in anticipation of growth. The applicant anticipates only having 350 students in ten years.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Bill Kent, Project Engineer – 2214 N Patterson St.