



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: July 23, 2025

Agenda Item: PC 25-006

Application Type: Development Plan

Hearing: Continued Public

Summary: Marc Smith with E. Athony, Inc. representing Family Christian Center – Refuge Production, Inc. is requesting consideration of a Development Plan to expand the Family Christian Worship Center east and north, located at 340 45th Street

Applicant: Marc Smith with E. Athony, Inc. representing Family Christian Center

Property Address: 340 45th Street

Current Zoning: CZ – Civic Zone

Adjacent Zoning: North: SD-PUD BECKNELL PLANNED UNIT DEVELOPMENT
South: CZ – CIVIC ZONE
East: CD-5 URBAN CENTER
West: CD-5 URBAN CENTER

Applicant Requesting: Approval

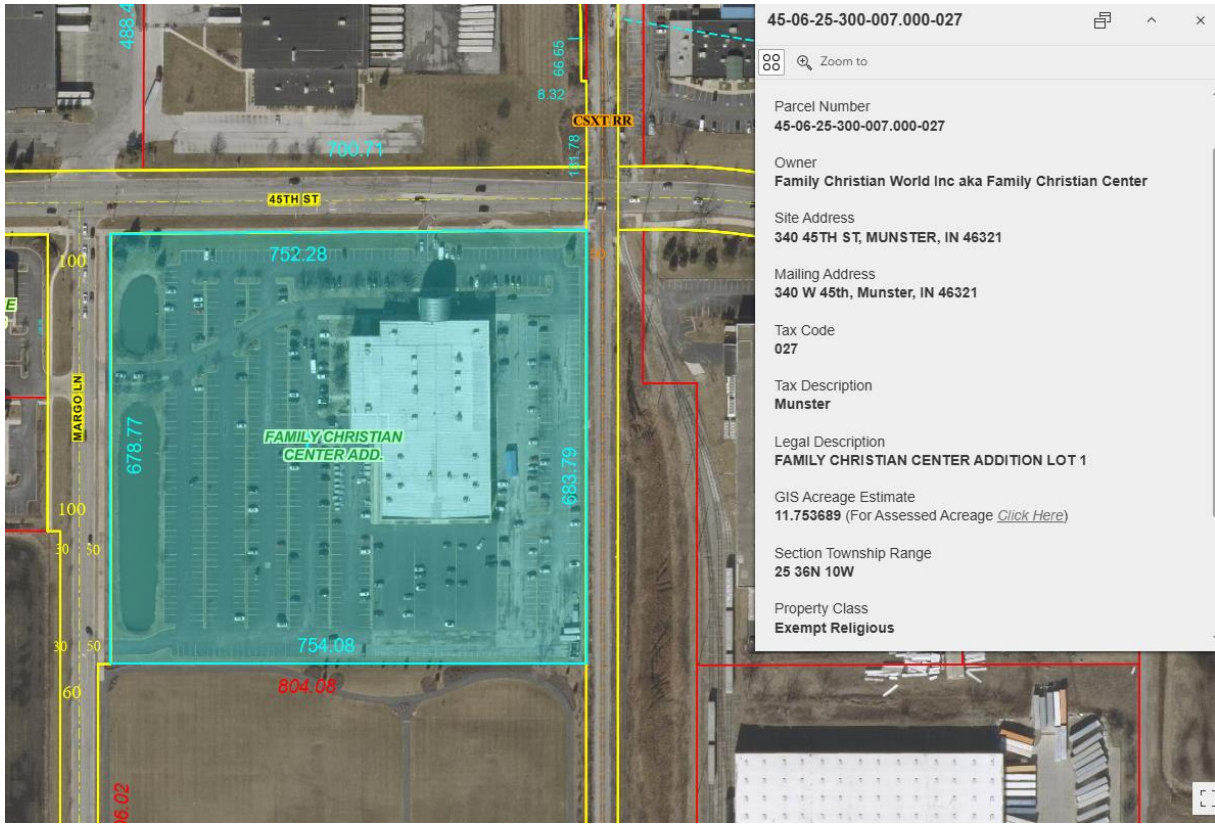
Actions Required: Findings of Fact

Staff Recommendation: Open continued Public Hearing
Approve

Attachments: 1. Application, Exhibit A
2. Site Plans, Exhibit B
3. Building Floor Plans, Exhibit C
4. Building Elevations/Renderings, Exhibit D

PROJECT LOCATION

340 45th Street - Family Christian Center is located at the southeast corner of 45th Street and Margo Lane on approximately 12 acres, LOT 1 of FAMILY CHRISTIAN CENTER ADDITION.

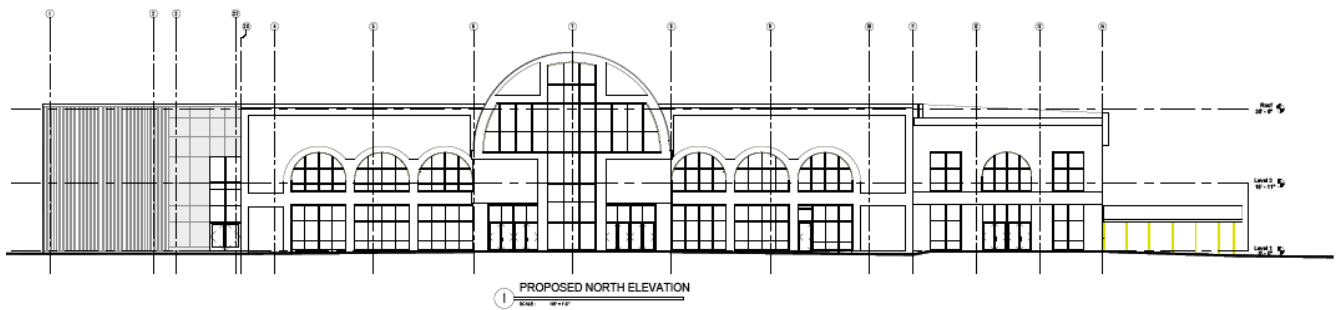
**PROJECT SUMMARY:**

Family Christian Center is proposing to expand their current building. The east building expansion will be 14,758 SF on the first floor and 10,293 SF on the second floor. The north building expansion will be 10,785 SF on the first floor and 749 SF on the second floor. Currently, the two-floor facility is 98,973 SF and after the proposed expansions are complete the total two-floor facility will be 135,558 SF. The proposed east expansion will primarily be used for storage of production equipment, props, and costumes, auxiliary worship activities. The proposed north expansion will allow for a larger welcome/gathering area as well as a small chapel and bookstore. The proposed east expansion will eliminate parking spaces and increase landscape area. The north expansion will require the reconfiguration of vehicular circulation which will now identify two drop-off canopy locations with roof top gardens. Both expansions will use existing building material primarily consisting of metal and glass. The following impacts are as follows:

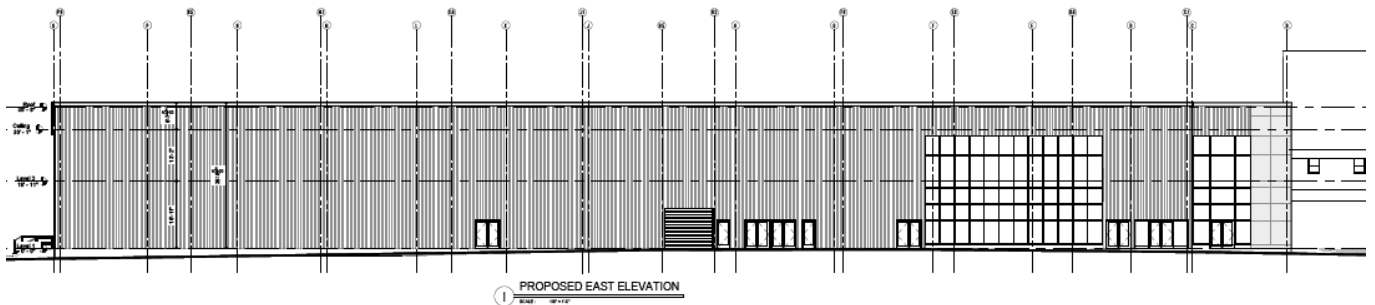
- Vehicle Parking Required = 636 (1 per 3 seats, 1909 existing seats)
- Vehicle Parking Proposed = 720 total, including 17 ADA; additional 90 overflow spaces
- Bicycle Parking = no change
- Trees/Evergreens/Ornamentals = no change
- Building Materials = Brick, Aluminum, Wood Composite, and Glass
- Lighting = no change
- Traffic = no impact
- Stormwater = no impact/no change

Proposed ARCHITECTURE:

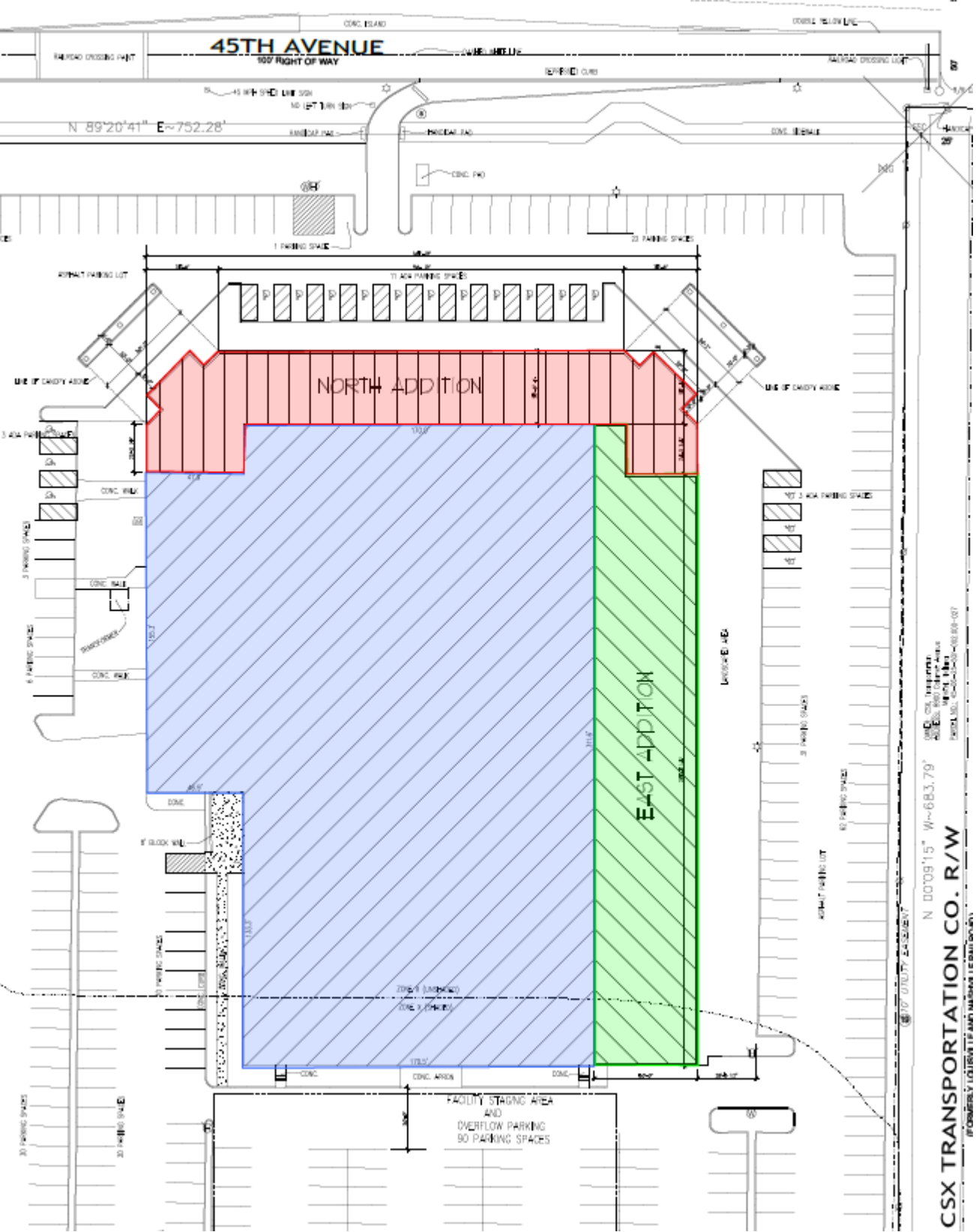
NORTH



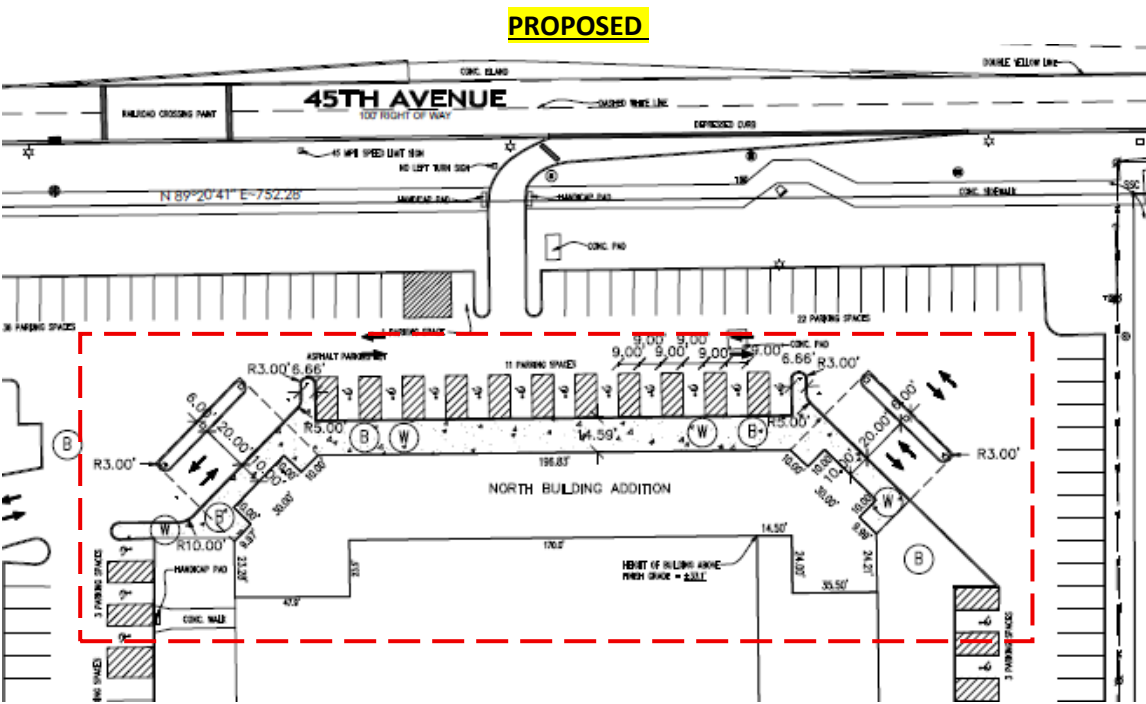
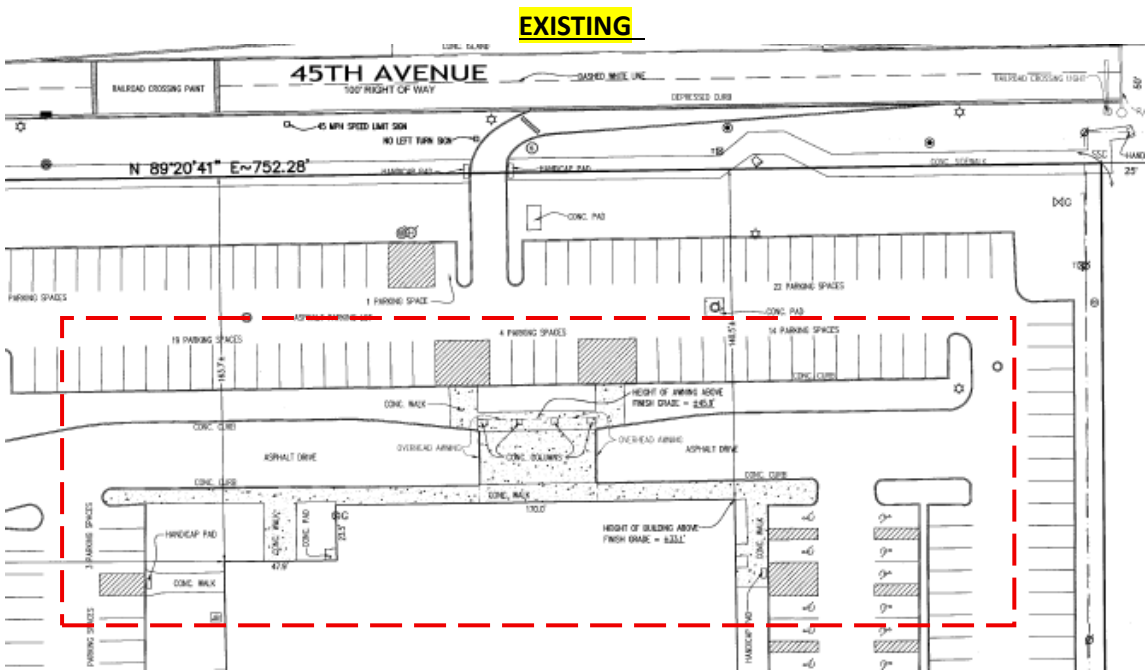
EAST



Proposed Expansion

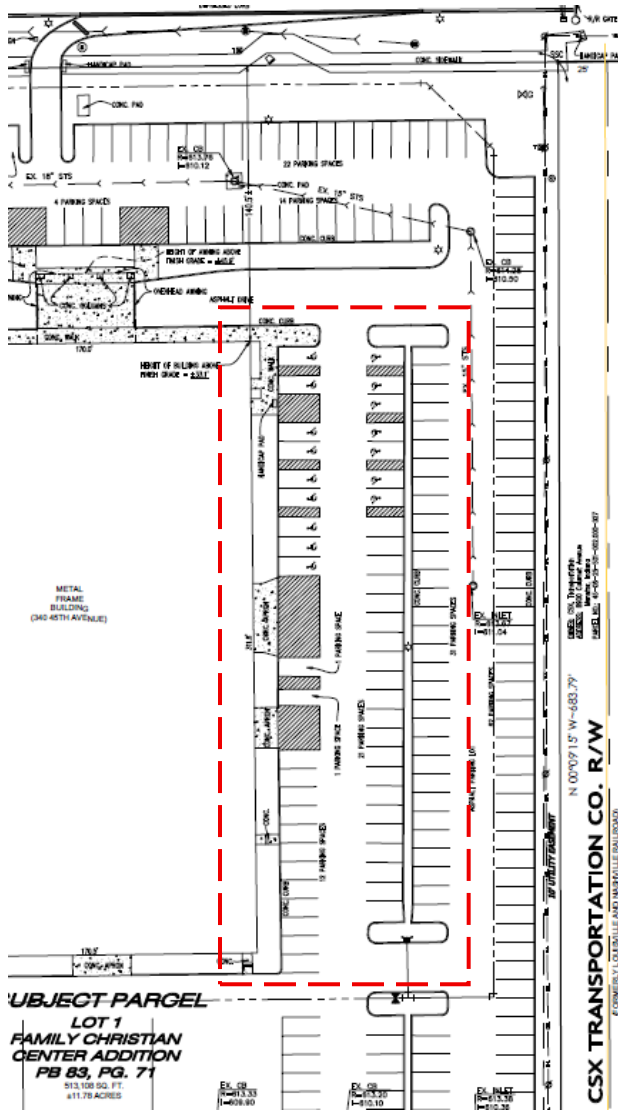


Proposed North Expansion:

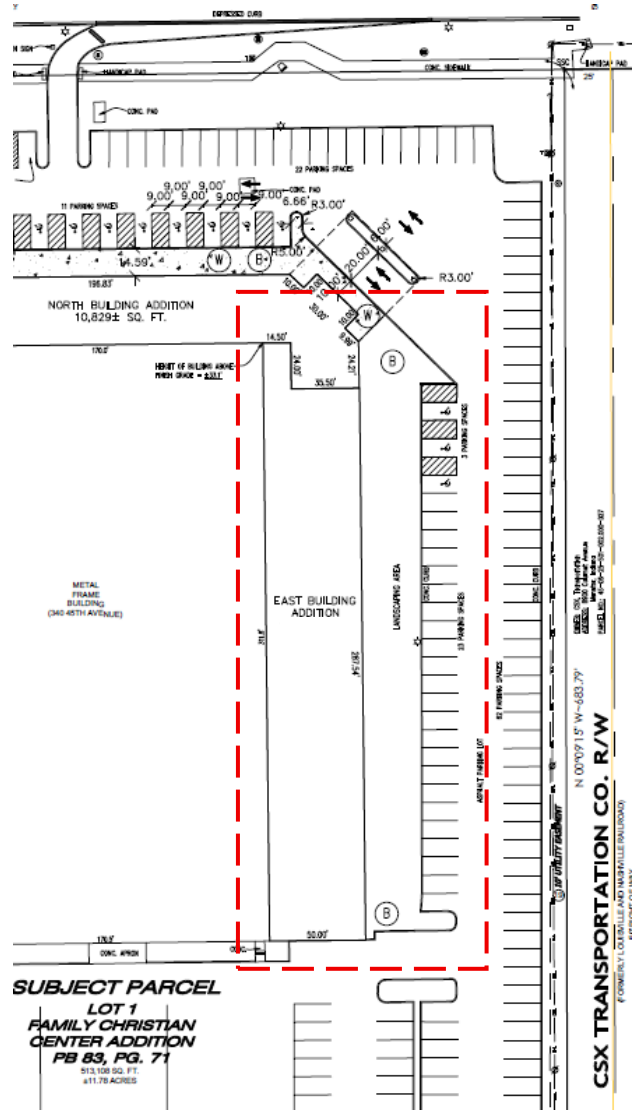


Proposed East Expansion:

EXISTING



PROPOSED



APPLICABLE CODE:

In reviewing, recommending, and taking action on a Development Plan/Site Plan, the recommending and the Decision-Making Authority shall take into consideration all relevant and material factors and shall ensure that the Site Plan and Site Plan application comply with all of the following, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this Article:

- a. Compliance with Comprehensive Plan, this Article, Subdivision Regulations, & Building Code. The proposed Development and the Site Plan and Site Plan application must comply with the Town Comprehensive Plan, this Article, the Town Subdivision Regulations, the Town Building Code.
- b. Public services.
 - i. The proposed Development shall not pose an undue burden on police or fire services.
 - ii. If the Development results in a significant increase for park, school, or other public services, property dedicated for these purposes shall be required as a condition of Development.
 - iii. Appropriate right-of-way and Easement dedications shall occur in order to provide necessary access for proper utility maintenance.
 - iv. Streets internal to a Development may be dedicated or private, depending on their design and function.
- c. Supplemental Development Standards.

Without limitation to Sections 26-6.804. G.8.a-b, the proposed Development, Site Plan, and Site Plan application must comply with the following:

- i. The Supplemental Development Standards of Section 26-6.602 (Site Grading). The Supplemental Development Standards of Section 26-6.603 (Site Drainage).
- ii. The Supplemental Development Standards of Section 26-6.604 (Sewage).
- iii. The Supplemental Development Standards of Section 26-6.605 (Utilities).
The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).
The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).
- iv. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
- v. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

SECTION 26-6.804. G. 5. Applicability; Types of Site Plans. (MZC pg. 382)

a. In all Zoning Districts other than Districts CD-3, CD-3.R1, CD-3.R2, and CD-3.R3, Site Plan approval from either the Plan Commission or the Zoning Administrator, as applicable under paragraph i or ii below, must be obtained:

- i. from the Plan Commission prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, Substantially Modified, or occur:
 - I. a Structure other than a Single-Family Detached Dwelling or Two-Family Detached Dwelling;
 - II. a Parking Area or Parking Lot;
 - V. any Use of vacant land;
 - VIII. a change in Use that will affect the characteristics or impact to the site or the Town with respect to traffic, access, drainage, utilities, or Town services, as determined by the Planning Director;

- IX. Facade improvements for which a Building Permit is required and which affect greater than fifty percent (50%) of any street-facing Facade, excluding Ordinary Maintenance and Repair;
- ii. from the Zoning Administrator prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, modified, or occur:
 - I. any change of Use of any part of an existing Building other than a change of Use described in Section 26-6.804.G.5.a.i; or
 - II. any Alteration or modification to a parcel of land, such as changes to parking layout, Driveways, landscaped areas, Screening, Wall, or fences, or public walkways other than those described in Sections 26-6.804.G.5.a.i.; or
 - III. any modification to a Building or other Structure other than Ordinary Maintenance or Repair or a Substantial Modification.

STAFF FINDINGS AND RECOMMENDATION:

Staff finds the applicant and interested parties have submitted a complete application, including affidavit rights. Also, the readvertisement and notification requirements have been completed by the staff and in compliance with SECTION 26-6.804. L. 9. k. xii. for Public Notice and Public Hearing as well as with SECTION 26-6.804. G. 5 of the Character Based Zoning Code. The Plan Commission may continue with its public hearing for the rescheduled July 23, 2025 meeting of the Plan Commission. However, staff has not received additional documents requested by the Plan Commission discussed at the June 10, 2025 regularly scheduled meeting of the Plan Commission, which include a traffic study, copies of parking agreements and any information relevant to that meeting discussion.

MOTION:

Plan Commission may consider the following motions:

Motion to Defer (Table) PC 25-006, a proposed Development Plan for Family Christian Center building expansion to the north and east so the additional documents requested have been submitted for review, and continue the Public Hearing, including all discussion and findings.

OR

Motion to APPROVE PC 25-006, a proposed Development Plan for Family Christian Center building expansion north and east, including all discussion and findings.