



CITY OF  
**FORESTPARK**

# City Council Agenda Item

**Subject:** Council Discussion to deny Case # CUP-2024-04, Conditional Use Permit to open and operate a place of worship within the Institutional Commercial District (IC).

**Submitted By:** SaVaughn Irons-Kumassah, Principal Planner, Planning & Community Development Department

**Date Submitted:** December 20, 2024

**Work Session Date:** January 06, 2025

**Council Meeting Date:** January 06, 2025

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**Background/History:**

The applicant is requesting a Conditional Use permit to open and operate a place of worship at 528 Forest Pkwy Ste. G. This property is found within a commercial strip plaza that has 9 additional business suites on site. The square footage of the suite is approximately 1,270 square feet and the applicant is proposing to utilize this space to host worship services, gatherings, and church events. The hours of operation will be Monday to Friday 10am -5pm for administration, planning, and ministry functions, Friday, and Saturday 7pm – 10pm, and Sunday services will be held at 10:30am. The proposed capacity would be about twenty (20) to thirty (30) members in attendance for Sunday service and on Friday and Saturday, the applicant advised that there would be approximately fifty (50) to sixty (60) or more members in attendance.

Staff has reviewed criteria for a conditional use permit and the applicant does not meet necessary criteria for approval and will have a significant impact on traffic and neighboring businesses based on the size of parking availability, size of lot and influx of members in attendance. During the evening events on Friday and Saturday, if there are 50-60+ vehicles at one time, there would also be an increase in traffic flow on Forest Parkway and entering and exiting the parking lot. On Thursday December 19, 2024, The city of forest park Planning Commission voted to deny the conditional use permit request. If the Mayor and Council denies the proposed Conditional Use Permit Request, The applicant will not be able to move forward with their request of opening and operating a place of worship within the Institutional Commercial District (IC).

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**Cost:** N/A

**Budgeted for:**     N/A     **es**      **No**

**Financial Impact:**

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**Action Requested from Council:** To deny Case # CUP-2024-04, Conditional Use Permit Request.

