

First Baptist Church

Building Expansion Narrative

The First Baptist Church is planning on building a new church auditorium that will be tied into their existing facility. The new addition will be approximately 6,400 square feet and provide seating for approximately 408 people.

The existing auditorium will be converted into new public restrooms, along with a multi-space for a variety of functions.

The project also includes a new free-standing sign that will be replacing the existing outdated sign.

The project includes an expansion of the parking lot to provide 66 new stalls, along with 79 existing stalls, for a total of 145 stalls on the site. The parking requirements are 1 per 5 of the maximum building occupancy which is 644, or 129 stalls required.

The existing access points, one to the north, and one to the south, will remain in their existing locations. The access to the south will be turned into a right in/right out access to provide a safer environment for vehicles as they enter/exit the property. This access will also be improved to include new asphalt paving and curbing.

The chart below indicates the current amount of traffic generated on site, along with an estimate for how the expansion will impact the future traffic.

First Baptist Church

Traffic Information

Year: 2024	September - May		Year Around			September - May	September - March
	Weekday Morning School Arrival	Weekday Afternoon School Departure	Sunday Morning Sunday School	Sunday Morning Service	Sunday Morning Departure	Wednesday Evening Church Programs	Weekday Evenings Games (M, T or H)
Time Frame	7:45 - 8:05 AM	2:45 - 3:05 PM	8:45 - 9:00 AM	10:00 - 10:15 AM	11:45 AM - 12:15 PM	6:40 PM - 8:45 PM	6:00 PM - 8:30 PM
Cars Arriving	50	30	70	70	0	90	90
Cars Leaving	30	50	0	0	140	90	90
Projected Growth Rate:		4%					
Year: 2025							
Cars Arriving	52	31	73	73	0	94	94
Cars Leaving	31	52	0	0	146	94	94
Year: 2026							
Cars Arriving	54	32	76	76	0	98	98
Cars Leaving	32	54	0	0	152	98	98
Year: 2027							
Cars Arriving	56	33	79	79	0	102	102
Cars Leaving	33	56	0	0	158	102	102
Year: 2028							
Cars Arriving	58	34	82	82	0	106	106
Cars Leaving	34	58	0	0	164	106	106
Year: 2029							
Cars Arriving	60	35	85	85	0	110	110
Cars Leaving	35	60	0	0	170	110	110

While there is not an abundance of traffic at this property, the church feels strongly that the improved entrance to the south is adequate to handle the traffic to the property. During the school year, there is typically a 20 minute window where approximately 50 cars arrive in the morning as you can see from the chart. 30 of those cars are parents dropping off their children, the rest our school staff that stay for the day. Our traffic staging and vehicle circulation plan included with this information shows that at any one time, 33 vehicles can be lined up waiting to drop off or pick up their children. Due to the fact the we have less than that now, and the fact that they all don't come at one time, we feel the south entrance will more than adequately serve the current and future needs of the property.

In regards to Sunday morning traffic, the access points have always been more than adequate to handle the load and we see no issues with them also being able to handle the growth after the expansion is completed. Having the south access a right in/right out only will improve the safety of the site by providing more stacking space to allow cars to safely access State Highway 47.

Landscape Plan Comments:

- *Calculate all requirements using the actual square footage, rather than an approximation. Note that the City rounds up for calculations. For example, 48 interior parking spaces results in a need for 5 trees, not 4. Understood. Calculations have been updated. An additional tree has been added.*
- *Trees should be categorized as evergreen, deciduous, or ornamental. The City allows a maximum of 25% of the required caliper inches to be the same genus, not a minimum. The related calculations and note should be revised. Understood. Notes and calculations have been updated.*
- *Note that parking lot islands with trees are required to be 200 SF in size per tree planted. Please revise. Understood. Parking lot islands have been increased in size to support 2 trees each, per civil plans. It is not feasible to include a tree in the monument sign island. This additional tree has been proposed on the perimeter of the parking lot.*
- *Trees must be planted at least 3' off any property line. Please adjust the eastern trees. Understood. Trees have been shifted and notes have been added.*