

TO: St. Francis City Council
FROM: Beth Richmond, Planner
SUBJECT: First Baptist Church Expansion – Site Plan
DATE: October 7, 2024
LOCATION: 22940 St. Francis Blvd NW (PIN 31-34-24-44-0008)
COMP PLAN: Public/Institutional
ZONING: R-2 Medium Density Detached and Attached Residential

OVERVIEW:

First Baptist Church has submitted a site plan request for an expansion of their existing facility at 22940 St Francis Blvd NW. This expansion would include the construction of an auditorium that is approximately 6,400 SF in size with seating for over 400 people and a 500 SF storage area. The existing auditorium would then be converted into new restrooms and a multipurpose space to be used for a variety of functions. The project also includes the construction of additional parking to serve the expansion, the improvement of the southern access drive, and the replacement of the existing monument sign. Site plan review through the Planning Commission and City Council is required for an expansion of this magnitude.

PLANNING COMMISSION REVIEW:

The Planning Commission reviewed the site plan at their meeting on September 18, 2024.

The Commissioners discussed the location of the south access drive in relation to the existing intersection at Cree St. and 229th Ave. The applicant responded that the south access drive is proposed to remain in its current location to eliminate potential conflicts with playground and recreational area in the southwest portion of the site. These areas would be affected if the drive were to be shifted to the west to line up with the Cree/229th intersection. After discussion, the Planning Commission unanimously recommended approval of the site plan request.



ACTION TO BE CONSIDERED:

Based on the Planning Commission's recommendation of approval for the First Baptist Church expansion site plan, a draft approval resolution has been prepared and is attached for Council consideration.

Suggested Motion

1. Move to approve Resolution 2024-35 approving the site plan for the First Baptist Church expansion with conditions and findings of fact as presented by Staff.

ATTACHMENTS:

- Draft Approval Documents
 - Resolution 2024-35 – Site Plan
- Applicant Submittals
- Planning Commission Memo for September 18, 2024 meeting