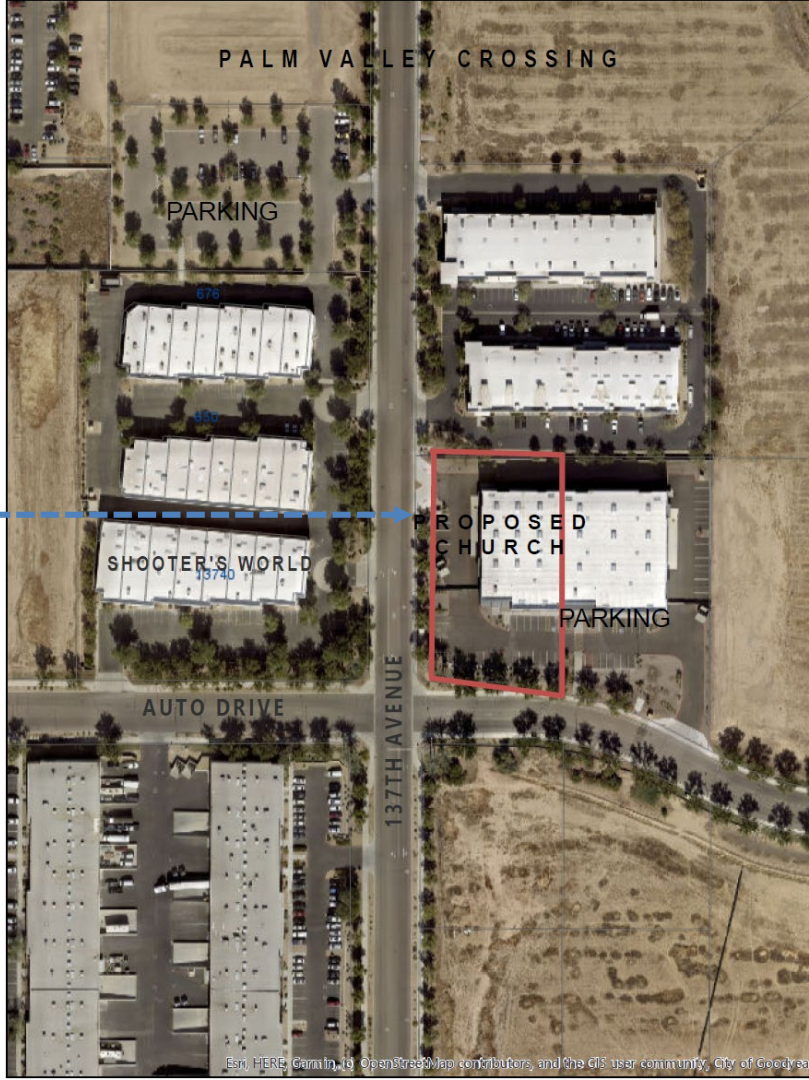
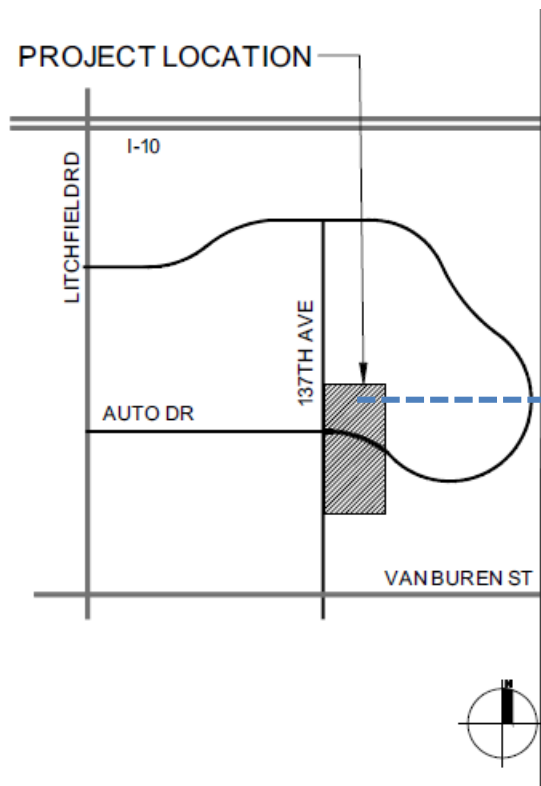


**Special Use Permit
Hope Assembly Church**



**City Council
June 27, 2022**

PROJECT LOCATION



HOPE ASSEMBLY



BACKGROUND

- Palm Valley Crossing PAD
- Initial adoption 1995
- Several amendments
- Subject property subject to 2007 amendment
- 1.2 acres
- Site plan approved 2018
- Developed with 15,578 SF building

HOPE ASSEMBLY



CURRENT POLICY

Section 4-1-2 of the Zoning Ordinance (Special Uses Considered in any District) establishes a church or other house of worship may be considered as a Special Use in any zoning district

Section 1-3-4 of the Zoning Ordinance (Special Use Permits) establishes a Special Use requires review by the Planning & Zoning Commission and approval from the City Council through the public hearing process

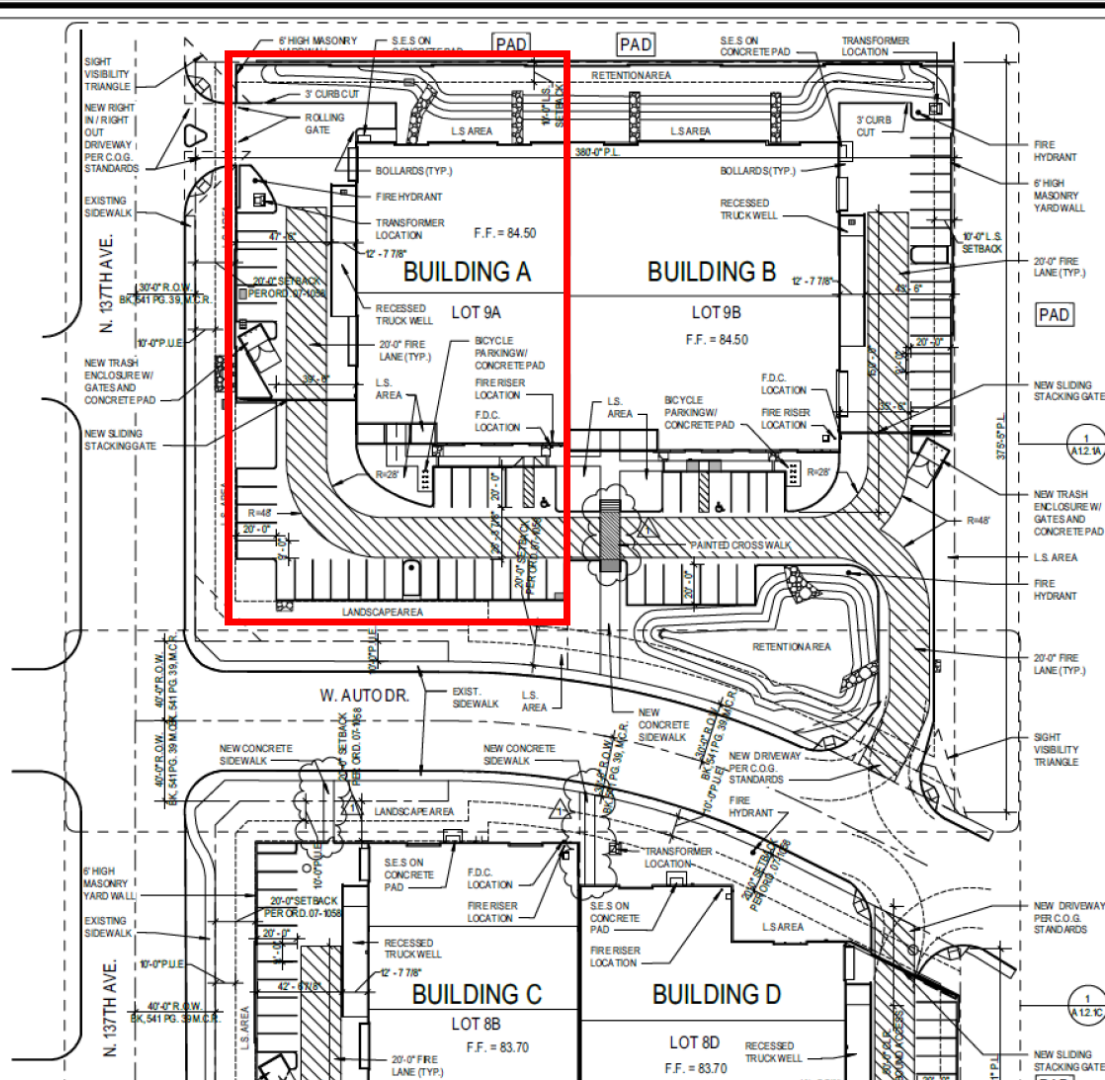
HOPE ASSEMBLY



REQUEST

- Approval of SUP for church in existing building
- 15,578 SF
- Site fully improved (parking, access, landscaping)
- Only interior modifications
- No exterior or site modifications
- Church service on Sunday
- Other services offered, in person and virtually
- 200 members anticipated
- Day care/school not included in SUP

Church – Building A



HOPE ASSEMBLY



EVALUATION

1. Will be desirable or necessary to the public convenience or welfare
2. Will be harmonious and compatible with the other uses adjacent to and in the vicinity of the selected site or sites
3. Is in conformance with the adopted General Plan and any adopted area plans
4. Will not be detrimental to surrounding properties in the area due to:
 - a. Impact on the circulation system
 - b. Excessive noise or light
 - c. Excessive building scale or heights
 - d. Hours of operation
 - e. Inadequate parcel size
 - f. Inconsistency of development character

HOPE ASSEMBLY



EVALUATION

1. Church will occupy existing building, no exterior or site modifications
2. No issues with excessive noise or light
3. Proposed in non-residential area, no incompatibilities with residential
4. No issues with hours of operation
5. Site and off-site improvements completed
6. Surrounding roadways improved
7. Parking addressed onsite and with shared parking agreements

HOPE ASSEMBLY



PUBLIC NOTIFICATION

- Citizen review
- Notification for public hearings
- Website – Current Development Applications
- No formal opposition to date

HOPE ASSEMBLY



FINDINGS & RECOMMENDATION

- Meets findings for Special Use Permit
- Staff recommends approval
- Planning & Zoning Commission – June 15
- Commission recommends approval