



Item 4.C. - Trace Church Conditional Use

CITY PLANNING COMMISSION

FORMAL MEETING – January 10th, 2024



4.C.

Trace Church – Conditional Use



QUICK FACTS

Address:

4330 Mark Dabling Blvd

Zoning and Overlays

Current: Light Industrial (LI)

Site Area

5.93 Acres

Proposed Land Use

Religious Institution

APPLICATIONS

Conditional Use with Land Use Statement

VICINITY MAP



4.C.

Trace Church – Conditional Use



PROJECT SUMMARY

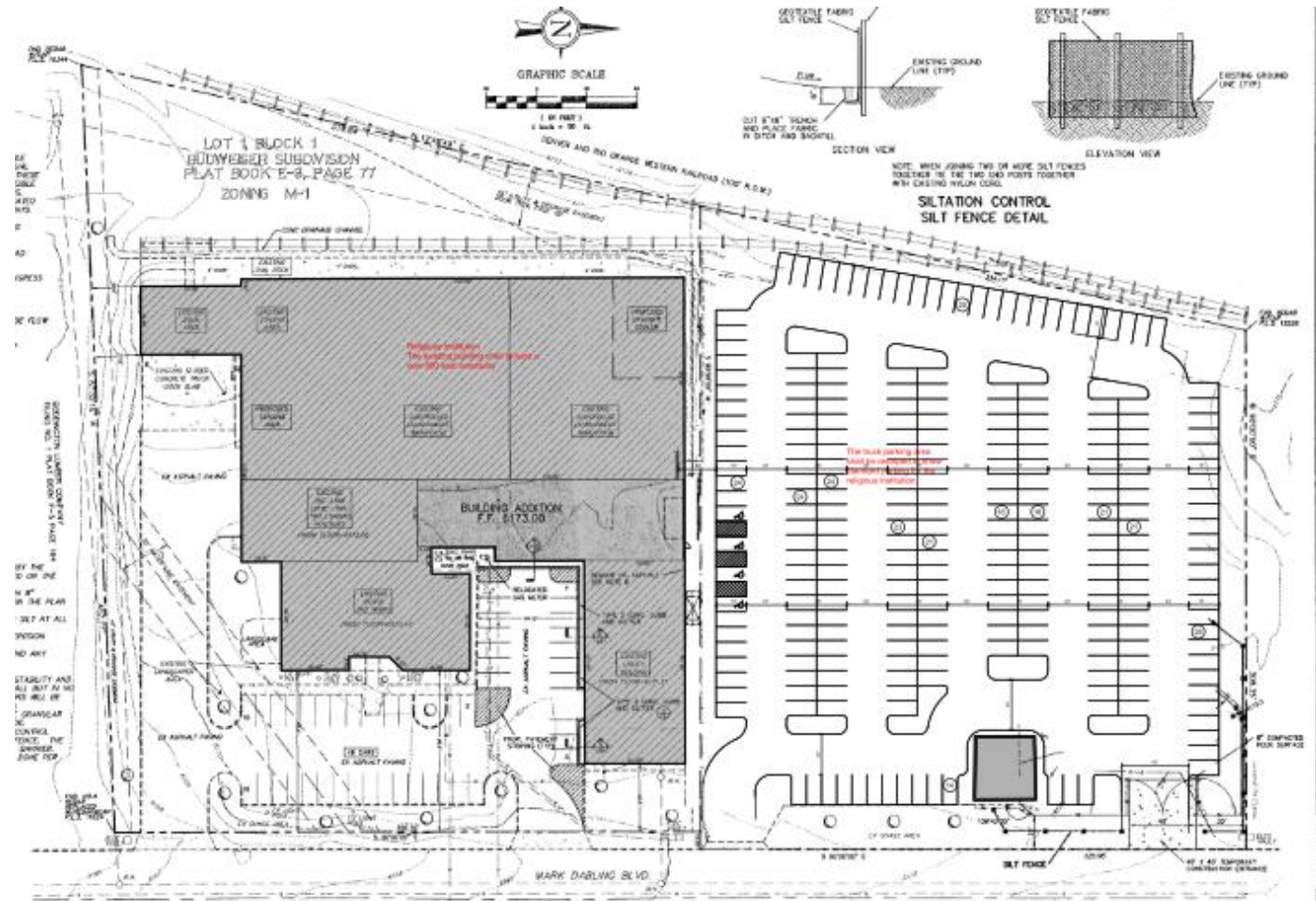
File #(s):

CUDP-23-0019

Project Proposal:

Conversion of the Anheuser Busch warehouse facility into a Religious Institution

SITE PLAN



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Trace Church – Conditional Use



- The Conditional Use Application was submitted with the Land Use Statement as the guiding entitlement.
- A Development Plan – Major Amendment is being reviewed administratively which shall address any physical changes to the site that are proposed by the Applicant or required by Code.

4.C.

TIMELINE OF REVIEW



Initial Submittal Date

September 19th, 2023

Number of Review Cycles

2

Item(s) Ready for Agenda

December, 2023

4.C.

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	45 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- No public comments or inquires were made regarding the subject application or the related Development Plan application (DEPN-23-0236)

4.C.

AGENCY REVIEW



Reviewing agencies did not provide comments on the Conditional Use application or the associated Land Use Statement.

All outstanding comments and requirements shall be addressed through the administratively reviewed Development Plan - Major Modification

4.C.

APPLICATION REVIEW CRITERIA



7.5.601 Conditional Use

Criteria for Approval

- a) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),
- b) The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and
- c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

Statement of Compliance

CUDP-23-0019

After evaluation of the Trace Church Conditional Use, the application meets the review criteria .

4.C.

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

CUDP-23-0019 – Trace Church Conditional Use

Motion to Approve

Recommend approval of the conditional use to allow a religious institution in the Light Industrial (LI) zone district located at 4330 Mark Dabling Boulevard based on the applications conformance with Section 7.5.601.

Motion to Deny

Recommend denial of the conditional use to allow a religious institution in the Light Industrial (LI) zone district located at 4330 Mark Dabling Boulevard based on the applications conformance with Section 7.5.601.



Questions?

