

Conditional Use Supplemental Application

Describe your proposed development

This application is for the addition of two pre-constructed, modular buildings to our existing church facilities. These buildings will contain a total of four classrooms, comprising approximately 3600 sq. feet. The additional space will be utilized as needed in support of existing church ministries.

Gladstone Assembly of God currently operates numerous ministries consistent with the purposes set forth in our constitution and bylaws, specifically, "...religious, charitable, and educational purposes...", and, "...to establish and maintain facilities that provide a place of worship, discipline and fellowship..." These ministries include traditional church services, religious education, weddings, funerals, and other social gatherings which further the purposes of the church. We also offer biblically based and Christ centered general education for grades K-12. We operate this program under the name of Grace Christian School.

The nature, extent, and scheduling of our ministries is subject to change over time as deemed appropriate to meet the needs of our members, and our community. Our church generally operates Monday through Friday during normal business hours, as well as all day Sunday, and on Wednesday evenings. Additionally, special events of various types may take place on any day of the week, either during the day, or in the evenings. Overnight events are less common, but do occasionally occur.

Our regular church services typically draw up to 75 people, with substantially larger crowds attending occasional special events. Our educational ministries serve approximately 215 children, with a staff of 14. The addition of the proposed buildings will allow us to better serve our existing constituency and allow for some growth. The new classrooms will be used for grades 7-12. Some space within the existing building will be reallocated to expand our library and computer lab. This plan would allow for a maximum concurrent enrollment of 300 students, although actual student counts could be somewhat higher due to the part-time nature of our preschool and kindergarten programs.

Identify where in the GMC the use is listed as a conditional use in the underlying zoning district.

The church property is located in the R-7.2 zone. Section 17.10.040 paragraph (2) and (6) allows for churches, schools, and associated buildings and structures.

Explain why the use is suitable for the proposed site.

Our proposal would add to the existing use of the site which has been in operation for nearly 40 years. This use is consistent with the surrounding area which has a public

high school, a public elementary school, a private elementary school, and other churches in close proximity.

Explain why the use is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

Gladstone Assembly of God is located on Glen Echo Avenue, a collector street between two minor arterials, and a short distance from 99E and I-205. Glen Echo Ave adequately serves its immediate neighborhood, and provides access to Gladstone High School and downtown Gladstone from areas North and East. Our proposal will have negligible impact on the existing volume of traffic.

Our campus is located in an established neighborhood with well established public services.

Explain why the use will not alter the character of the surrounding area in a manner that substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying zoning district.

Gladstone Assembly of God is located on approximately 4.5 acres in an R7.2 zone. With our current facilities, this parcel is significantly under-utilized when compared to similar uses in the surrounding area.

Our proposal would not change the existing use, but would allow for a modest expansion of it. The site plan shows that the location of the proposed new buildings exceeds the side and rear yard requirements of the zoning code.

Explain how the propose use satisfies the policies of the Comprehensive Plan that apply to it.

In accordance with State law, the City of Gladstone has adopted a comprehensive plan for land use within its borders. This plan is implemented by Title 17 of the Gladstone Municipal Code (GMC) which describes the Zoning and Development ordinances of the City.

Our proposal is permissible as a conditional use under Section 17.10.040 paragraphs (2) and (6) of the GMC which allows for churches, schools, and associated buildings and structures. We believe that our proposal meets the criteria for conditional uses detailed in Section 17.70 of the GMC as detailed in the preceding sections of our application.