



## REQUEST FOR PLANNING COMMISSION ACTION

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**MEETING DATE:** June 12, 2023  
**PREPARED BY:** Jesse Corrow, City Planner  
**AGENDA ITEM:** River Valley Church conditional use permit, preliminary plat, and final plat

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**PREVIOUS ACTIONS:**  
None

**Requested Action:** Conditional use permit, preliminary plat, and final plat

**Zoning:** R-A (Single-Family Agricultural District)

**Adjacent Land**

**Use and Zoning:**

North: R-A (Single-Family Agricultural District)  
East: R-A (Single-Family Agricultural District)  
South: R-2 PUD (Single-Family Residential District -Planned Unit Development)  
West: R-A (Single-Family Agricultural District)

Applicant:	Greystone Construction
Application received:	May 8, 2023
60 day review deadline:	July 7, 2023
Additional 60 day review deadline:	September 5, 2023
Address:	17575 Arbor Ridge Parkway North

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**RECOMMENDED PLANNING COMMISSION ACTION:**

**Motion** to recommend that the City Council direct the City Attorney to draft a resolution approving the River Valley Church conditional use permit, preliminary and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:

- a. The Community & Economic Development Department dated May 18, 2023
- b. The Engineering Department dated June 12, 2023
- c. The Fire Department dated May 19, 2023
- d. The Parks & Recreation Department, dated June 6, 2023

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

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## **COMMENTS:**

### **General:**

- The applicant is requesting conditional use permit (CUP) approval to build a church on a 5.37 acre vacant lot located at 17575 Arbor Ridge Parkway North.
- The 34,000 square foot building is made up of a 600+ seat worship auditorium, a smaller auditorium, four classrooms, administrative offices, and an expansive lobby area.
- The church will hold worship services on Sunday mornings and there will be community gatherings and youth services on Monday, Tuesday, and Wednesday evenings, as well as weddings and funerals as requested.
- Development on this corner lot will trigger the construction of a planned traffic circle at the adjacent intersection of Arbor Ridge Parkway North and 101<sup>st</sup> Avenue North.
- A low-grade wetland is proposed to be removed near the entrance at 101<sup>st</sup> Avenue North. The Elm Creek Watershed district will review the proposal at their June meeting and staff has no concerns with its removal.

### **Layout and Access:**

- The site will be accessed from both Arbor Ridge Parkway North and 101<sup>st</sup> Avenue North.
- The proposed church is on the eastern portion of the lot with 295 parking spaces that will surround the building on three sides.
- The site plan proposes 88 more parking spaces than is required by city code for this type of use. The applicant feels the additional parking is necessary based on parking trends at their other campuses.
- Pedestrian access will connect to the public sidewalk along Arbor Ridge Parkway North.

### **Code Requirements for a Conditional Use Permit:**

The R-A zoning district has specific requirements for religious uses as follows:

- Side yards shall be double that required for the district, but no greater than 30 feet.
- Adequate screening from abutting residential uses and landscaping shall be provided in compliance with section 36-817.
- Section 36-817 requires the following: A compact evergreen or deciduous hedge and

overstory and understory trees of sufficient width and density or an earth berm of sufficient height to provide an effective screen throughout the year.

- Adequate off-street parking and access shall be provided on the site..., and such parking shall be adequately screened and landscaped from surrounding or abutting residential uses in compliance with section 36-817.
- The site and its related parking and service shall be served by a paved arterial or collector street of sufficient capacity to accommodate the traffic which will be generated.
- The site must be able to accommodate an on-site septic system adequate for the proposed use.

**Staff Analysis:**

- The proposal meets all the requirements for a religious use in the R-A zoning district.
- A berm ranging from four to six feet above the adjacent Arbor Ridge Parkway North combined with landscaping will provide adequate screening to the residential development to the west.
- The berm and landscaping will stop short of the driveway access so as not to obstruct traffic visibility.
- Staff notes that the church will be tying into the Metropolitan Council sewer system via the city system, so the on-site septic requirement does not apply.
- The applicant has addressed the items noted in the memorandums and staff has no other issues with the proposal.

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**ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location and notification maps

Attachment C: Maps

Attachment D: Architectural renderings

Attachment E: Memorandums