

**ALUC Action Item 2B**

**Monday, February 2, 2015**

**SUBJECT: Development of 4.12 acre Church near Mendota Airport**

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**Project Description**

The Project proposes to construct and operate a 500-seat Catholic church on 4.12 acres of a 7.23-acre parcel. The southeastern 3.1 acres of the site would be partially occupied by a shallow (1-2 feet) multiuse storm basin, the specific size of which has not been determined. The church building itself would occupy 9,195 square feet. The roof peak is predominantly 35 feet above ground level, although the bell tower extends to a height of 50 feet. The remainder of the 4.12 acres occupied by ornamental hardscaping, parking, circulation, and landscaping. The site plan indicates 184 parking spaces. The facility would have access to 10th Street to the northwest and 11th Street to the southeast.

Since churches are not currently allowed within the M-1 (Light Manufacturing) zone district, the applicant has requested that the City approve a zoning text amendment permitting churches within the M-1 district subject to a conditional use permit. If the zoning text amendment is approved, the City would then consider a conditional use permit to authorize construction and operation of the church. It is anticipated that the church would conduct five Sunday masses, with various activities occurring sporadically during the rest of the week.

**RECOMMENDATION:**

Staff recommends a finding of consistency based on the following Land Use Safety Compatibility Criteria:

**Safety Zones (ALUC Policy Plan 1983):**

1. **NOISE** – The property is not within Noise Contours, therefore flight noise activity from the airport is not a factor in creating adverse condition of noise exposure.
2. **AIRSPACE PROTECTION** – The property is within the Horizontal and Conical Zones and considered acceptable with little or no risks. Furthermore it is not within the traffic pattern zone or approach zones.

