

CITY OF CLARKSTON

ITEM NO: F5

CLARKSTON CITY COUNCIL WORK SESSION

HEARING TYPE:
City Council

BUSINESS AGENDA / MINUTES

ACTION TYPE:

MEETING DATE: December 5, 2017

SUBJECT: Conditional use permit for the property located at 3865 Church Street.

DEPARTMENT:
Planning & Development

PUBLIC HEARING: YES NO

ATTACHMENTS: YES NO
Pages: 21

INFORMATION CONTACT:
Shawanna Qawiy, Planning and Dev. Director
PHONE NUMBER: 404-296-6489

PURPOSE: To consider whether a proposed conditional use is in the public interest of the City as considered by the Mayor and Council, among other relevant factors as listed below.

NEED/ IMPACT:

According to Section 312- Conditional use permit, certain uses of property, designated as condition uses, are declared to possess characteristics that may be incompatible with other uses in the district. The North American Mission Board (NAMB) is requesting a conditional use permit to convert the existing Christian Life Center (CLC) (gym) at 3865 Church Street, to a worship venue and other church related activities. The property zoned NC-1, Low Density Neighborhood Commercial District, is surrounded by Clarkston City Hall, The Clarkston Police Station, places of worship and the Clarkston Woman’s Center. Diagonally from the subject property is a single family structure) and a parking lot.

The Mayor and Council shall hear the applications for conditional use permits and determine **(1) Whether the conditional use would be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood.** *Staff’s position is that the proposed location will not impose a negative bearing on the use and enjoyment of the environment or the other property uses;* **(2) Whether the proposed conditional use would increase local or state expenditures in relation to cost of servicing or maintaining neighboring properties.** *Staff’s position is that an increase in local or state expenditures in relation to costs associated with servicing and maintaining neighboring properties cannot be determined at this time. This renovation is a part of an overall rebuilding of this area that will include adjacent properties.* **(3) Whether the establishment of the conditional use would impede the normal and orderly development of surrounding property for uses predominant in the area.** *Staff’s position is that, the proposed use will not impede the normal and orderly development of surrounding property uses.* **(4) Whether the location and character of the proposed conditional use would be consistent with a desirable pattern of development for the locality in general.** *The location and character based on the zoning district*

will only permit this proposed conversion/enlargement through the conditional use permitting process.

RECOMMENDATION: Staff recommends approval of the conditional use permit.