

11-21-94 10:45 RCVD

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 111-94
Planning Director Rev. 11-23-94

APPLICANT: Cornerstone Christian Fellowship
1001 Main Street
Klamath Falls, OR 97601

REQUEST: Cornerstone Christian Fellowship is seeking a Conditional Use Permit to allow a church facility on 3.65 acres zoned General Commercial.

AUTHORITY: Article 44 and Article 52.4, Section 52.430(E) of the Klamath County Land Development Code.

PROJECT LOCATION: The site is located on the northeast corner of South Sixth Street and the Alameda Bypass - the former Grocery Warehouse building.

LEGAL DESCRIPTION: Located in portion of Section 28C, Township 39, Range 9EWM, Tax Lots 1800, 6300, and 6400.

ACCESS: South Sixth Street and Etna Street

UTILITIES:

WATER: City of K-Falls

SEWER: South Suburban Sanitary Dist.

FIRE DIST: KCFD #1

POWER: Pacific Power

EXHIBITS:

- A. Staff Report
- B. Site Plan
- C. Assessor's Maps
- D. Letter from Peace Memorial Presbyterian Church
- E. Letter from KCFD No. 1

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to surrounding property owners as well as to agencies of concern. To date, one response has been received from Peace Memorial Presbyterian Church, the property owner to the east.

The review criteria of Section 44.030 of the Land Development Code requires that:

- A. The use complies with policies of the Comprehensive Plan.

As the requested use is a conditionally permitted use within the CG zone as adopted as part of the Comprehensive Plan, applicant is in compliance with this criterion.

- E. The use is in conformance with all other required standards and criteria of this code.

The CG zone allows as a church as a conditional use. If the Conditional Use Permit is approved, applicant will be required to obtain site plan approval meeting parking, landscaping and signage requirements, etc., of the Land Development Code.

- C. The location, size, design, and operating characteristics of the proposed use will not have a significant adverse impact on the livability, value or appropriate development of abutting properties and the surrounding area.

The property lies within the commercial corridor of South Sixth Street and is surrounded on all sides by General Commercial zoning. The parcel in question is of sufficient size to support the proposed use. Access to the church would mainly be from South Sixth Street. Access may also be gained via Angle and Etna Streets from the Alameda Bypass. Objection was expressed by Peace Memorial Presbyterian Church that there would not be adequate parking on Sunday mornings for both churches and the adjacent businesses. The majority of the parking area on Tax Lots 6300 and 6400 is owned or leased by Albertson's, Inc., and will provide adequate parking for the proposed use. Consultation with employees from the adjacent businesses (Sears, Video Vendors, Liquor Store) indicates no impact on parking. The liquor store is not open on Sundays, and Sears is only open in the afternoon. Video Vendors is open from 10 a.m. to 9 p.m. daily. Input from the store manager there indicates very light traffic on Sunday mornings. All of the businesses contacted have no problem whatsoever with the proposed use.

RECOMMENDATION:

The Planning Director, based on the above findings and conclusions of the staff report and upon review of the exhibits on file for Conditional Use Permit 111-94, hereby approves the request to allow a church in the CG zone subject to the following:

1. Applicant must obtain site plan approval and meet any requirements thereof prior to occupancy of the facility within two years of the date of approval or this permit shall become null and void.
2. Applicant must comply with requirements of KCFD No. 1 as outlined in attached memo dated 10-11-94.

Dated this 23 day of November, 1994

Carl Shuck
Carl Shuck, Planning Director

NOTICE OF APPEAL RIGHTS

The Klamath County Land Development Code provides that this decision may be appealed to the Board of County Commissioners no later than 7 days following mailing of this decision. Appeal information may be obtained at the Klamath County Planning Department.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 28th day of Nov A.D., 19 94 at 10:45 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 36139.

FEE none

Evelyn Biehn County Clerk

By Douglas Miller

Commissioners Journal