

Align Ministries Conditional Use Application

Response to Standards

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;

The conditional use for the property is for public assembly for Align Ministries to utilize their 9,000 square foot space hold religious services in their 75-seat worship room as well as a ministry resource center for fellowship, training, and administrative offices. The services being held in this space will not have a negative impact on public health, safety nor general welfare. The space has housed this organization since October of 2000 with no registered code enforcement complaints.

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

Align Ministries will not be injurious to the use and enjoyment of other property in the immediate area. As their activities are held either on the weekend or during the evening none of the activities conducted by Align Ministries are held during peak business hours, which leaves their required parking spaces open during times of peak use for the surrounding businesses. Additionally, conditional use approval was granted for a separate religious institution in 2011 located in the same building. None of the activities that Align Ministries conducts will have a negative effect on the property values within the surrounding industrial neighborhood in which the property resides.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district; and

Align Ministries will not impede the normal and orderly development and improvement of the adjacent property as the surrounding area is already developed and zoned for industrial purposes. The subject property has been used by religious facilities in the past without any registered code complaints, and the services and uses conducted by Align Ministries are contained fully within their allotted space at off peak business hours.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

The subject property is identified as an employment center in the City's Land Use Master Plan. Places of worship are identified as a supporting use in employment centers in the plan. Therefore, this use is not in conflict with the adopted Land Use Master Plan.