



## MEMORANDUM

**Date:** April 9, 2026

**To:** Board of Zoning Appeals

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Providence United Methodist Church (Conditional Use)  
2293 S Rutland Rd.

**Map:** 95

**Parcel:** 001.00

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**Request:** Providence United Methodist Church is requesting a Conditional Use Permit for their church, on residentially zoned land at 2293 S. Rutland Road. The site currently incorporates approximately 23.07 acres, and the request is to add additional seating in their sanctuary, children's classroom facilities and parking to accommodate the increased seating capacity.

**History & Overview:** The church was built at its current location in 2016, and since that time has grown exponentially. The current facility has a seating capacity of 750 seats, and the church is averaging 2,284 attendees between 3 current church services. The church is requesting the conditional use permit for the ability to increase its capacity to 1600 seats, of which will be an increase of 850 seats. The church is intending to build an addition onto its current facility that will include the additional sanctuary area, along with children's classrooms. They also plan to expand their parking facilities to the northeast part of their property.

This property currently abuts a portion of the Belinda City neighborhood and sits directly to the North of the Del Webb community. The property is zoned R-10, which is adequate for this facility and its use.

A site plan will be submitted for this project and eventually reviewed by the Planning Commission for zoning compliance, if this approval is given for the expansion plans requested.

**14-106.3 Requirements for conditional use permit.** General requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit, as appropriate. The Board may impose such other conditions and restrictions upon the premises benefited by a conditional use permit as may be necessary to comply with the provisions set out in subsection 14-106.4, and the specific criteria for such presented in Article III, in order to reduce or minimize the injurious effect of such conditional uses upon and ensure compatibility with surrounding property. The Board may establish dates for the expiration of any conditional use permit as a condition of approval.

#### *14-106.4 General Provisions:*

1. *Burden of proof.* A conditional use permit shall not be considered an entitlement and shall be granted by the Board of Zoning Appeals only after the applicant has demonstrated to the satisfaction of the Board that all required standards are met.
2. *Ordinance compliance.* The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use set forth in this ordinance, unless circumstances qualify the proposed use for a variance. Any accessory use to a conditional use must receive express approval by the Board of [Zoning] Appeals.
3. *General plan.* A conditional use shall be in accordance with the general plan for the City. The Board of Zoning Appeals shall determine from its review that the location, design and operation of a conditional use is not an impediment to projected growth plans for the City and that adequate public facilities are available to accommodate the proposed use.
4. *Traffic impact.* The proposed use shall not adversely affect the safety and convenience of vehicular or pedestrian circulation and, in the opinion of the City Engineer, shall not decrease traffic flow below level of service D along any portion of public roadway where the property has frontage.
5. *Parking adequacy.* The facility shall provide off-street parking and loading facilities as required by the parking regulations of this ordinance.
6. *Special conditions.* In addition, the Board may restrict the hours of operation, establish permit expiration dates, require extraordinary setbacks and impose other reasonable conditions necessary to protect the public health, safety and welfare.

#### *3-104.6 Supplementary Provisions for Religious Facilities.*

1. With expansion of the facility and parking, the use or any additions to this use are subject to the supplementary standards provided in Section 3-104.6.8. In Staff's opinion, the plan appears to comply with the city's standards for the lot size, and seating capacity request. Under these regulations, the facility will be required to screen along all property lines adjoining any residential district, in accordance with landscape standard B, as provided in Section 10-101. These requirements can be included within the site plan that will be submitted, if approved by the Board.

**Summary:** The applicant requests a conditional use permit for the religious uses in a residentially zoned area, of which their currently facility resides. The request is for an expansion of the facility sanctuary, classrooms and parking. A site plan will be reviewed by the Planning Commission at a future date. The project will be required to be compliant with all City regulations (parking, elevations, landscape, etc.) and will be required as part of their site plan submittal.

**Recommendation:** Staff recommends approval of the conditional use permit. Should the BZA approve the Conditional Use Permit, please include the following conditions:

1. Should the conditional use be approved by the Board of Zoning Appeals, a site plan application shall be submitted to the Planning Department for review.