

**Northview Christian Life Church, Inc.
Special Exception for a church a C-2 zone
2011 E. Markland Ave
Case 3-SE-17**

The petitioners, Northview Christian Life Church, are based out of Caramel, IN. They are petitioning for a Special Exception in order to locate a satellite church in an existing building within the C2 zone. They are planning to use the existing footprint of the building. The only changes they are foreseeing would be for signage. The building has set empty since HHGregg closed their doors due to bankruptcy earlier this year.

East Markland



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Statement of Intent for Northview Christian Life Church, Inc.:

- They will hold two services at 9 am and 11 am on Sundays.
- To start with, they will have seating for 250 people per service.
- They have taken over the remaining lease from HHGregg which is a 10 year lease. It is broken into two 5 year extensions. They have executed for the first 5 year lease.
- Northview Christian Life Church plans to buy this building in the future for their permanent home.

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Petitioner's findings of fact

- a. The proposal will not be injurious to the public health, safety, morals, and general welfare of the community. Because the use will add a seventh campus for the Northview Christian Church, a regional church whose main campus is in Carmel, Indiana. The church has a presence through a ministry in Miami County and is desirous to add a worship facility in Howard County and seeks to be a positive contributor in the Howard County community as it has in other locations. The use will not require the expansion of the building footprint and will reuse the space which is vacant following the bankruptcy of the previous tenant.
- b. The requirements and development standards for the requested use as prescribed by this Zoning Ordinance will be met. The buildings meet the minimum requirements for front and side setback requirements on this zoning district. The improvements on the property are completed and the parcel was in use until the bankruptcy of the former tenant earlier in the Spring of 2017. With the exception of replacement signage, the proposed use will not change the exterior of the building and will comply with all applicable development standards.
- c. The granting of the exception will not subvert the general purposes served by this Zoning Ordinance and will not permanently injure other property or uses in the same district and vicinity. The use is permitted for the reuse of existing structures. The former retail use had a more intense use during the normal retail hours and the proposed religious use will have heaviest use periods in periods which are not traditionally as busy for surrounding users. There is significant surrounding parking opportunities for the proposed use and surrounding users which will not negatively impacted by the proposed special exception use.
- d. The proposed use will be consistent with the character of the district therein, the spirit and intent of this Zoning Ordinance, and the Kokomo Comprehensive Plan. This use is contemplated as a special exception use in this district. Other nearby buildings are utilized in a similar manner. The exterior façade of the existing building will be substantially similar to the surrounding uses and thus will not impact the character of the district or the surrounding uses.

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Staff findings of fact

- a. The proposal will not be injurious to the public health, safety, morals, and general welfare of the community. The church will be open for services on Sunday at 9:00 a.m. and 11:00a.m. The church will start off with seating for 250 people. They do not share a parking lot with any other business that is around them. The previous renter of this building, HHGregg, was open for longer hours and more days during the week. Thus, a church use for this building will not impose any greater traffic flow than what previously there before.
- b. The requirements and development standards for the requested use as prescribed by this Zoning Ordinance will be met. The buildings meet the minimum requirements for front and side setback requirements on this zoning district. This facility has a total of 79 parking spaces available as off-street parking for members. The parking areas are paved. If they operate at the level they believe (which is 250 people per service) they meet their parking standards (PK6.48). However if the church outgrows the parking area, an agreement could be made with the surrounding businesses in order to have their members to park on their lots during their Sunday's services. They have filed a Statement Of Intent which states that they plan on buying the property so the church would be operated there permanently. This special exception is for the entire building. The petitioners must seek a Certificate of Occupancy from the Office of Inspections if the Special Exception is granted. Due to this parcel being in the US 931 Overlay District - Regional Center, the petitioners are aware that they cannot use the existing pole sign that is located on the property.
- c. The granting of the exception will not subvert the general purposes served by this Zoning Ordinance and will not permanently injure other property or uses in the same district and vicinity. The property is zoned C-2 (Medium to Large General Commercial); churches are a permitted use in this zoning district with a Special Exception granted by the Kokomo Board of Zoning Appeals. This special exception should be limited to Northview Christian Life Church.
- d. The proposed use will be consistent with the character of the district therein, the spirit and intent of this Zoning Ordinance, and the Kokomo Comprehensive Plan. The Kokomo Comprehensive plan encourages infill of under-utilized buildings within the city limits. This building became vacant this past spring. With this building being on one of the main corridors through the City of Kokomo, we encourage business to occupy these type of spaces. This is a growing church attempting to contribute to our community.