

EAGLE BROOK CHURCH – WEST METRO CAMPUS – PLYMOUTH – Luedke Farm Site at 17800 and 17910
Chankahda Trail (formerly County Road 47)
(Parcels 0611822120001, 0611822110002, 0611822110001)

CITY SUBMITTAL NARRATIVE

ZONING

Request that the property be re-zoned from FRD (Future Restricted Development) to RSF-3 (Single Family Detached 3) to match adjacent development and to be consistent with the 2040 land use plan for LA-2.

CUP

Request a conditional use permit to authorize church (place of worship) use within Zone RSF-3

- (a) Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans:

In zone RSF-3 (Single Family Detached 3) a church is a complementary use to the adjacent residential zone RSF-3. The church use will create an opportunity to connect capital improvements of water and sewer to adjacent residential areas. A traffic study will recommend and describe any necessary road improvements and adjustments if needed.

- (b) The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort:

Similar to the school across Chankahda Trail, the church fulfills a beneficial role to the health and overall wellbeing of a community. A church is a place where people can connect with others, find community and experience real life change. When transformation happens in a person's life, it can transform their family and in return, the communities they are a part of.

- (c) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood:

The site will have trees along the perimeter. The existing wetlands will be retained. The church building, parking and drives are toward the center of the site. The access to the site is from Maple Grove Parkway. Land adjacent to existing park is planned to be dedicated to the city for expanded parkland. Easement to be provided for a public path through the site from the neighborhood to the link to the elementary school and park to the south of the site.

- (d) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

The site is sufficiently sized to allow for the church use, including parking to be all contained within the property boundaries. Eagle Brook has staff dedicated to maintaining their property. A place of worship can be an asset to a well-rounded community.

- (e) Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed:

Public facilities and services are adjacent to the site.

- (f) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located:

The property is a single story and will be reviewed with the City to comply with all applicable regulations.

- (g) The conditional use complies with the general and specific performance standards as specified by this Section and this Chapter:

Building materials, screening, tree requirements, wetland buffers and other standards will all be met. The proposed design will exceed the recommended minimum setbacks and provide all the necessary buffers to insulate the surrounding neighbors.

REPLATTING

Preliminary and final plat are being submitted simultaneously. Hereby request to extend final plat review period to be consistent with preliminary plat review period.

SITE PLAN REVIEW

USE:

Eagle Brook Church (EBC) is a multi-site church with a video venue that delivers a consistent message live from their Lino Lakes Campus to all of their satellite campuses on the weekend. EBC is currently hosting services at Wayzata High School on Sundays in what they consider to be a "mobile" site. This proposed West Metro Campus will become EBC's permanent church site for this campus. The West Metro Campus is planned to have 1,500 seats in the Worship Auditorium, a spacious Lobby with a Café, an Administrative area for approximately twelve staff and a secure Children's ministry classroom area for weekend kid's programming use. EBC holds church on Saturday evenings (4:00p and 6:00p) and Sunday morning (9:00a and 11:00a). Wednesday evenings Eagle Brook hosts student ministry for junior high and senior high students (5:00p-9:00p). Christmas and Easter services will occur on other days of the week. All services are typically an hour in length and indoors. Ten to twelve staff will be in the building during the weekdays (Monday thru Wednesday, 8:00a to 5:00p). EBC will host a few small groups in the evenings (50-100 people) 1-2 times per week which include Divorce Care and Quest 180 (addiction recovery ministry). EBC does not host weddings and funerals on site. EBC also does not use the building for day care / education during the week.

SITE DESIGN:

The existing property is 55.96 acres (2,437,692 square feet) of farm and wetlands. A portion of the land will be dedicated to expand the existing park, including a trail easement through the site to connect the park and neighborhood to existing trails. Buffers and setbacks are provided around the property to meet or exceed zoning standards and the design intent is to minimize impact to existing wetlands. Building placement is toward the center and northwest of the site, with parking on three sides. Native vegetation to be provided with mown grass adjacent to the building. Surface biofiltration basins provided for run-off. Trees will be added along portions of the perimeter of the site.

TRAFFIC:

Cul-de-sac will be provided to terminate the residential street from the east. Single entry to the site will be provided from Maple Grove Parkway. Drop off is within the site. There will be 685 parking spaces on-site overall to accommodate capacity as determined from historic EBC data on other campuses. In addition to clear signage,

EBC also retains people specifically to direct traffic during peak time periods. Long access drives within the site are utilized to accommodate stacking of cars if needed.

BUILDING DESIGN:

The church will be a single-story building approximately 65,000 square feet in size. The elevation of the building will be broken up by varying the height, size and orientation as well as the materials. A cross tower will be placed at the entry to identify this is a church. The primary materials will be architectural precast concrete, varied in two colors and patterns with accenting areas of architectural metal panels and glass.

FUTURE EXPANSION:

The proposed building is designed to accommodate the projected increase in attendance based on experiences at other campus locations. No future building or site expansion is intended for this site.

SCHEDULE:

Intend to have construction start Spring 2024 with completion around Fall 2025.