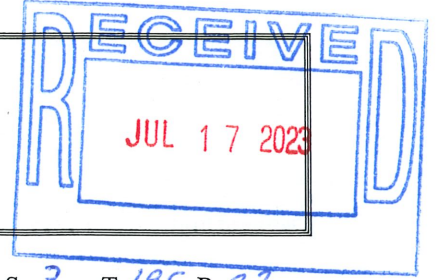


**APPLICATION  
FOR  
CONDITIONAL USE PERMIT**



Parcel ID# Lot 1, F.C.C. Subdivision, in NW 1/4 of NE 1/4 of S 3 T 19S R 23

Name of Development: Fontana Christian Church

Vicinity of Development (address): 38333 Hedge Lane, Fontana, KS 66026

Proposed Use: Church

PROPERTY OWNER	APPLICANT (if different than owner)
NAME: <u>Fontana Christian Church</u>	NAME:
ADDRESS: <u>38333 Hedge Lane</u> <u>Fontana, KS 66026</u>	ADDRESS:
PHONE:	PHONE:
EMAIL:	EMAIL:

SURVEYOR / ENGINEER	CONTACT PERSON
NAME:	NAME: <u>Ed Ballin, Trustee</u>
ADDRESS:	ADDRESS: <u>33675 Lonestar</u> <u>Browfornie, KS 66084</u>
PHONE:	PHONE: <u>913-485-1088</u>
EMAIL:	EMAIL: <u>poncho-398@hotmail.com</u>

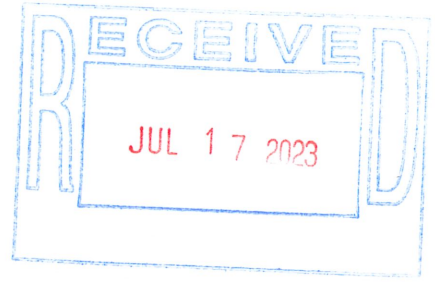
I/we, the (owner(s)/duly authorized agent), do hereby make application for a Conditional Use Permit described with this application.

Owner's Signature (all owners must sign): Edward W. Ballin Date: 7/17/23

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

OFFICE USE ONLY	
Date application filed: <u>7/17/23</u>	PC Hearing Date: <u>9-5-2023</u>
<b>Fees:</b> Application amount: \$ <u>940.00</u>	Application # <u>23008</u>
Stormwater Review: ** \$ _____	Parcel ID # <u>232-03-0-00-00-003.02-0</u>
Receipt # <u>509598</u>	S <u>3</u> T <u>19</u> R <u>23</u> Twp. <u>Osage Twp</u>
<p>** The applicant is responsible for all costs associated with a 3<sup>rd</sup> party review of a Stormwater Plan/Report. The amount collected at the time of the application is an estimated cost for the Stormwater review. Additional amounts above this amount are still the responsibility of the applicant. All excess fees above the actual cost of the review will be refunded. **</p>	



FONTANA  
CHRISTIAN  
*church*

**FONTANA CHRISTIAN CHURCH**

38333 Hedge Lane

Fontana, KS 66026

Ed Bollin, Elder

913-485-1088

[office@fontanachristianchurch.org](mailto:office@fontanachristianchurch.org)

Narrative to the Application for the  
Continuance of a Conditional Use Permit for  
Fontana Christian Church  
38333 Hedge Lane  
Fontana, Kansas 66026

**INTRODUCTION**

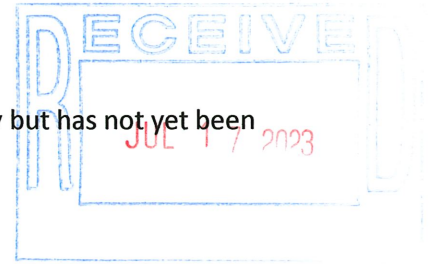
Fontana Christian Church is an Independent Christian Church, part of what is known as the Restoration Movement. We are a conservative, Bible preaching and teaching ministry whose purpose is summarized in our Mission Statement:

The mission of Fontana Christian Church is to lead souls to Christ by promoting and advancing the worship of God as revealed in the Bible.

In carrying out this mission the church actively supports home and foreign ministries and conducts numerous local ministries such as Christian youth groups, Bible study groups and Vacation Bible School. Also included are small group and church-wide fellowships, ministries to the needy, weddings, funerals, and other Christian activities.

Fontana Christian Church was incorporated in 1879 and has been a viable part of the Fontana community for nearly 145 years. Our current building was constructed 20 years ago, and a Conditional Use Permit was issued on June 23, 2003, under Resolution No. R03-06-053. A submittal requesting the

expansion of the parking lot was approved on May 19, 2006, by the county but has not yet been constructed.



### **SITE LOCATION**

The 20-acre tract of land that the building sits on was purchased by the church from a division from a larger tract of farmland. The present legal description of the property is:

Lot 1, F.C.C. Subdivision, a Subdivision in the NW ¼ of the NE ¼ of Section 3, Township 19 South, Range 23, east of the 6<sup>th</sup> P.M., Miami County, Kansas.

Physically, the site is rectangular, with approximately 1320 feet facing 383<sup>rd</sup> Street on the north and 660 feet facing Hedge Lane on the west.

### **ZONING STATUS**

Presently the 20-acre site is zoned as "Countryside." Most of the property is sown in fescue grass. This application for the Continuance to our Conditional Use Permit is submitted so that we can continue to use the existing church building with associated parking and maintenance facilities.

### **SITE DESCRIPTION**

The site is a gently sloping piece of land with its highest point along the western boundary. From this point it slopes gently toward the east until it reaches a low point and has a couple of terraces that run in a north to south direction. At the low point there is a small pond located in the path of a drainage way. As you proceed from this point to the east the property begins to slope upward again until reaching the eastern boundary. The site has a church building, a small storage shed next to the dumpster and a small playground east of the southeast corner of the church building.

There is a residence to the south that is approximately 500 feet from our southern boundary. A second residence is located west across the road, approximately 500 feet west of Hedge Lane. A third residence is located on the northwest corner of 383<sup>rd</sup> Street and Hedge Lane, approximately 500 feet north of 383<sup>rd</sup> Street. The property directly north across 383<sup>rd</sup> Street is uninhabited cultivated farmland. The property that adjoins the east is uninhabited farmland that is currently sown in grass.

### **LOCATION AND DESCRIPTION OF PROPOSED STRUCTURE ON SITE**

The layout of the Site Plan shows a 50-foot right-of-way set back along both Hedge Lane and 383<sup>rd</sup> Street. The existing church is a rectangular structure 60 feet wide and 135 feet long. The structure is located 253 feet from the centerline of Hedge Lane and 350 feet from the centerline of 383<sup>rd</sup> Street. The

building consists of a 60-foot x 54-foot auditorium at the north end of the structure with a 60-foot x 81-foot office/classroom/kitchen/fellowship hall at the south end. This building footprint occupies an area of 8,185 square feet which includes the lobby. The structure has a 239-seat auditorium, six designated classrooms, nursery, offices, restrooms, kitchen, HVAC facilities and a fellowship hall. Main access to the building is through a covered drive-through entrance facing Hedge Lane. Additional access/exits are available at 5 other locations in the building.

If the congregation grows and more space is required, future expansion calls for building a larger auditorium. The precise size of the addition will be determined as the need arises, but we envision a building that is approximately 80 feet x 80 feet with seating for approximately 500 with additional restroom facilities. The addition would probably be attached to the north end of the proposed structure as shown on the Site Plan. The existing church building would then be reconfigured into classrooms, offices and a larger fellowship area. It is also envisioned that a gymnasium/multi-purpose building could be constructed to the south of the proposed facility along with additional classrooms.

#### **DISCUSSION OF ACCESS DRIVEWAYS AND PARKING AREAS**

Access to the site is from Hedge Lane to the main parking area. The access driveways are 24 feet wide with the north driveway located 150 feet from the north property line. The south driveway is 354 feet beyond the south driveway. These locations provide unimpeded visibility to on-coming traffic on Hedge Lane.

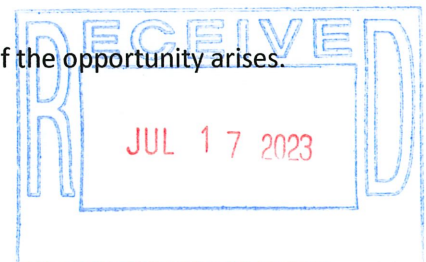
As indicated in the Site Plan, the parking lot is west of the structure and extending south. The driveway is so designed as to permit discharge or pick up of passengers in inclement weather at the front door of the building with easy return to the parking area. The parking area has 80 spaces nine feet wide and eighteen feet deep and 4 handicap parking spaces nine feet wide and eighteen feet deep with a 5-foot-wide adjacent access zone. The handicap spaces are located closest to the building and are on concrete instead of the gravel that covers the remainder of the parking lot.

If expansion occurs with the building of a larger auditorium, the parking area will be expanded to the north and around the north side of the future expansion, as shown on the Site Plan.

#### **OPERATIONAL INFORMATION AND TRAFFIC IMPACTS**

Fontana Christian Church has its Worship Services and Sunday School classes on Sunday mornings from 9:00 a.m. until noon. Sunday evening Youth Groups meet from 5:30 p.m. until 7 p.m. during the school year. Two Wednesday evenings each month the church has a men's discussion group that meets from 7:00 p.m. to 8:30 p.m. The present worship attendance on Sunday mornings averages 125. Sunday evening attendance is about 25.

The church does not currently operate a preschool but would consider it if the opportunity arises.



Generally, the traffic impact on Sunday mornings involves about 40 cars arriving and departing between 8:30 a.m. and 12:00 noon. The teaching volunteers usually arrive early. On Sunday evenings, about 15 or 20 cars come and go at various times.

A traffic study has been performed by George Butler Associates Inc. that concludes even with all the potential expansion as shown on the CUP there is no anticipated capacity concerns on Hedge Lane. A copy of the study is attached.

#### **AVAILABILITY OF UTILITIES**

Electricity: Every currently provides electricity to the building, and we are currently all electric.

Water: Rural Water District No. 3 is currently providing water to the building.

#### **SANITARY WASTE DISPOSAL AND SURFACE WATER DRAINAGE**

A lagoon septic system is currently utilized for our sanitary waste disposal and is east of the building and south of the existing pond.

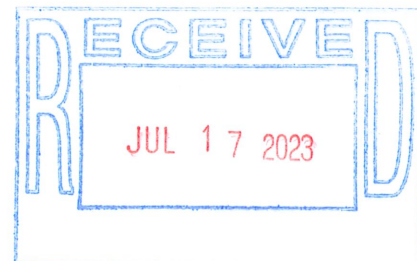
A 10-foot x 10-foot x 6-foot-tall cedar wood screened enclosure for a trash bin is at the southeast corner of the parking lot to facilitate pickup by disposal trucks.

Surface water run-off from the parking lot, building and surrounding land flows on the surface around both the north and south side of the building in an easterly fashion. A drainage study has been performed by George Butler Associates Inc and determined that the existing pond is adequate to provide the required detention for existing improvements. They also evaluated the drainage based upon the future improvements shown on the CUP plan and determined the amount of additional detention needed if such improvements were made. A copy of the drainage study is attached.

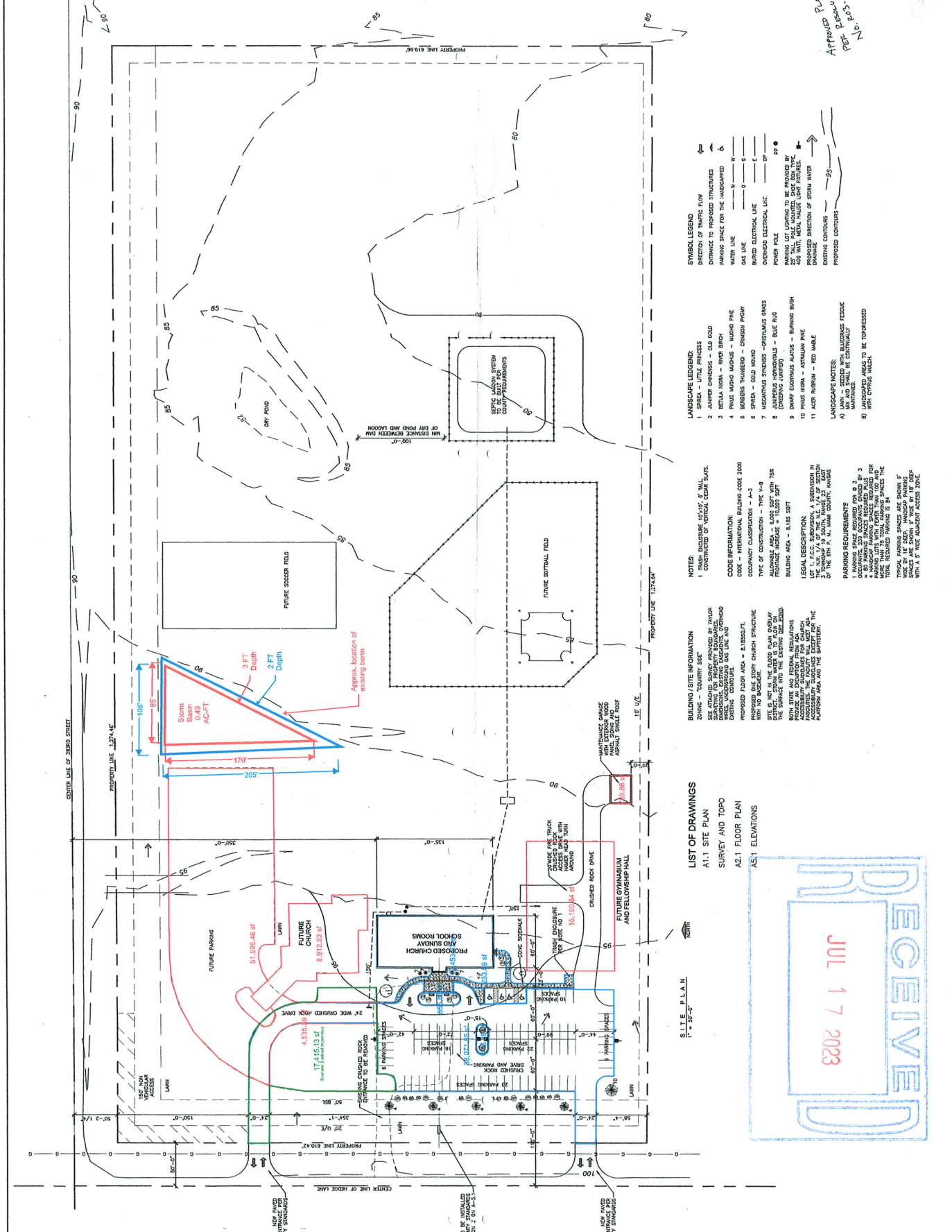
#### **EXTERIOR LIGHTING OF THE BUILDING AND PARKING AREA**

Light fixtures are installed over each exterior door of the building for safety and with minimum outward glare. Additional lighting is installed at the main entrance to the building.

The parking area is illuminated by two 25-foot tall, pole mounted, shoe box type, 400-watt, metal Halite light fixtures. The pole on the north end of the parking area has one light mounted to it. The pole in the middle of the parking area has two lights mounted to it. Lights in the parking area are expected to be operated only during hours of services and other special meetings. If expansion of the parking area occurs in the future additional poles will be installed as needed.







APPROVED PLANS  
 SEP 2023 09:50:55  
 10/10

**SYMBOL LEGEND**

DIRECTION OF TRAFFIC FLOW  
 DRAINAGE TO IMPROVED STRUCTURES  
 PARKING SPACE FOR THE IMPROVED  
 WATER LINE  
 GAS LINE  
 DRAINAGE ELECTRICAL LINE  
 POWER POLE  
 PARALLEL LOT BOUNDARY TO BE REMOVED BY  
 25' WALL MOUNTED, 2000 SQ. FT. TYPE  
 25' WALL MOUNTED, 2000 SQ. FT. TYPE  
 DRAINAGE DIRECTION OF STORM WATER  
 EXISTING CONTOURS - 95'  
 PROPOSED CONTOURS

**LANDSCAPE LEGEND:**

1. SPREAD - LITTLE PRINCESS  
 2. SPREAD - LITTLE PRINCESS  
 3. SPREAD - LITTLE PRINCESS  
 4. SPREAD - LITTLE PRINCESS  
 5. SPREAD - LITTLE PRINCESS  
 6. SPREAD - LITTLE PRINCESS  
 7. SPREAD - LITTLE PRINCESS  
 8. SPREAD - LITTLE PRINCESS  
 9. SPREAD - LITTLE PRINCESS  
 10. SPREAD - LITTLE PRINCESS  
 11. SPREAD - LITTLE PRINCESS

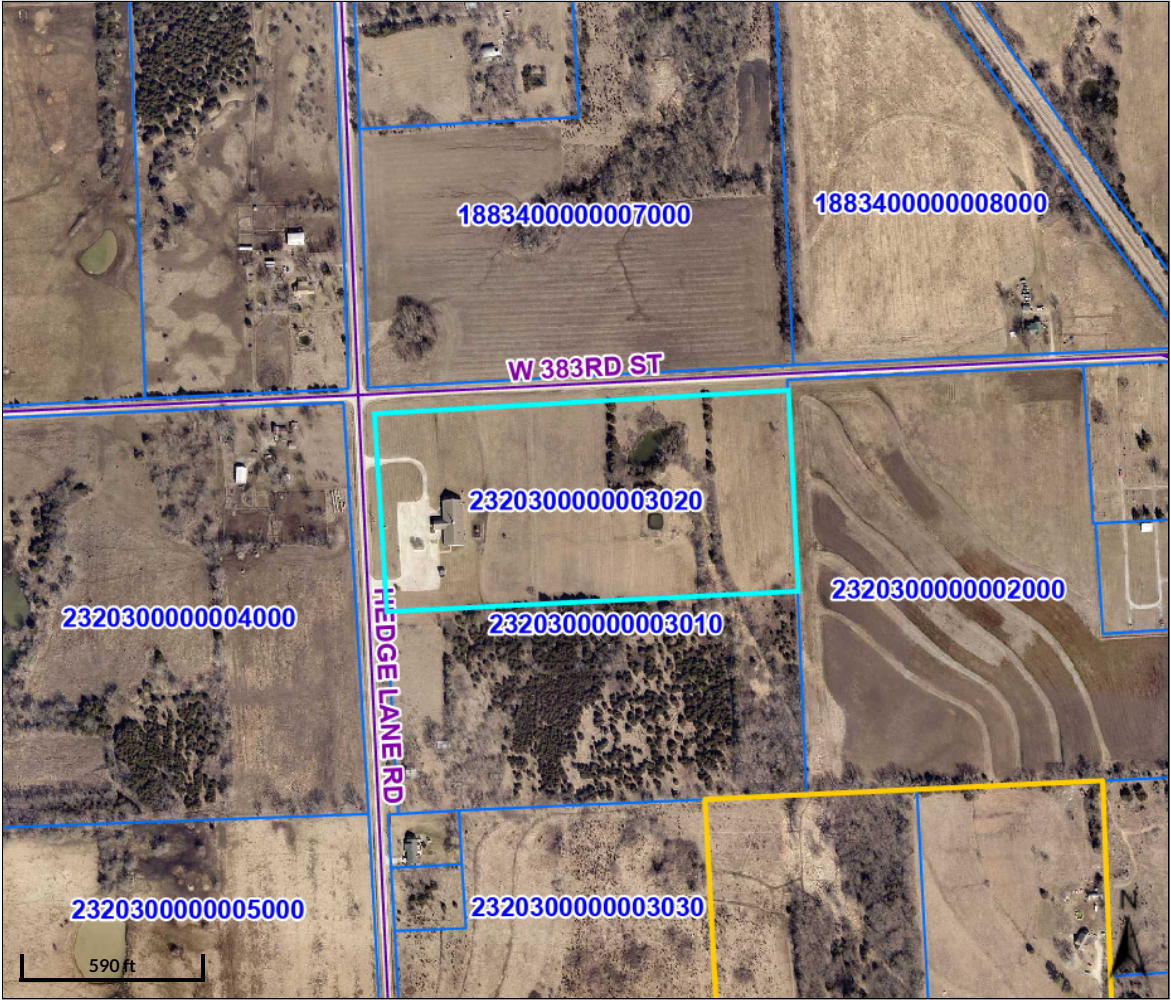
**NOTES:**

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
 2. CONSTRUCTION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS.  
 3. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.  
 4. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.  
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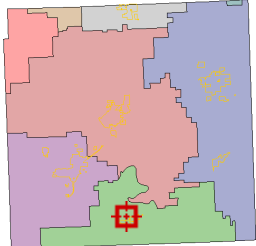
**LIST OF DRAWINGS**

A1.1 SITE PLAN  
 SURVEY AND TOPO  
 A2.1 FLOOR PLAN  
 A3.1 ELEVATIONS

**RECEIVED**  
 JUL 17 2023



Overview



Legend

-  City Limits
-  Centerlines
-  Parcels
-  Lakes

Parcel ID= 232030000003020  
 Acres= 18.49849528

This property ownership map is for tax purposes only. It is not intended for conveyances, nor is it a legal survey.

Date created: 7/17/2023  
 Last Data Uploaded: 7/17/2023 12:23:12 PM

Developed by  Schneider  
 GEOSPATIAL