

DEVELOPMENT REVIEW COMMITTEE 12/27/18

6301 CECILIA CIRCLE, BLOOMINGTON

Intended Use: An undisclosed church is interested in leasing the above property.

Project Narrative: The subject property is 70,614 square feet. The church intends to lease the entire premises and work with users to sublease the space they don't occupy. The intent is to sublease space with tenants that would complement each other's hours and uses. The church plans to occupy 36,075 sf. The property has a total of 266 parking stalls. For the church to meet Bloomington's zoning requirements a conditional use permit is required.

Within the property the uses would be allocated as shown below:

Worship Center	7,225 SF
Worship Production Support	3,000 SF
Café	2,100 SF
Commons/Circulation	9,300 SF
Nursery	5,750 SF
Student Hang out	1,800 SF
Student Room	3,350 SF
3 Offices	1,550 SF
Conf Room	250 SF
Volunteer Room	750 SF
Storage	400 SF
Storage	600 SF
Total	36,075 SF

Many of these spaces are paired together and are not summable when it comes to parking. The Commons is the gathering space for the Worship Center, no one will come just to be in the Commons. Within the worship area the church is planning on 400 seats. The Café would have its own small seating area and the café would only be used to support those in attendance. The Intersection is the activity space for the student room and the same people will occupy both at different times within the hour they are at Westwood. The classrooms and nursery will be used for children's education and care, and only the leaders will be driving and parking cars. The nursery use will be minimal each hour, certainly under 10. The uses that are based on Sunday would have the highest volume of traffic. However, based on the amount of parking on site the church believes they can have enough parking.





