
ORDINANCE NO. O-1819-6

ITEM NO. 4

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Northside Church of God
REQUESTED ACTION	Special Use for a Church, Temple or Other Place of Worship
EXISTING ZONING	R-3, Multi-Family Dwelling District
SURROUNDING ZONING	North: R-3, Multi-Family Dwelling District East: R-3, Multi-Family Dwelling District South: R-3, Multi-Family Dwelling District West: R-3, Multi-Family Dwelling District
LOCATION	222 E. Hayes Street
SIZE	0.44 acres
PURPOSE	Church
EXISTING LAND USE	Church
SURROUNDING LAND USE	North: Single family neighborhood East: Single family neighborhood South: Alley and Single family neighborhood West: Single family neighborhood
LAND USE PLAN DESIGNATION	Institutional
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: Northside Church of God is requesting a Special Use for a Church, Temple or Other Place of Worship. The zoning is R-3, Multi-Family Dwelling District and a Special Use is required because the applicant is proposing an expansion to add a new modular building for a dining hall.

The church has been zoned R-3, Multi-Family Dwelling District since the Zoning Ordinance was adopted on July 13, 1954 under Ordinance No. 884. At that time churches were an allowed use in R-3, Multi-Family Dwelling District. On December 12, 1995, Ordinance No. O-9596-19 was adopted removing churches as an allowed use and placing them under Special Use in the R-3

District. At that time all existing churches in the R-3 designation became legal non-conforming uses. The proposed addition of a new building is triggering the requirement to bring the zoning into compliance.

ANALYSIS: The church has been at this location since 1946 when a family deeded the property to the Church of God. Since that time the church has been a part of this neighborhood.

The church needs more space to seat approximately 65 parishioners for a dining/activity hall. The church is requesting to place a 24'x 36' modular metal building on the east side of the existing church building. This Special Use includes a variance request from the exterior masonry requirement to allow a metal building that will be screened in the front of the metal building with an evergreen landscape buffer. All area regulations (setbacks and coverage requirements) for the R-3, Multi-Family Dwelling District will be maintained.

ALTERNATIVES/ISSUES:

- **IMPACTS** This church has co-existed with the surrounding neighborhood for over 60 years without any negative impacts. Churches and schools are an integral part of residential neighborhoods.

The applicant stated the only impact he predicts is that people will no longer be able to drive their cars from Hayes Street through the church's property to the alley on the south side of the church.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT** **July 26, 2018**
There were no neighbors in attendance.
- **PARK BOARD** Parkland dedication is not required for this commercial use.
- **PUBLIC WORKS** This is a platted parcel in the Highland Addition and all public improvements are existing.

STAFF RECOMMENDATION: Staff supports this Special Use request with the variance for the metal building with an evergreen landscape buffer to be continually maintained in the front of the building. Staff recommends approval of Ordinance No. O-1819-6.