



STAFF REPORT

MEETING DATE:	September 28, 2026
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and Consider a PD presented by Cythia Mickens Ross to develop a community hub located at 302 W. Palestine which has approximately 3 acres of site area.

Presented by: Blake Moore Chief Building Official

Background Information

The Cynthia Mickens Ministries Campus Project aims to expand housing opportunities, increase dedicated community occupancy space, provide dedicated community space, optimize pantry distribution, meet parking requirements, enhance garden areas, retail and entrepreneurial space, incorporate functional program spaces within the event facility, and address stormwater retention needs. They are here tonight to present their conceptual PD. If approved by P&Z and Council they will have 1 year to submit a detail site plan for the PD development.

Comprehensive Plan Priorities

EXPAND HOUSING CHOICE & AVAILABILITY

Increase the supply of single-family homes, introduce more variety in lot sizes, and allow targeted medium-density housing to meet the needs of different household types and income levels

- ✦ The CMM Project offers an opportunity to fulfill the medium-density vision with the capacity to support various household types at all income levels through the plan's multi-family housing development.

REZONE UNDERUTILIZED INDUSTRIAL LAND

Convert selected industrial parcels to residential and mixed-use districts to enable more housing opportunities in proximity to existing services and infrastructure.

- ✦ The CMM Project provides a mixed-use development in proximity to existing residential areas to offer potential commercial amenities to the surrounding community and create a node-like commercial/mixed-use development.

PRESERVE NEIGHBORHOOD CHARACTER

Maintain low-density development patterns in established residential areas and along key corridors like East Wintergreen, Trout, and JJ Lemmon, while integrating new developments.

INCENTIVIZE QUALITY DEVELOPMENT

Offer tools such as tax abatement, density/FAR bonuses, and expedited permitting for projects that meet city standards, incorporate amenities, or achieve LEED/NGBS standards.

- ✦ The CMM Project provides 32 new housing units to the area, providing for the density incentive without requiring the density bonus.

SUPPORT AFFORDABLE HOUSING

Encourage mixed-income neighborhoods and housing types that can serve local workers, seniors, and young families to reduce the high percentage of the workforce community in Hutchins.

- ✦ The CMM Project seeks to develop medium-density housing that would allow for 32 new units in the area. These units are intended as an attainable housing community.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends approval.

Supporting Documentation and Attachments

- 1) Conceptual PD Packet

