
ORDINANCE NO. O-2223-15

ITEM NO. 3

STAFF REPORT

GENERAL INFORMATION

APPLICANT	McFarlin Memorial United Methodist Church
REQUESTED ACTION	Rezoning to CCPUD, Center City Planned Unit Development
EXISTING ZONING	Center City Form-Based Code, Urban Residential Frontage
SURROUNDING ZONING	North: Center City Form-Based Code, Detached Frontage East: Center City Form-Based Code, Urban Residential Frontage South: Center City Form-Based Code, Urban Residential Frontage West: Center City Form-Based Code, Urban Residential Frontage
LOCATION	401 S. University Blvd.
WARD	Ward 4
CORE AREA	Yes
SIZE	0.32 acres, more or less
PURPOSE	Community Mission Center and Food Pantry
EXISTING LAND USE	Food Pantry
SURROUNDING LAND USE	North: Residential East: Church South: Church West: Parking

PROJECT OVERVIEW: McFarlin Memorial Methodist Church is requesting a rezoning to CCPUD, Center City Planned Unit Development, to allow a Community Mission Center to be

located at 401 S. University Boulevard. The current structure on the site contains a community food pantry.

The subject property was zoned R-3, Multi-Family Dwelling District, until the Center City Form-Based Code (CCFBC) was adopted in 2018 and recently amended in July of this year. The amended CCFBC designates this site as Urban Residential Frontage. This designation does not allow for the proposed uses of the Community Mission Center that McFarlin desires, necessitating a rezoning request to a CCPUD.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT MEETING: PD22-18 August 25, 2022

No neighbors attended the meeting.

CCPUD BACKGROUND: During the initial development of the Center City Form Based Code, the question was asked, what to do with applications that need or want an option to vary from the regulations within the CCFBC? The option, establish Appendix B, Sec 520 Center City Planned Unit Development, within the Center City Form-Based Code. Appendix B was included to provide an alternative zoning district for the Center City Area as defined in the Center City Form Based Code (CCFBC). The process of requesting a CCPUD gives Planning Commission and City Council the opportunity to review the proposal within the Center City area.

Appendix B

Sec. 520 Center City Planned Unit Development

A. Statement of Purpose: *It is the intent of this section to provide an alternative zoning district for the Center City Area as defined in the Center City Form Based Code (CCFBC). This Center City Planned Unit Development District (CCPUD) is specifically catering to the Center City Area because of the size of lots, the lack of vacant land and other distinguishing characteristics in this area that make the use of the existing PUD regulations not feasible. The CCPUD encourages developments that create the character of development envisioned in the CCFBC.*

Specifically, the purposes of this section are to:

- 1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.*
- 2. Provide open space/street space that is compatible with the concepts of the CCFBC.*
- 3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.*
- 4. Provide more efficient and economic use of land resulting in an urban/pedestrian environment.*
- 5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.*
- 6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the Center City Form Based Code.*

B. Uses Permitted. *The CCPUD regulations are designed to provide for any mix of uses. There are no specifically prescribed uses which are permitted within the boundaries of the Center City Area in order to increase creativity and flexibility in the Center City Area when development according to the CCFBC is not feasible. The owner/applicant will be responsible for the preparation of a list of permitted uses within the specific CCPUD. The development of the list shall take into account the nature and purpose of the CCPUD area, and such uses and locations shall be appropriate in order to protect and be in harmony with surrounding development.*

EXISTING ZONING: The subject property is currently zoned Center City Form-Based Code, Urban Residential Frontage.

STAFF ANALYSIS: The particulars of this CCPUD include:

USE: The CCPUD Narrative proposes a Community Mission Center in support of the applicant's mission and goals, featuring the following uses:

- Non-Profit Discount Community Grocery Store/Food Pantry, including, but not limited to, personal shopping experience and drive-up/pick-up service.
- Church and Similar Religious Services.
- Administrative and Professional Offices and Meeting Space.
- Business Support Services.
- Community Recreation.
- The following uses so long as they are ancillary to the operation of the Mission Center and are not standalone uses on the Property:
 - Intake and Assessment Services.
 - Case Management Services.
 - Resource Development Services.
 - Community Education Services.
 - Job Placement Services.
 - Volunteer Training.
 - Internship Programs.
 - Professional Development Programs and Services.
 - Housing Support Services.
 - Emergency Support Services.
 - Office Uses.
 - Counseling Services.
 - Professional Support Services.
 - Education Classes, Organizations, and Services.
 - Medical and Wellbeing Care Clinics, Offices, and Services.
 - Non-Profit/Ancillary Child Care Services.
 - Meeting Space for Support, Recovery, and Community Organizations.

SITE PLAN/ACCESS: The Site Development Plan is included as Exhibit B. Access to the proposed building is from the existing alleyway located to the south and a new drive aisle to the east of the building/rear side of the building. This drive aisle at the rear of the building is for drop-off and pick-up of food and supplies.

HEIGHT: The proposed building will be a two-story structure, as shown in the attached proposed renderings in Exhibit D.

DEVELOPMENT ELEMENTS: Materials and design of the proposed structure are shown on the elevation renderings (Exhibit D). Changes to those materials and designs are permissible under current Center City Form-Based Code, Urban Residential standards.

SANITATION: The existing dumpster located on McFarlin property will be utilized for the increased sanitation needs of the proposed Community Mission Center.

SIGNAGE: Signage will comply with the regulations of the Center City Form-Based Code; however, the applicant may retain the existing ground sign in either the current location or new location on the site.

LIGHTING: Lighting will comply with the regulations of the Center City Form-Based Code.

OPEN SPACE: Open space is shown on the Site Development Plan. Applicant is proposing the use of low impact development measures in the form of rain gardens along the front of the building.

PARKING: The applicant is not proposing any on-site parking. The applicant will use their existing adjacent parking areas as necessary for additional parking demands.

ALTERNATIVES/ISSUES:

IMPACTS: This site currently contains a community food pantry in an historic residential structure, which is approximately 1,500 square feet. The proposed Community Mission Center will be contained in a two-story structure, with a footprint of approximately 5,000 square feet. This increased building size will allow for the expansion of the community food pantry and a variety of social outreach programs currently needed by the community. The proposed building will not meet all of the siting requirements of the CCFBC, in particular the required build-to-line (RBL) and the requirement to construct the building from lot line to lot line. The construction of a larger building, along with expanded services will create additional vehicular traffic and possibly the need for parking. The site plan indicates the construction of an access road on the east side, to handle the drop off and pick up from the food pantry. The existing parking located west of University Boulevard will be utilized for additional individuals accessing the services at the building.

STAFF ANALYSIS: The Community Mission Center will continue many of the services currently offered by McFarlin Church as well as the food pantry. The new building will allow for expansion of social services to the community, not currently offered by the church. The structure will have a style similar to what is required in the Center City Form-Based Code, as well as a roof that matches the style of the existing church. To allow for expanded social support services to the community, they are required to apply for a CCPUD, since this particular use was not an allowed use in the CCFBC. While the proposed building for the Community Mission Center does not meet all the form requirements of the CCFBC, the church is providing a Center that represents the feel of the residential area while being large enough to allow for expanded social outreach services needed in the community.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: There will be an increase in stormwater runoff due to this project. The increased runoff will be mitigated by using a combination of rain gardens and

increasing the size of the existing detention pond at the southwest corner of the intersection of West Symmes Street and South Webster Avenue.

TRAFFIC ENGINEER: The existing playground fence is very close to the east side of the new proposed road. The Church needs to understand that they will be repairing and/or replacing sections of fence for some time if they do not get a little more separation between the road and the fence.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request for rezoning from Center City Form-Based Code, Urban Residential, to CCPUD, Center City Planned Unit Development, as Ordinance No. O-2223-15 for consideration by the Planning Commission and a recommendation to City Council.