



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: December 20, 2021	Subject: Ordinance No. 853 – 2nd Reading Zone Map Amendment for Meridian United Church of Christ (Frog Pond Church) Property at 6750 SW Boeckman Road Staff Member: Cindy Luxhoj AICP, Associate Planner Department: Community Development	
Action Required	Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: December 6, 2021 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: December 6, 2021 <input checked="" type="checkbox"/> Ordinance 2 nd Reading Date: December 20, 2021 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comments: During a public hearing on November 8, 2021, Development Review Board (DRB) Panel ‘A’ reviewed and recommended adoption of the Zone Map Amendment to City Council.	
Staff Recommendation: Staff recommends City Council adopt Ordinance No. 853 on second reading.		
Recommended Language for Motion: I move to adopt Ordinance No. 853 on second reading.		
Project / Issue Relates To:		
<input type="checkbox"/> Council Goals/Priorities:	<input type="checkbox"/> Adopted Master Plan(s):	<input checked="" type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

Approve, modify, or deny Ordinance No. 853 to rezone approximately 2.39 acres, comprising the Meridian United Church of Christ property at 6750 SW Boeckman Road, from the Residential Agricultural-Holding (RA-H) Zone (renamed by Ordinance No. 851 to Future Development Agricultural-Holding (FDA-H) effective November 18, 2021) to the Planned Development Residential-4 (PDR-4) Zone.

EXECUTIVE SUMMARY:

The subject property is owned by the Meridian United Church of Christ, originally founded in 1878. The church is anchored by the historic chapel, commonly known as the Frog Pond Church, which is the northernmost building on the site. Over the years there have been additions to the historic structure including: Samaritan House (Class Rooms, Library and Narthex); Koinonia Addition (kitchen, restrooms and two meeting rooms), and the new Sanctuary.

Partition of the property is proposed by Meridian United Church of Christ in order to sell the unused southern part of the site for residential development and to potentially sell the larger sanctuary in the future. The Church’s intent is to retain the historic chapel, Samaritan House, and Koinonia Addition and associated site improvements in Church ownership. Rezoning from RA-H to PDR-4 will enable partition of the subject property into three parcels in two phases and is required to allow the partition to occur as proposed by the applicant.

The compliance findings for the proposed Zone Map Amendment are included in Exhibit B. As stated in the findings, the proposal is consistent with the Comprehensive Plan and meets all applicable criteria of the Development Code. During a public hearing on November 8, 2021, Development Review Board (DRB) Panel ‘A’ reviewed and recommended adoption of the Zone Map Amendment to City Council (see Exhibit C). The City Council held a public hearing on December 6, 2021 and adopted Ordinance No. 853 on first reading.

EXPECTED RESULTS:

Adoption of Ordinance No. 853 will rezone approximately 2.39 acres, comprising the Meridian United Church of Christ property at 6750 SW Boeckman Road, from the Residential Agricultural-Holding (RA-H) Zone (renamed by Ordinance No. 851 to Future Development Agricultural-Holding (FDA-H) effective November 18, 2021) to the Planned Development Residential-4 (PDR-4) Zone.

TIMELINE:

The Zone Map Amendment will be in effect 30-days after ordinance adoption on second reading. The 120-day deadline for making a final decision on this land use application is January 7, 2022, which drives the scheduled hearing dates before City Council.

CURRENT YEAR BUDGET IMPACTS:

The applicant paid established application fees for this proposal.

FINANCIAL REVIEW:

Reviewed by: KAK Date: 11/22/2021

LEGAL REVIEW:

Reviewed by: JRA Date: 11/19/2021

COMMUNITY INVOLVEMENT PROCESS:

Staff sent the required public hearing notices and held the required public hearings. Staff made materials regarding the application readily available to the public.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The Zone Map Amendment enables partition of the subject property, continued operation of the Meridian United Church of Christ, and potential future residential development of the subject site, consistent with the Comprehensive Plan. Rezoning provides more opportunity in the city for residential use and benefits the local economy. However, rezoning to PDR-4 also allows higher intensity development on the subject property that could result in impacts on residents in the surrounding neighborhoods and to owners of properties adjacent to the site.

ALTERNATIVES:

The alternatives are to approve or deny the zone map amendment request.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

Attachment 1 – Ordinance No. 853:

Exhibit A – Zoning Order DB21-0029 Including Legal Description and Sketch Depicting Zone Map Amendment

Exhibit B – Zone Map Amendment Compliance Findings

Exhibit C – Development Review Board Panel ‘A’ Resolution No. 396 Recommending Approval of Zone Map Amendment