



Planning and Zoning Commission Report

March 13, 2018

TO: Planning and Zoning Commission

FROM: Jessica Rees, City Planner

SUBJECT: Consider a request by Ken Reiser, representing Highland Park United Methodist Church, for a Specific Use Permit under Section 20-101 Residential Districts Use Table of the zoning ordinance that allows for a Place of Worship use in a residential district. The subject site is located at **3220 Daniel Avenue** and currently zoned Multi-family 3.

BACKGROUND:

Highland Park United Methodist Church currently occupies 3220 Daniel Avenue. They use the facility for studying, bible studies and smalls groups for college aged people. They host gatherings for events such as homecoming and parent's weekend. HPUMC has construction plans to renovate the existing structure to make the space more open to meet its needs.

This property is currently zoned Multi-family 3 and only allows for residential use. HPUMC is requesting a Specific Use Permit to allow for a Place of Worship use in a residential district to continue to occupy this building.

Attached are preliminary plans that show how the space is and will be used.

NOTIFICATION:

A public notice was published in the Park Cities News on March 1st 2018, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report no responses were received. Staff will provide an update on responses at the meeting.

RECOMMENDATION:

Staff recommends that the Commission review the merits of this proposal, conduct a public hearing for additional community compatibility and consider a recommendation to the City Council.

ATTACHMENTS:

Application

Survey

Plans