

CC MEMO NO. 01-305

DATE: NOVEMBER 8, 2001

TO: MAYOR AND CITY COUNCIL

THRU: LLOYD HARRELL, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, CURRENT PLANNING MANAGER

FROM: DAVID DE LA TORRE, PLANNER

SUBJECT: ZCA01-0004 MF-2 ZONING DISTRICT AMENDMENT
Introduction of Ordinance No. 3320

Request: City initiative to amend City of Chandler Zoning Code Chapter 35-901 of the Chandler City Code to allow churches, schools, and public buildings as a permitted use within the MF-2 zoning district.

SUMMARY

This amendment would allow churches, schools, and public buildings as a permitted use within the MF-2 (Multiple-Family Residential District). Commission and Staff recommend approval.

DISCUSSION

Staff was recently asked the question of whether a church is allowed within an MF-2 zoning district and discovered that there is no reference to churches, schools, public buildings and facilities in the MF-2 section of the Zoning Code. Churches are either a permitted use or allowed with a Use Permit in all other zoning districts of the city.

The MF-1 (Medium-Density Residential District) allows churches, schools, public buildings and facilities with a Use Permit. The same uses are permitted as a matter of right in the (MF-3 High-Density Residential District). Staff believes that these uses should also be permitted as a matter of right in the MF-2 zoning district as it is more similar to an MF-3 zoning district because they share the same maximum density limit. The MF-1 zoning district has a lower maximum density limit.

PLANNING COMMISSION VOTE REPORT

Motion to approve:	<u>In Favor</u>	<u>Opposed</u>
	6	0

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- As of the time of this writing, Staff has not received any concerns from anyone regarding this request to amend the zoning code.

RECOMMENDATION

Commission and Staff recommend that churches, schools, public buildings and facilities be added as a permitted use in the MF-2 zoning district.

PROPOSED MOTION

Move to tentatively adopt Ordinance No. 3320 allowing churches, schools, and public buildings as a permitted use within the MF-2 zoning district as recommended by Commission and Staff.

ATTACHMENTS

1. Ordinance No. 3320
2. MF-1, MF-2 & MF-3 sections from the Zoning Code