



# CITY COUNCIL

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## Policy Order Resolution

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April 7, 2008

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WHEREAS: The conversion of churches to housing in residential neighborhoods has led to some neighborhood concern and consternation as residents see large formerly vacant buildings become large multi-family residences; now therefore be it

Policy Order and Resolution List

ORDERED: That the City Manager be and hereby is requested to confer with the Assistant City Manager for Community Development to report back to the City Council as to whether land-use planning and zoning could be used and/or modified to provide for more positive transitions for former church properties and other similar re-use issues.

Committee Reports

Communications and Reports from City Officers

In City Council April 7, 2008  
Adopted by the affirmative vote of nine members.  
Attest:- D. Margaret Drury, City Clerk

A true copy;

ATTEST:-  
D. Margaret Drury, City Clerk

## ITY COUNCIL

## City Manager Letter

April 28, 2008

To the Honorable, the City Council:

In response to Awaiting Report Item Number 08-57, regarding a report on whether land-use planning and zoning could be used and/or modified to provide for more positive transitions for former church properties and other similar re-use issues, Assistant City Manager for Community Development Beth Rubenstein reports the following:

The City Council has inquired as to whether land-use planning and zoning could be used and/or modified to provide for more positive transitions for former church properties and other similar re-use issues.

Section 5.28.2 of the Zoning Ordinance was developed to facilitate the conversion of non-residential buildings (including church buildings) to residential use. Adopted in 2001, this set of regulations allows for existing buildings to be converted to residential use by seeking a special permit that takes into account the area of the existing building in determining the number of units and allows relaxation of some of the gross floor area, height, setback and open space requirements. In order to obtain the special permit several criteria must be met, including demonstration that the conversion will not unduly impact adjacent properties and the supply of on-street parking.

The Community Development Department will prepare an analysis of projects which have obtained special permits under Section 5.28.2 over the last few years and will look at the kinds of relief which have been typical. We will then prepare for discussion some options of how the regulation might be altered to reduce neighborhood impact. This could include adding additional evaluative criteria for obtaining the special permit, limiting the kinds of relief allowed, or changing the formulas for calculation of the allowed number of dwelling units.

We anticipate that this work will take place over the summer and will be ready for discussion in fall 2008.

Very truly yours,

Robert W. Healy

City Manager

RWH/mec