City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** June 25, 2025.

2. **Primary contact person and Department requesting agenda item:** Will Palmquist, Planning & Urban Design.

3. **Requested Council meeting date:** August 26, 2025

4. **Subject:** Conditional zoning request for property located at 587 Haywood Rd.

5. **Action Requested:** Public hearing to consider a conditional zoning request for the property located at 587 Haywood Rd from Haywood Road Form District - Corridor (HR-3) and Community Business II - Conditional Zone (CBII-CZ) to Haywood Road Form District - Corridor (HR-3) and Community Business I - Conditional Zone (CBI-CZ).

6. **Note if time sensitive, and why:** No, not time sensitive.

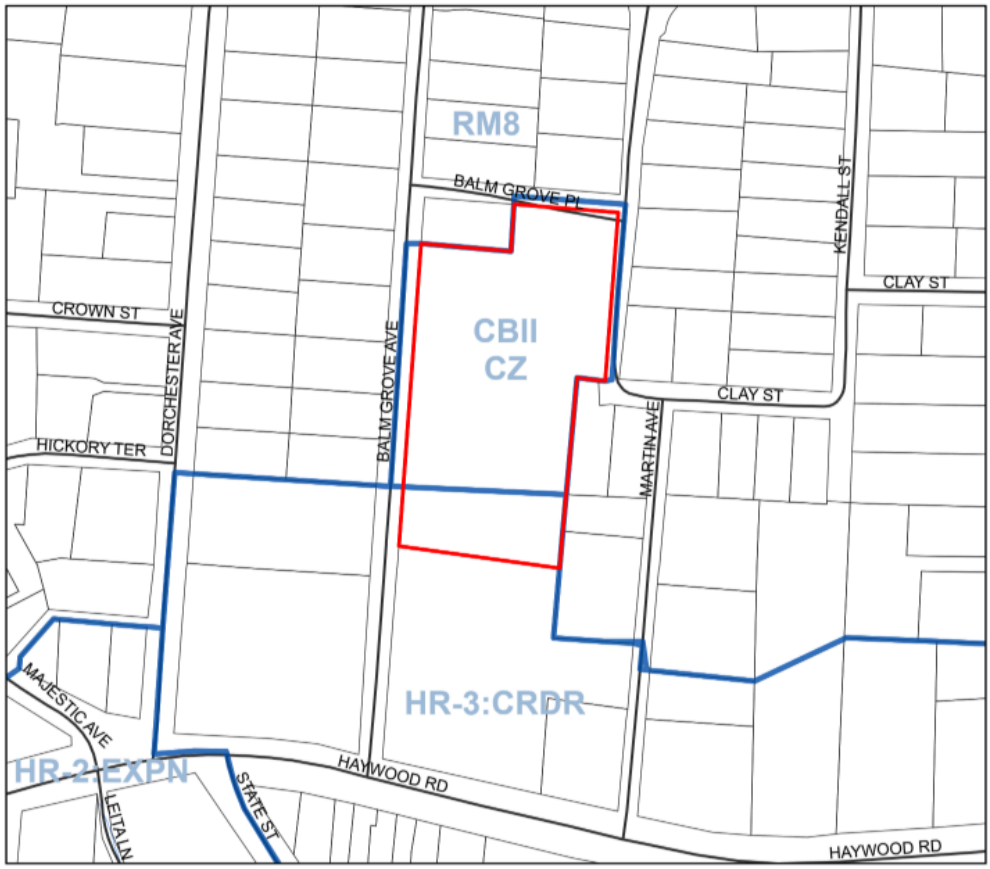
7. **Potential fiscal impact(s) - if known by staff at time of request:** None.

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the conditional zoning - not applicable.

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:**
    - Planning & Zoning Commission (PZC) - August 6, 2025 - adopted unanimously (6-0)

10. **Identify key issues:**
    - The property is currently zoned Haywood Road Form District - Corridor (HR-3) and Community Business II - Conditional Zone (CBII-CZ)
    - The project site and the existing educational building at the rear of the church is currently used for a nightly shelter, community center, and educational purposes.
    - The shelter use and accessory uses were approved under a Temporary Use Permit through Code Purple. The applicant is seeking permanent zoning approval for these uses.
    - The rear portion of the site was conditionally rezoned by Ord. No. 3995 on July 26, 2011 for the purposes of using the existing educational building as a K-8 school.
    - The project is seeking a conditional zoning to allow for the permanent use of the site as a nightly shelter with a maximum of 35 beds, as well as other uses, including: a community center, barbershop, consignment shop, preschool, K-12 learning community, a community gathering and training space with a focus on workforce development.
    - There is no proposed development or site improvement proposed at the site.

Existing Zoning Map



Proposed Zoning Map

