

Docket Item #3

CD-CPC-2026-00016

Bellicose Church Rezoning

June 3, 2026

City Plan Commission





- Rezoning the whole parcel from split zoned **B3-2 & R-1.5** to **B3-2**.
- No Area Plan Amendment.
- Development Plan Required in the future.



Case/Site History

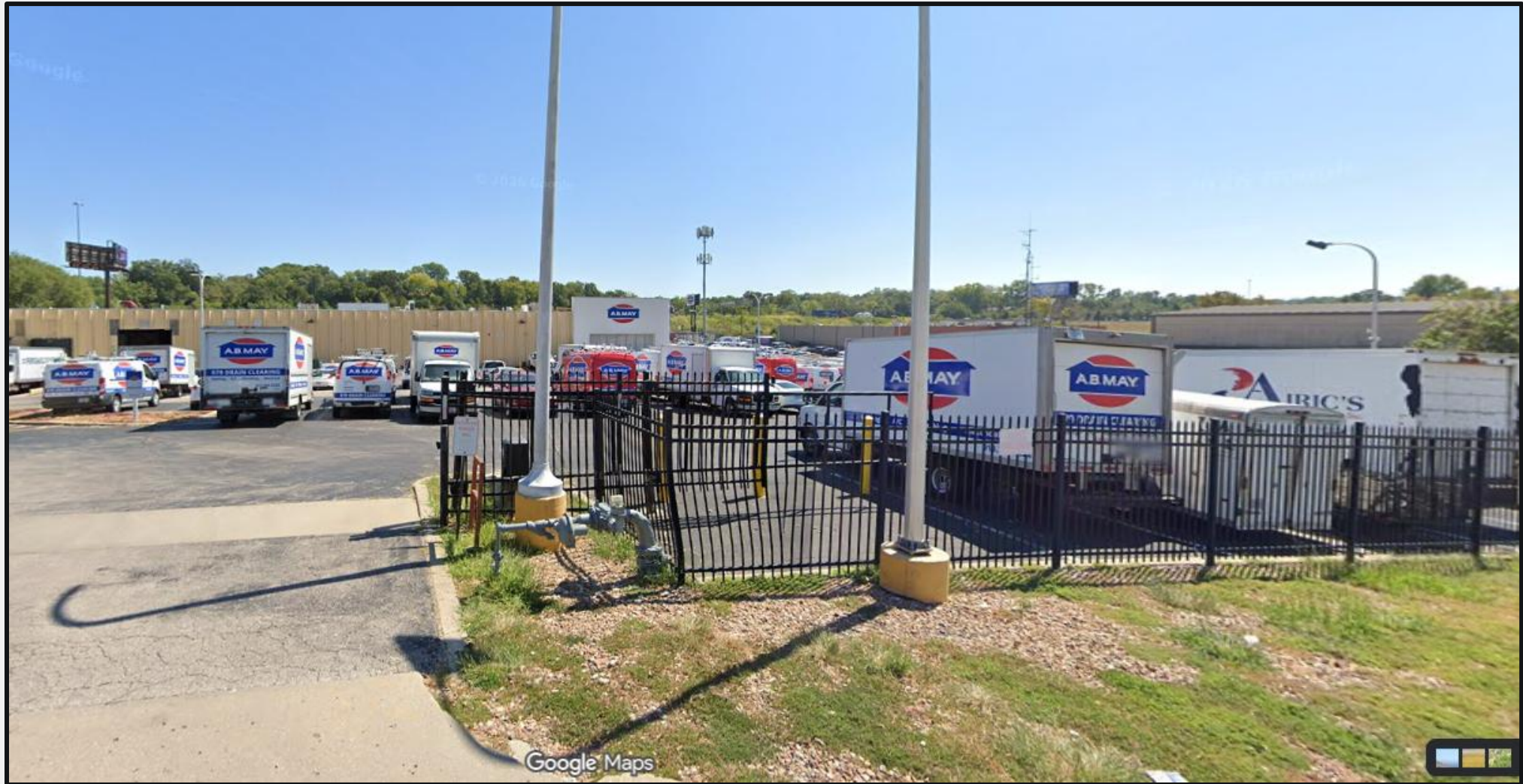
- **Ord. No. 38328 (June, 1970)** – Rezoning from District R-1a (one-family dwelling) and CP-2 (planned local business) to District C-2 (local business) and from District R-1a to District R-4 (low apartments).
- Zoning and Development Code changed in 2011 to the current standards and zoning districts.
- **ZDC-2025-1169 (December, 2025)** – A zoning compliance case was opened in response to a neighborhood complaint about businesses operating out of the warehouses in the rear of the property.

- **88-420-13-C.** "Access to off-street parking areas serving non-residential uses may not traverse residentially zoned property."
- Due to this section of code, if the applicant were to develop the units within the secondary building into commercial businesses, they need either this rezoning or a fourth entrance from Ararat Dr specifically for the commercial uses.
- Even with the rezoning, a Development Plan would be required to operate a secondary commercial/principal building on this property, per 88-517-02-F.
- **88-517-02-F** – "Development Plan review and approval is required whenever multiple principal buildings are proposed to be located on a single lot."





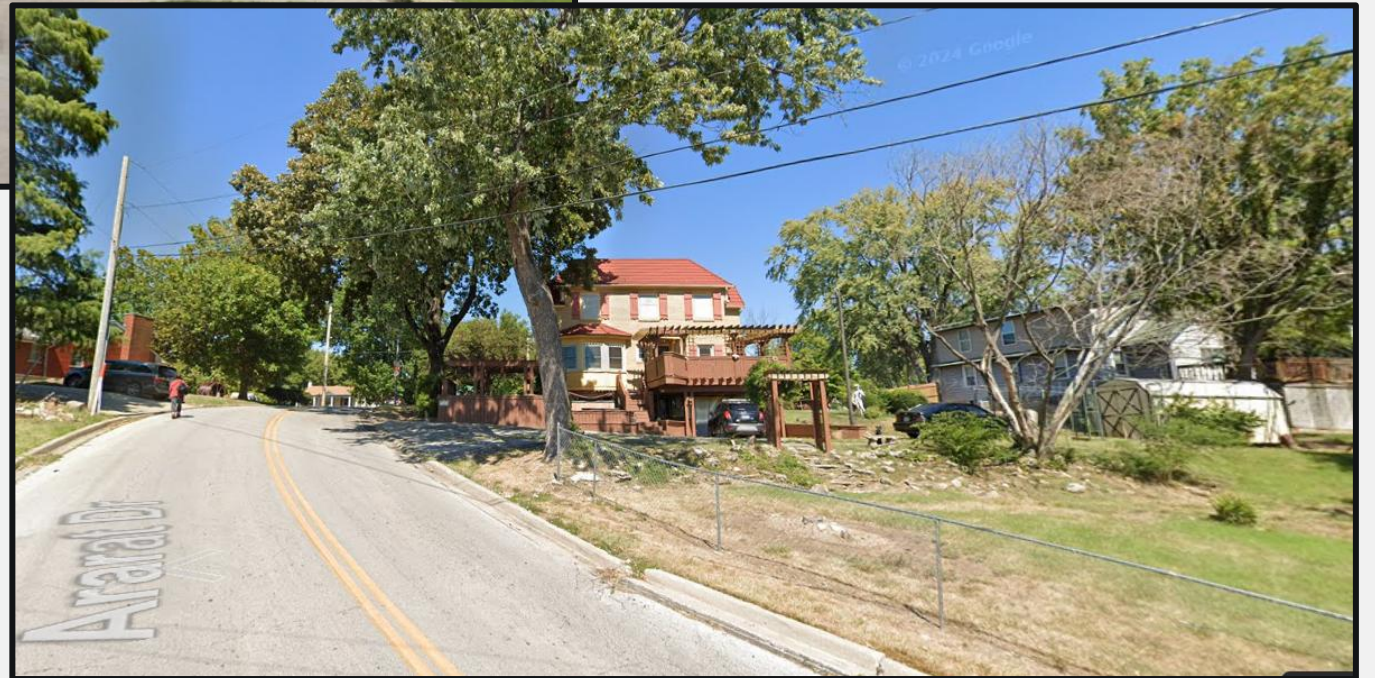
View of Bellicose Church (former Ararat Shrine) from Ararat Drive.



View looking East from Ararat Drive.



View looking Southeast from Ararat Drive.

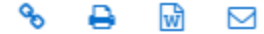


View looking Northeast from Ararat Drive.



Review Criteria

88-515-08 - REVIEW CRITERIA



In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Staff Recommendation

Case # CD-CPC-2026-00016

Approval

Additional Information

- If the rezoning is denied, the church will continue operations as is. Utilizing the second building as a storage shed for the church.
- But if they still intend to use the storage shed as commercial uses in the future, they would likely split the lot and construct an improved street to the warehouse/commercial businesses.
- Without a development plan there would be no avenue for the public to have input on the businesses that could be proposed on the lot.
- Approving this rezoning, with the intention of bringing the whole lot into a single zoning and requiring a development plan for future commercial uses allows the city and neighbors to hold Bellicose Church accountable through compliance with the zoning and development code and public engagement for any uses they propose on the lot.