

Ord. No. 260593 CD-CPC-2026-00016

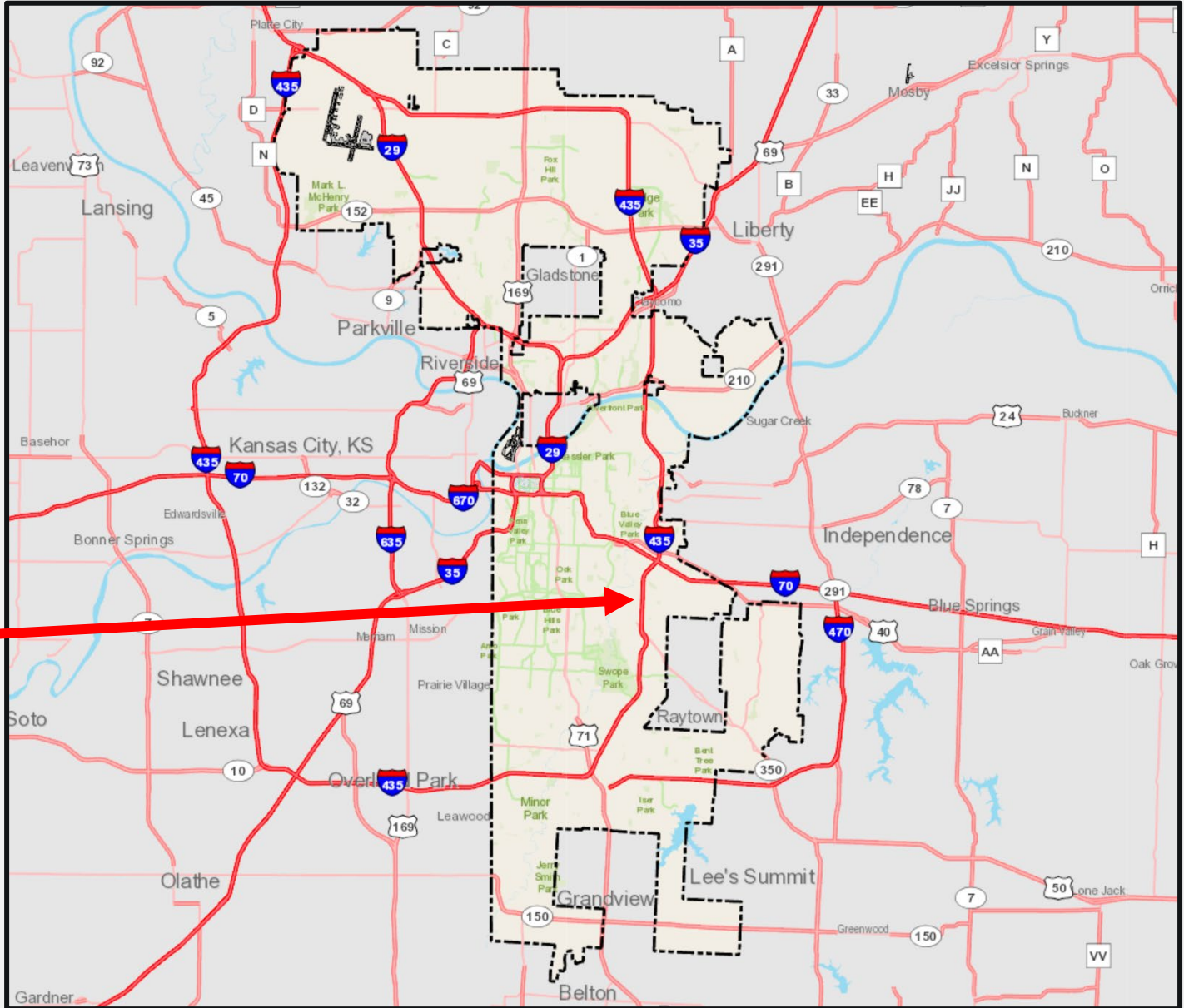
Bellicose Church Rezoning

July 7, 2026

Neighborhood Planning & Development Committee



5100 Ararat Dr



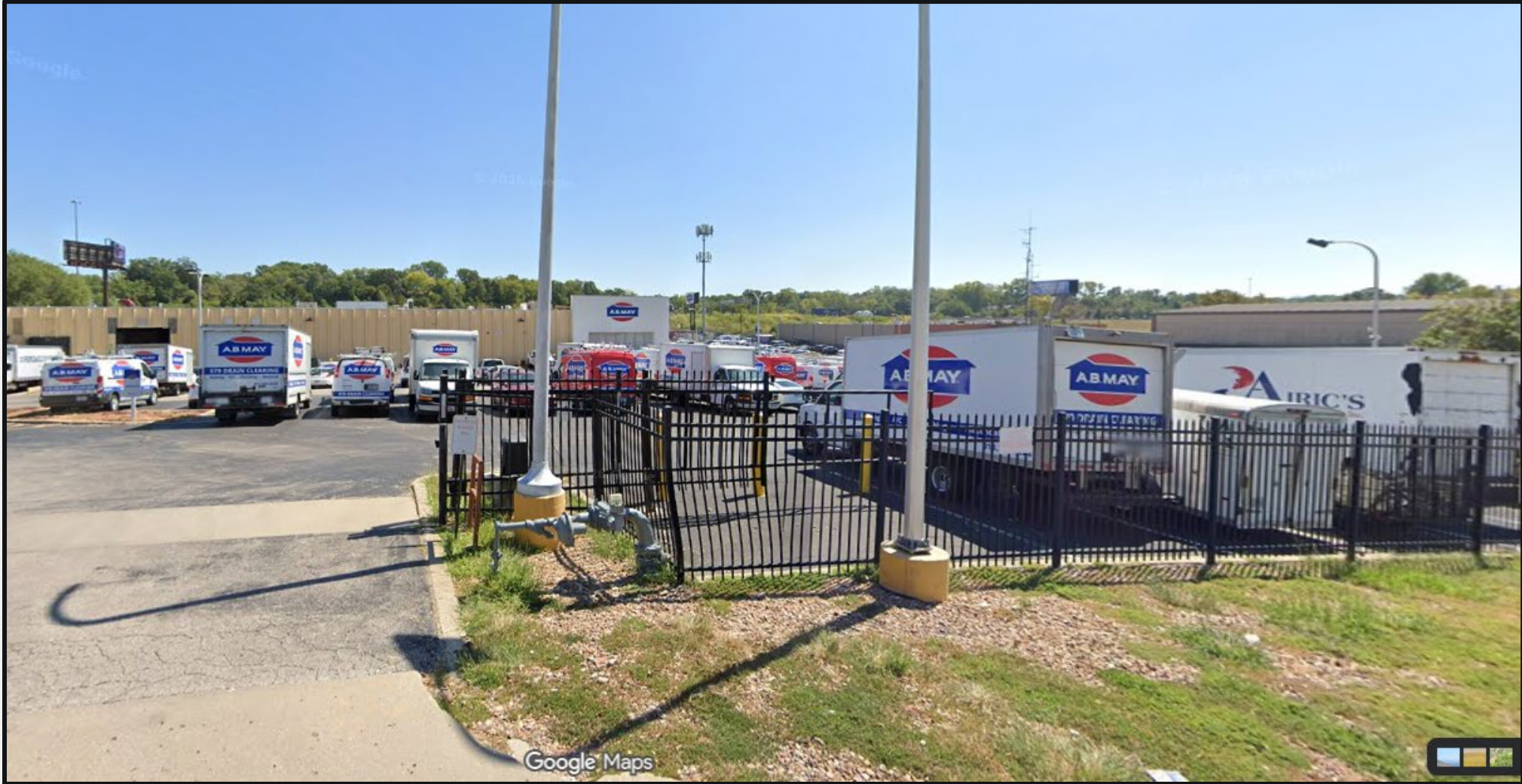


- Rezoning the whole parcel from split zoned **B3-2 & R-1.5** to **B3-2**.
- No Area Plan Amendment.
- Development Plan Required in the future.

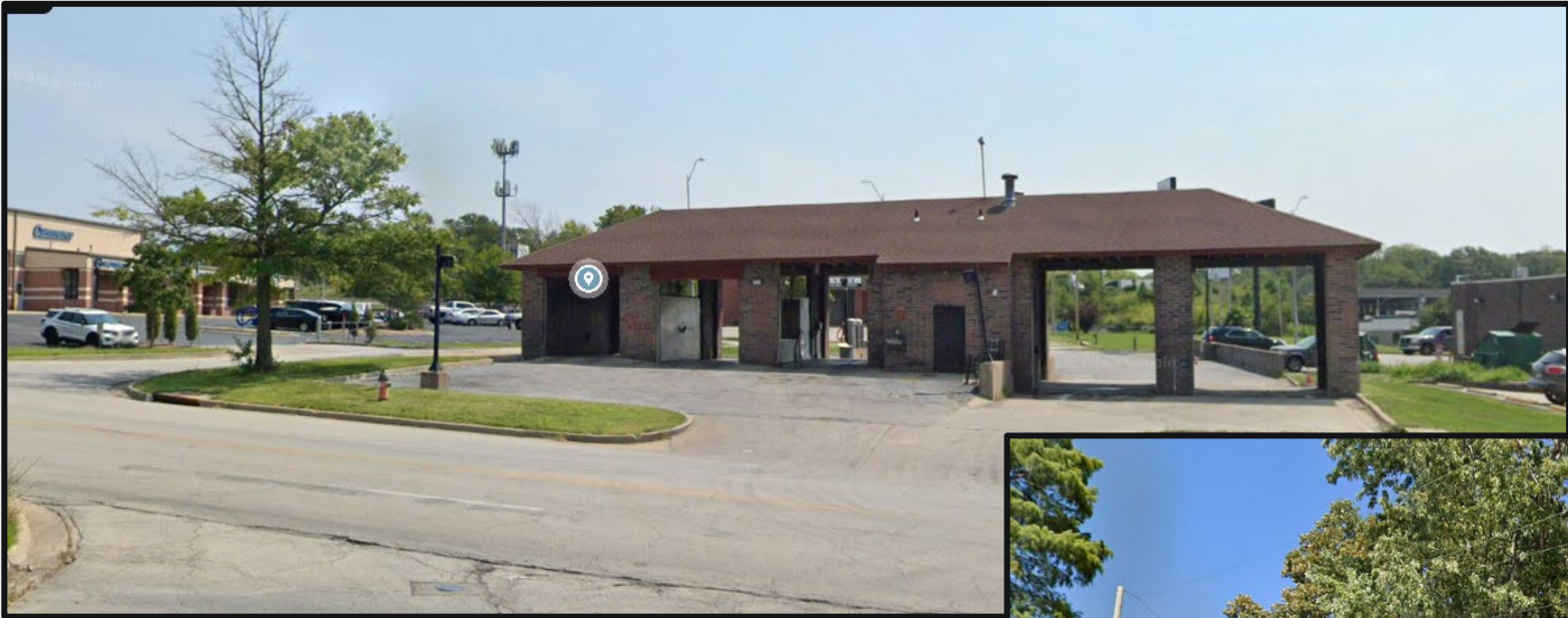




View of Bellicose Church (former Ararat Shrine) from Ararat Drive.



View looking East from Ararat Drive.



View looking Southeast from Ararat Drive.



View looking Northeast from Ararat Drive.

Staff Recommendation

Case # CD-CPC-2026-00016

Approval

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.”



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.