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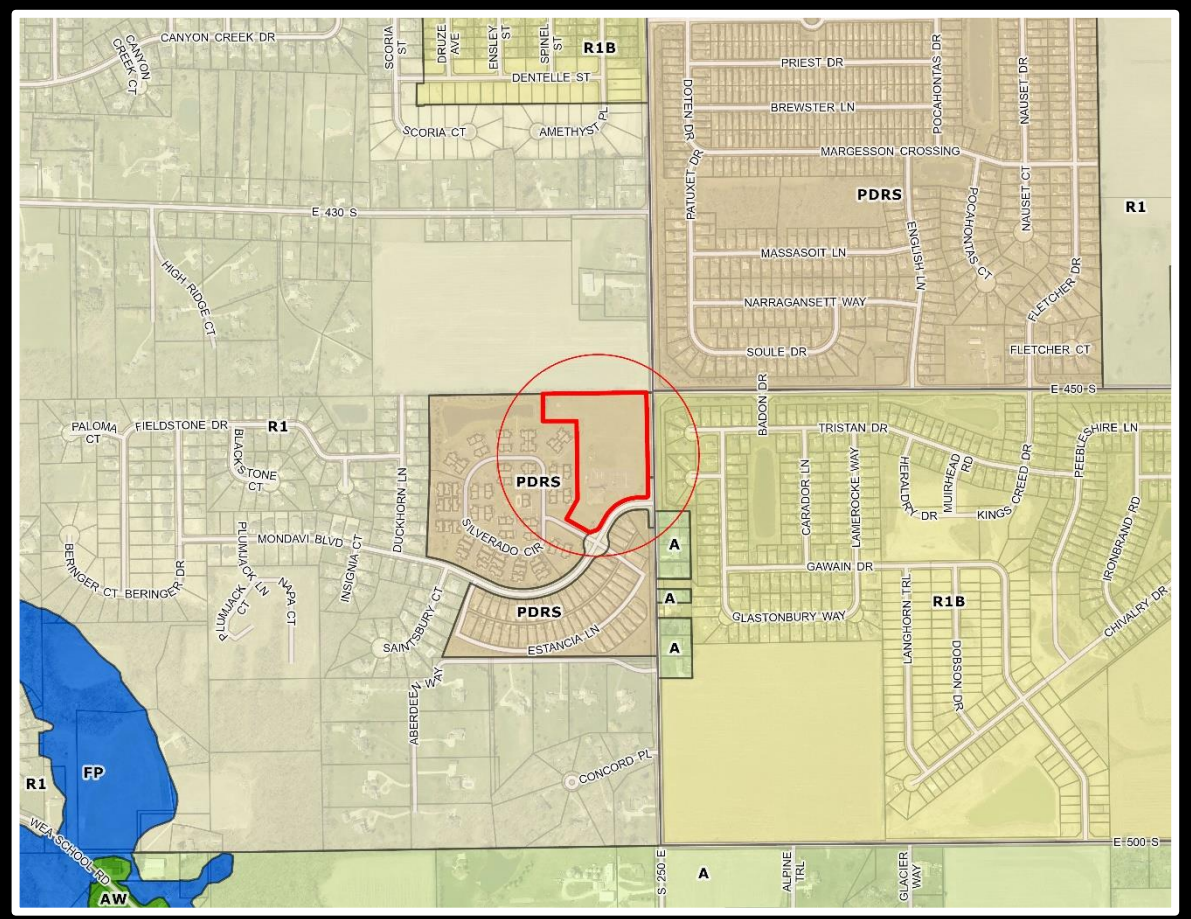
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**Z-2844**  
**INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL**  
**(PDRS to NB)**

**REVISED STAFF REPORT**  
**December 9, 2021**

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**INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL  
PDRS to NB with COMMITMENT**

**Staff Report  
December 9, 2021**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by attorney Tyler Ochs, is requesting rezoning from PDRS (for land that is part of the Ravenswood at Hickory Ridge PD) to NB to allow for the construction of an “Isaiah 117 House” (a social services facility assisting children awaiting foster-care placement). The property is located in the unincorporated county at the northwest corner of Mondavi Blvd and Concord Road, specifically, 2502 Mondavi Blvd, Wea 15 (SW) 22-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The site was originally zoned R1. In 2003, 28.64 acres (which included the subject property) were rezoned to PDRS for what was originally known as “The Havens at Hickory Ridge Planned Development” (Z-2151). Prior to approval, the project was renamed “Ravenswood at Hickory Ridge Planned Development” due to the name “havens” already being used in an unrelated subdivision. In 2010, a PD-rezone of an undeveloped part of the original PD was approved for the “Ravenswood at Hickory Ridge PD” (Z-2439), bringing an additional 24 residential units. Property to the north is zoned R1, while land to the south is zoned PDRS for “The Retreat at Hickory Ridge Planned Development”. Land to the east across Concord Road is zoned R1B for the Avalon Bluff Subdivision and to the northeast PDRS zoning is found for the Benjamin Crossing Planned Development.

**AREA LAND USE PATTERNS:**

Residential development continues in the immediate vicinity. Apart from the farm field to the north of the subject property and the church use itself, the development character of the land surrounding the subject property is lower-density, residential in nature.

**TRAFFIC AND TRANSPORTATION:**

In the vicinity, Concord Road, or CR 250 E, is classified as a Rural Secondary Arterial according to the *Thoroughfare Plan*. Access to the subject property is presently found off Mondavi Boulevard, a local road. Driveway permits are issued by the Tippecanoe County Highway Department.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities serve the site. A 30’ type C bufferyard is required when NB zoned property is redeveloped next R1 zoning and/or next to a residential portion of a PD zone.

**COMMITMENT:**

Petitioner has submitted a commitment which limits uses in the proposed NB zone as described below:

*“To allow all uses permitted by the Permitted Use Table (UZ0-3-2) in the NB zone except Major Group 55 (Automobile Dealers and Gas Service Station), Major Group 75 (Automobile Repair, Services and Parking), Major Group 581 (Eating and Drinking Places), Industry Number 5411 (Grocery Stores, Convenience Food Stores, retail), Industry Number 5921 (Liquor Stores), Industry Number 5947 (Gift, Novelty, and Souvenir Shops), and Industry Number 5993 (Tobacco Stores and Stands).”*

**STAFF COMMENTS:**

The original planned development zone governing the subject property (Z-2151) allows R1-zoning uses only. While such uses as churches, schools, public parks, or a single-family detached home would be allowed per the current PD-zone on the subject property, a social service use (SIC 83) like “Isaiah 117 House” would not be permitted. The petitioner’s proposal, as illustrated in their non-binding site plan which was submitted with their petition, involves subdividing off a small portion of the southwest corner of the church property for the “Isaiah 117 House” facility. The Neighborhood Business (NB) zone is able to accommodate this proposed social service use as well as the existing church use as a matter of right, so no nonconformities would result from the rezone action. Moreover, the NB zone’s more modest list of non-residential uses (as compared to the more intense General Business GB zone) are an appropriate fit with the surrounding neighborhood in the event the property redevelops in the future.

The addition of the commitment only further restricts the uses permitted in this proposed NB zone. Staff has no objection to the inclusion of the commitment.

So, given the subject property’s visibility along its Concord Road (CR 250 E) frontage and its central location in a developing residential area, staff can support this spot-zone of commercial zoning.

**STAFF RECOMMENDATION:**

Approval with Commitment