



Staff Report

PH25-0002

PH26-0001

Planning & Zoning Commission: April 13, 2026

Petitioner: Primus Rutledge
Property Owner: Cry Of Deliverance Outreach and Ministry, Inc.
Agent: Andy Kesselring
Project Planner: Breah Miller, Planner II
Applicant Request: **Public Hearings:**

PH25-0002: A request for a Public Hearing to allow for off-street parking facilities to be provided on land within 300 feet of a plot (property containing the principal use) in association with a church/place of worship within the R-2, Two-Family Residential District.

PH26-0001: A request for a Public Hearing to allow for off-street parking facilities to be provided on land within 300 feet of a plot (property containing the principal use) in association with a church/place of worship within the R-3, Multi-Family Residential District.

Parcel Information

Acres: ±0.24 acres & ± 0.25 acres
 Parcel(s) #: 22508-000-00 & 22497-000-00
 Location: 2210 NW 8th Street & 2200 Block of NW 8th Street
 Future Land Use: Neighborhood
 Zoning District: R-2, Two- Family Residential, & R-3, Multi-Family Residential, District
 Existing Use: Vacant & Undeveloped

Adjacent Property Information

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Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	R-3, Multi Family District	Undeveloped
East	Neighborhood	R-2, Two Family District	Undeveloped Cry of Deliverance Church

South	Neighborhood	R-2, Two Family District	Duplex
West	Neighborhood	R-2, Two Family District	Single Family Residence Mobile Home

PH26-0001

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-3, Multi Family District	Undeveloped
East	Neighborhood	R-3, Multi Family District	Water Retention Area
South	Neighborhood	R-2, Two Family District	Cry of Deliverance Church
West	Neighborhood	R-3, Multi Family District	Undeveloped

Applicant Request

The petitioner is requesting approval for two off-site parking facilities to be provided on land within 300 feet of a plot (property containing the principal use) within the R-2, Two-Family Residential, and R-3, Multi-family Residential, district to serve as accessory parking for Cry of Deliverance Church.

Background:

On March 16, 2026, both properties received approval with conditions from the Board of Adjustment for Special Exceptions to allow off-street parking within the R-2 and R-3 Districts. The approved conditions were:

1. Approval shall become void if either of the associated Special Exception requests for the two off-site parking lots is denied.
2. Approval shall become void if the associated Special Exception for the Cry of Deliverance Church is denied.
3. The two parking lots are only to be used as off-site parking for Cry of Deliverance Church.
4. Any new signs for Parcel A must be ground mounted, without any animation or illumination. No signage is permitted for the two off-site parking lots.

5. This Special Exception shall be granted for and run with the subject properties (Parcels: 22504-000-00, 22508-000-00, 22497-000-00) as long as the church remains the primary use and the off-site parking remains an accessory to use to the church.
6. Approval of a public hearing by the Planning & Zoning Commission to allow required off-street parking facilities provided on land within 300 feet of the plot.
7. The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be required within 24 months of the date of the last public hearing required as part of this request or this special exception shall expire.
8. Landscape areas must be defined and protected from traffic movement as indicated on the concept plan.
9. Architectural elevations are required to demonstrate retention of character with the existing building. If a steeple is incorporated into the design of the church, the steeple shall not exceed 35 feet, in order to preserve the character of the R-2 zoning and the residential scale of the surrounding properties.
10. Drainage retention must be addressed during the site plan process and is subject to the review and approval of stormwater management.
11. An alternate surface for the off-site parking areas shall require approval by the City Engineer.

PH25-0002: The subject property identified by Parcel Identification Number 22508-000-00 was annexed in 1975. Property Appraiser records indicate that there was once a building located on the property that was demolished. It is not known if the demolished building was used for residential or non-residential purposes. Cry of Deliverance Church acquired the property May 1, 2024. There is currently no established use on the property.

PH26-0001: The subject property identified by Parcel Identification Number 22497-000-00, was annexed in 1975. Property Appraiser records indicate that the property is undeveloped and serves as nonconforming grass parking for the Cry of Deliverance Church property, Parcel Identification Number 22504-000-00. This property was purchased by the Applicant in June 2022 and later transferred to the Church in May 2024.

Staff Analysis

The allowable use of off-site parking requires specific approval by the Planning and Zoning Commission pursuant to Section 122-1002: *the off-street parking facilities shall be located on the same plot or parcel of land they are intended to serve; provided, however, when practical difficulties prevent the establishment of such facilities on the same plot, the required off-street parking facilities may be provided on land within 300 feet of the plot, after application for a public hearing and subject to approval by the planning and zoning commission, except that the parking facilities shall not be located across an arterial street as designated by the thoroughfare plan.*

Special Exception (SE26-0002 and SE26-0003) were approved by the Board of Adjustment with conditions in March 2026 to allow for the R-2 and R-3 properties to be utilized as parking facilities.

The provided site sketch, labeled “Conceptual Site Plan,” identifies the church parcel (22504-000-00) as Parcel A, 22508-000-00 as Parcel B, and 22497-000-00 as Parcel C. These designations will be used consistently throughout the staff analysis for clarity and reference.

The conceptual plan indicates that there will be a total of 40 parking spaces provided on all three associated properties. The existing church property, Parcel A, will contain four total paved parking spaces, 2 of which will be handicap accessible spaces; both Parcel B and Parcel C have 18 grass parking spaces each. The 36 off-site parking spaces will be unpaved and delineated with railroad ties and landscaping materials. Based on the use of Parcel A, *required parking is one (1) space for every five (5) seats in the auditorium or chapel area, not including any classrooms.* Parking facilities are required to be paved per the Land Development Code; however, the City Engineer has the ability to approve alternate surfaces for parking facilities on a case-by-case basis. Any alternate surface will have to be approved at the time of site plan review.

At this time, the estimated number of seats for the proposed church will be 120 seats in the worship center, auditorium, or chapel. Assuming a maximum of 120 seats, the required minimum number of parking spaces is 24, the conceptual site plan is proposing 40 total spaces. The applicant is requesting approval to utilize off-site parking to satisfy the minimum parking requirements associated with the proposed 1,824 square-foot church expansion. Due to the size and physical constraints, Parcel A, where the church is located, is unable to accommodate all of the required site improvements. Specifically, the required number of parking spaces cannot be accommodated on-site, necessitating the use of nearby parcels. The applicant is proposing the use of nearby parcels for use of required parking. For that purpose, parcel B is located approximately 56 feet from the church property, and Parcel C is located approximately 55 feet from Parcel A. Both of the proposed off-site parking facilities are within the required 300 feet, as outlined in Section 122-1002.

Based upon review of the application, staff recommends approval with the following conditions:

1. The two parking lots are only to be used as off-site parking for Cry of Deliverance Church.
2. This approval shall be granted for and run with the subject properties (Parcels: 22508-000-00 & 22497-000-00) as long as the church remains the primary use and the off-site parking remains an accessory use to the church.
3. The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be required within 24 months of the date of last public hearing.
4. Landscape areas must be defined and protected from traffic movement as indicated on the concept plan
5. An alternate surface for the off-site parking areas shall require approval by the City Engineer.

Staff Recommendation: Approval with Conditions