

PLANNING DIVISION STAFF REPORT

June 9, 2025



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

Legistar File ID #: [88006](#) (Places of Worship Street Classification)

Prepared By: Zoning and Planning Staff

[88006](#) – Newly built places of worship within a predominantly residential or mixed-use areas are required to have vehicular access to a collector or higher classification street. The intent was to limit potential traffic impacts from a place of worship. However, staff has found that this prevents redevelopments which include smaller of places of worship when their current site does not have frontage on a collector or higher classified street.

Changing this provision so that it only applies to places of worship with a seating capacity of greater than 600 persons in the sanctuary or main activity area will allow development that includes smaller places of worship on local classified streets while maintaining the vehicular access requirement on places of worship which could have more significant traffic impacts.

Staff supports this amendment.