



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 3, 2018

Re: Churches & Commercial Kitchens - UDC Text Amendment (Report)

## Executive Summary

The Rock Bridge Christian Church has submitted a request seeking amendment of the Unified Development Code (UDC) to allow religious structures, in the R-1 district, to house a commercial kitchen for the purpose of supporting the mission of job training or a small-business (catering) start-up. The offering of a commercial kitchen space within a religious structure for commercial purposes is not permitted per the UDC.

If Council desires to amend the text of the UDC, this matter should be referred to the Planning and Zoning Commission for its review and recommendation in accordance with Section 29-6.4(n) of the UDC.

## Discussion

Section 29-6.4(n)(1)(i) of the Unified Development Code (UDC) permits any person, firm, or corporation owning real property within the City the right to request amendments to the text of the UDC. On November 14, 2018, Rock Bridge Christian Church submitted a request (see attached) to amend the text of the UDC to include provisions that would permit religious structures in the R-1 zoning district to offer commercial kitchen space for the purpose of supporting the mission of job-training or a small-business (catering) start-up.

This is the first formal request received to amend the UDC; however, is not the first inquiry relating to this matter. The Planning Division has been contacted by individuals seeking to use commercial kitchens within religious structures and has been asked what the process is to do so and where commercial kitchens may be legally established.

The current provisions of the UDC do not permit commercial kitchen space within religious structures to be used for commercial purposes not otherwise directly related to the religious activity. Commercial kitchens are not uncommon in religious structures that offer their members or even the general public services such as day cares, adult/youth ministry, or schools. A commercial kitchen within a religious structure is subject to inspection by the Health Department when food is prepared and served to the public.

In addition the formal request of Rock Bridge Christian Church, CMCA Missouri Woman's Business Center has submitted a letter of support (see attached) for the requested text change. The CMCA letter indicates that there is a lack of affordable commercially certified kitchen spaces available for a small business to work out of and that such limitation is a hindrance to those trying to improve their employment situation.



A formal amendment of the UDC's text would be required to permit the use of a commercial kitchen space within a religious structure to be used for commercial purposes. Amendments to the text of the UDC are handled in a manner similar to a rezoning action. A public hearing and recommendation by the Planning and Zoning Commission must occur before Council takes final action. If Council desires to amend the text of the UDC it is recommended that this matter be referred to the Commission for its review and recommendation.

A copy of the request to formally amend the UDC and letter of support for the requested change are attached.

### Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None

### Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

### Legislative History

Date	Action
N/A	N/A

### Suggested Council Action

If Council find that a text amendment is desired, this matter should be referred to the Planning and Zoning Commission for review and recommendation as required by Section 29-6.4(n) of the Unified Development Code.