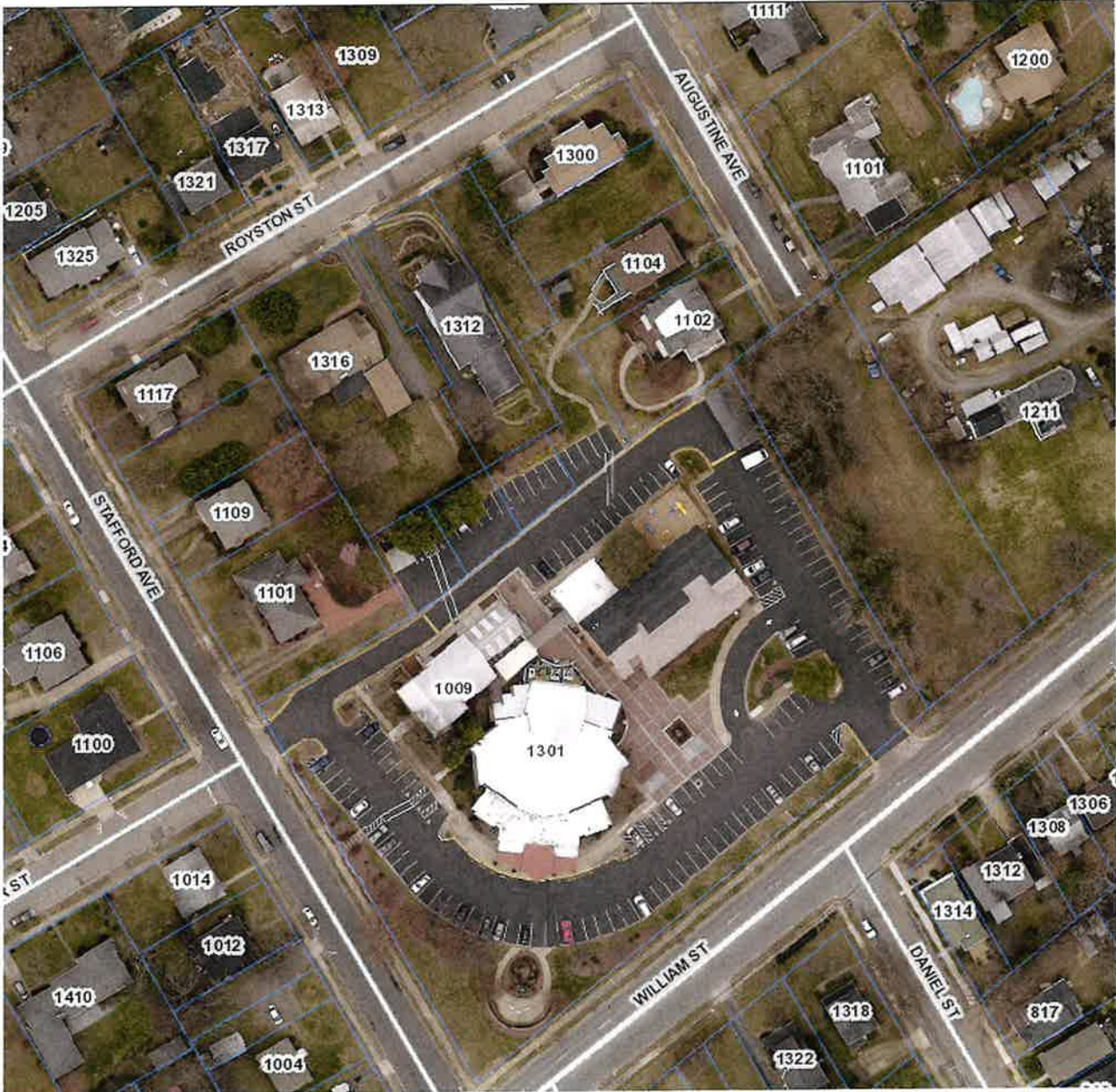




MEMORANDUM

TO: Public
FROM: James Newman, Zoning Administrator
DATE: Compiled July 23, 2021, revised March 10, 2022
RE: Catholic Diocese properties around 1301 William Street.



Augustine Ave.

1104 was built 1985, purchased by the Catholic Church in 1997. Council approved a **Special Use Permit** (see 1009 Stafford Avenue below) to use this address as a church office and religious education classrooms on June 8, 2004. 1009 Stafford, 1301 William St., and 1104 Augustine Ave. all share the same parcel.

1102 was built in 1954, purchased by the Catholic Church in 1994. Council approved a **Special Use Permit** to use this property as a temporary Catholic Church office on August 23, 1994. SUP was **valid for 1 year**.

Royston St.

1300 was built in 1958, purchased by the Catholic Church in 2016. It is permitted to be used as a residence as a by-right use.

1312 was built in 2002 and is owned by the Catholic Church. It is permitted to be used as a residence as a by-right use.

1316 was built in 1963, purchased by the Catholic Church in 2003. It is permitted to be used as a residence as a by-right use.

Stafford Ave.

1009 has no listed construction date in GIS. It, 1301 William St., and 1104 Augustine Ave. all share the same parcel. There are **5 Special Use Permits** associated with this parcel:

1. *Catholic Church* was granted an SUP for an Educational Building, granted by the Planning Commission on July 17, 1974. **No conditions.**
2. *Catholic Church* was granted an SUP for a nursery school, granted by Council on July 14, 1992. **No conditions.**
3. *Catholic Church* was granted an SUP for building expansions, granted by Council on June 14, 1994. Had **two conditions**:
 - A) St. Mary's Catholic Church shall install natural screening/buffer between the proposed added parking area behind the Church and the adjacent residences in College Heights. Trees and/or hedges of a sufficient quantity and height would be appropriate, to be approved by the City.
 - B) St. Mary's Catholic Church shall improve its current access driveway directly from William Street, as directed by the City.
4. *Catholic Church* was granted an SUP for a preschool, granted by Council on April 8, 2003. Had **two conditions**:
 - A) The preschool may serve no more than 66 students (per Father Rooney's public hearing comments) at a given time, and between the hours of 8:30am through 3:30 pm, Monday through Friday.
 - B) Any outdoor playground installed in conjunction with the preschool or any other church activities shall be located on the main grounds of Saint Mary's Church, not on separate lots located within the overall College Heights subdivision area. Any playground installed shall be screened from adjacent residential uses.
5. *Catholic Church* was granted an SUP for a church office and religious education classrooms (for **1104 Augustine Ave**), granted by Council on June 8, 2004. **Had 5 conditions**:

- A) The parking and dropping off of students for this use of the property be provided in the existing Church parking lot.
- B) That the structure be maintained in appearance as a single-family detached dwelling unit.
- C) That the property be combined, through a boundary line adjustment plat, with the larger Church property. Such plat to be reviewed and approved by the City prior to recordation. The plat shall be recorded prior to use of the structure as an office and classrooms.
- D) The times of operation will be limited to Monday through Thursday from 9:00am to 8:00pm, and Sunday from 3:00pm to 8:00pm.
- E) That once the house cease to be used for this Church related non-residential use the special use permit shall expire.

1101 was built in 1958, purchased by the Catholic Church in 2011. Catholic Church was granted a **Special Use Permit** for a Family Counseling Program, granted by Council on February 14, 2012. **Had 5 conditions:**

- A) Client parking for this use shall be provided in the existing Church parking lot. Clients or staff who require handicapped parking access may park on site.
- B) The structure shall be maintained in appearance as a single family detached dwelling unit. No signs may be placed on the property noting the counseling program.
- C) Regular hours of operation shall be limited to Monday through Friday from 9:00am to 5:00 pm. Emergency visits are permitted to occur outside of these days and times.
- D) Once the house cease to be used for this Church related non-residential use for two years, the special use permit shall expire.
- E) The use shall commence within one year of the date of the approved Council resolution.

1109 was built in 1962, purchased by the Catholic Church in 2008. It is permitted to be used as a residence as a by-right use.

1117 was built in 1954, purchased by the Catholic Church in 2013. It is permitted to be used as a residence as a by-right use.

William St.

1301 has no listed construction date in GIS. It and 1009 Stafford Ave. and 1104 Augustine Ave. all share the same parcel. Subject to the Special Use Permit listed for *1009 Stafford* listed above.