
**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/26/2013
Agenda Item: 2**

ACTION: Request for a Code Text Amendment within the Zoning and Development Code incorporating special use standards for FRATERNITY/SORORITY HOUSES. The applicant is the City of Tempe. (Ordinance No. 2013.____)

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: FRATERNITY/SORORITY HOUSES (PL130052) consists of clarifying amendments for special use standard provisions for the existing fraternity and sorority regulations. The request includes the following:

ZOA13001 Code Text Amendment including changes within the Zoning and Development Code, Section 3-102, 3-202, 3-428, and 7-107.

ATTACHMENTS: Ordinance

STAFF CONTACT: Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Ryan Levesque, Senior Planner

A handwritten signature in black ink, appearing to be 'RL' or similar initials.

COMMENTS:

This request includes a Code Text Amendment within the Zoning and Development Code, clarifying the land use regulations for fraternity and sorority houses. Currently, the Code allows a fraternity and/or sorority to locate within an R-3 or R-4, multi-family zoned district only and upon receiving approval of a use permit. The incorporation of special use standards are proposed to clearly indicate the current special standards for the land use, as well as clarify when an existing multi-family development is occupied by any fraternity and/or sorority, what percentage of the site would trigger the land use regulations. Staff recommends using the interpretation of when a use is ancillary to the primary use, set by other land use regulations and previous interpretations. A site occupied by 50% or more would require the use permit. In this case dwelling units is the factor for determining whether the use is either primary or ancillary to the main use.

PUBLIC INPUT

Staff has received one verbal communication with a resident, who asked for clarification on the changes and is in general support of the amendment.

Information on the original proposed amendment was forwarded to the Neighborhood Advisory Commission. No official commission position was taken. Some of the Neighborhood Advisory Commission members had expressed concerns with the proposed amendment. Comments included concern for the current situation of displaced fraternities from the ASU campus; and that the language identifies fraternities and sororities differently than other organizations. Concern was also expressed that the wording implied that members of each organization would be required to get a use permit.

On March 12, 2013, the Development Review Commission recommended continuance of this request, in order to receive additional information and evaluation of the proposed changes presented. A summary of the concerns expressed by the members include enforcement; whether or not these provisions are discriminatory; other City department involvement in this topic including subcommittees Police, Fire and the City Attorney's Office; and defining a fraternity/sorority.

UPDATE TO CODE AMENDMENT

Staff has since revised the current proposed ordinance in this report. Some of the primary changes help clarify the following:

- When a fraternity or sorority use is located in another zoning classification, such as commercial or mixed-use district that may allow other residential uses.
- The language now states that more than 50% of development, rather than 50%.
- We've removed the wording of "any" fraternity and sorority. This wording was a concern by the Commission. The language would no longer imply to individual fraternity members, which was not the intent, but rather a single use permit would be required for the site, which may be processed by either the property owner or property manager of the facility.
- Fraternities and Sororities are now defined within the use chart, regardless if the members are within a house, apartment, motel or other form of development style. The description "fraternity and sorority house" is an antiquated term.

Conclusion

Based on Section 6-304 C. Procedure, the proposed amendment is in the public interest and is consistent and conforms to the General Plan. Staff recommends approval of the Code Text Amendment, which will allow City staff to administer these land use provisions.

HISTORY & FACTS:

- March 6, 2013 Neighborhood Advisory Commission received a copy of the draft ordinance language.
- March 12, 2013 Development Review Commission recommended continuance of this request (6-1 vote, Commissioner Collett dissenting).
- March 26, 2013 Scheduled Development Review Commission hearing for this request.
- April 18, 2013 Proposed City Council introduction and first public hearing for this request.
- May 9, 2013 Proposed City Council second and final public hearing for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendments and Code Text Amendments

ORDINANCE NO. 2013. __

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE ZONING AND DEVELOPMENT, PART 3 – LAND USE, SECTIONS 3-102, 3-202 AND A NEW SECTION 3-428, RELATING TO SPECIAL USE STANDARDS FOR FRATERNITIES AND SORORITIES.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That Table 3-102 of Section 3-102 of the Zoning and Development Code, pertaining to fraternities and sororities in residential districts, is hereby amended to read as follows:

Table 3-102 – Permitted Land Uses (AG, SFR, MF, MH, RMH, TP)				
Uses	Status of Use in District			
	AG	SFR	MF	MH/RMH/TP
Fraternity and Sorority Houses FRATERNITIES AND SORORITIES (R-3 and R-4 Districts Only) [SECTION 3-428]	N	N	U (S)	N

Section 2. That Table 3-202A of Section 3-202 of the Zoning and Development Code, pertaining to fraternities and sororities in commercial districts, is hereby amended to read as follows:

Table 3-202A – Permitted Land Uses (R/O, CSS, CC, PCC, RCC)						
Uses	Status of Use District					
	R/O	CSS	CC	PCC-1	PCC-2	RCC
FRATERNITIES AND SORORITIES [SECTION 3-428]	U(S)	U(S)	U(S)	U(S)	U(S)	U(S)

Section 3. That Table 3-202B of Section 3-202 of the Zoning and Development Code, pertaining to fraternities and sororities in mixed-use districts, is hereby amended to read as follows:

Table 3-202B – Permitted Land Uses (MU-1, MU-2, MU-3, MU-4 and MU-Ed)					
Uses	Districts				
	MU-1	MU-2	MU-3	MU-4	MU-Ed
FRATERNITIES AND SORORITIES [SECTION 3-428]	U(S)	U(S)	U(S)	U(S)	P

Section 4. That a new Section 3-428 of the Zoning and Development Code, amending Part 3, Land Use, is hereby added to read as follows:

SECTION 3-428 FRATERNITIES AND SORORITIES.

FRATERNITY OR SORORITY USES ARE ALLOWED, SUBJECT TO THE FOLLOWING:

- A. SUCH USE IS PERMITTED IN THE R-3 AND R-4 MULTI-FAMILY DISTRICTS ONLY AND IN THE COMMERCIAL AND MIXED-USE DISTRICTS, UPON APPROVAL OF A USE PERMIT, PURSUANT TO SECTION 6-308;**
- B. WHEN MORE THAN FIFTY PERCENT (50%) OF THE DWELLING UNITS, IN AN EXISTING DEVELOPMENT WITH AT LEAST FIVE (5) UNITS OR WITHIN A CONTIGUOUS DEVELOPMENT, ARE RENTED OR LEASED TO MEMBERS OF A FRATERNITY OR SORORITY, A USE PERMIT IS REQUIRED; AND**
- C. NEW DEVELOPMENT FOR A FRATERNITY AND SORORITY SHALL PROCESS A USE PERMIT PRIOR TO OR CONCURRENTLY WITH THE DEVELOPMENT PLAN REVIEW.**

Section 5. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2013.

Mark W. Mitchell, Mayor

ATTEST:

Brigitta M. Kuiper, City Clerk

APPROVED AS TO FORM:

Judith R. Baumann, Interim City Attorney