

AN ORDINANCE NO. 21-23

To grant a special use permit to Christian Life Center located at 505 Lakeview Avenue, also known as parcel identification number 1900010Y001, and Swearingen Realty Company, allowing for an addition to the existing religious assembly, on a consolidated parcel.

WHEREAS, Christian Life Center and Swearingen Realty Company have filed an application for a special use permit to allow for an addition to the existing religious assembly, located at 505 Lakeview Avenue, also known as parcel identification number 1900010Y001, which is zoned RL – Residential Low District; and

WHEREAS, Christian Life Center has entered into a contract to purchase the adjacent lot from Swearingen Realty Company, which is known as parcel identification number 1900010Y002, and is zoned RH – Residential High District; and will then vacate the boundary line between the two parcels; thereby creating one parcel consisting of 1.3 acres; and

WHEREAS, a minimum of 2.0 acres are required in a residential low zoning district for a religious assembly use; and

WHEREAS, a residential high zoning district does not have a minimum acreage requirement for a religious assembly; and

WHEREAS, Christian Life Center is a legal non-conforming use on parcel identification number 1900010Y001; and

WHEREAS, the Planning Commission held a public hearing to receive citizen comment on the issuance of a special use permit, and after due consideration the Planning Commission approved Planning Commission Resolution No. 21-11, a copy of which is attached hereto and made a part of this ordinance; and

WHEREAS, the Planning Commission recommends that City Council approve this ordinance; and

WHEREAS, upon recommendation of the Planning Commission, the City Council finds that the public necessity, convenience, general welfare, and good planning and zoning practice

require that this special use permit be granted; and

WHEREAS, City Council further finds that after investigation by the Colonial Heights Planning Commission, that issuance of the requested special use permit to Christian Life Center and Swearingen Realty Company will not be detrimental to the safety, health, morals, and general welfare of the community involved; will conform to the principles of good planning; will not tend to create congestion in streets, drives, alleys and other public ways and places in the area involved; will not create hazards from fire, panic or other dangers; will not tend to overcrowding of land and cause an undue concentration of population; will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; and will not interfere with adequate light and air; NOW, THEREFORE,

THE CITY OF COLONIAL HEIGHTS HEREBY ORDAINS:

1. Christian Life Center and Swearingen Realty Company are granted a special use permit allowing for an expansion of the existing religious assembly located at 505 Lakeview Avenue on a consolidated parcel consisting of former parcel identification numbers 1900010Y001 and 1900010Y002, and consisting of a combined total of 1.3 acres.
2. This permit shall be subject to review and revocation by Council, at Council's discretion, in the same manner and under the same conditions as required by law for the granting of such permits.
3. This ordinance shall be in full force and effect upon its approval on second reading.

Approved:

Mayor

Attest:

City Clerk

I certify that the above ordinance was:

Adopted on its first reading on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable Kenneth B. Frenier, Councilmember: _____

The Honorable John E. Piotrowski, Councilmember: _____

The Honorable Dr. Laura F. Poe, Councilmember: _____

The Honorable Robert W. Wade, Councilmember: _____

The Honorable John T. Wood, Councilmember: _____

The Honorable Elizabeth G. Luck, Vice-Mayor: _____

The Honorable T. Gregory Kochuba, Mayor: _____

Adopted on its second reading on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

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The Honorable John E. Piotrowski, Councilmember: _____

The Honorable Dr. Laura F. Poe, Councilmember: _____

The Honorable Robert W. Wade, Councilmember: _____

The Honorable John T. Wood, Councilmember: _____

The Honorable Elizabeth G. Luck, Vice-Mayor: _____

The Honorable T. Gregory Kochuba, Mayor: _____

City Clerk

Approved as to form:

City Attorney