



SUP – 21-04
Special Use Permit
505 Lakeview Avenue, Christian Life Center, Inc., Parcel ID 1900010Y001 &
Swearingen Realty Company, Parcel ID 1900010Y002

Christian Life Center, Inc., and Swearingen Realty Company have filed a special use permit application to allow for an 8,000 sq. ft. addition onto an existing religious assembly, located at 505 Lakeview Avenue. Christian Life Center, also known as parcel identification number 1900010Y001 is zoned RL, residential low density which requires a minimum of two acres for the development of a religious assembly. The proposed expansion would also be located on an adjoining property, owned by Swearingen Realty Company, also known as parcel identification 1900010Y002, which is currently zoned residential high district. The residential high-density zoning district does not require a minimum acreage requirement for a religious assembly; however, the applicant wishes to purchase the adjoining tract and vacate the property line. Both properties contain a total of 1.4 acres where 2.0 acres is required for a religious assembly use in the residential low zoning district classification.

Below, you will find more detailed information regarding the location, zoning, land use, and staff analysis.

Location

Located at 505 Lakeview Avenue, the existing facility contains approximately 5,500 sq. ft. on an existing 0.67 parcel, identified as parcel identification number 1900010Y001, currently zoned low density residential. Section §286-406.32 (B) of the City's use and design standards allows religious assembly, subject to a minimum lot size of two (2) acres in the RL residential low zoning district.

Zoning

The official zoning map shows this property zoned as RL – Low Density Residential.

Surrounding Zoning

North: RL – Residential Low Density
South: RL – Residential Low Density
East: RL – Residential Low Density
West: RH – Residential High Density

Comprehensive Plan Land Use Plan

The City's Land Use Plan identifies parcel 1900010Y001 as "Civic/Institutional." Parcel identification 1900010Y002 is identified as "Multifamily."

Surrounding Land Use

Existing Land Uses:

North: Residential-Single-Family

South: Residential-Single Family

East: Residential-Single Family

West: Vacant

Land Use Plan:

North: Low Density- Single Family

South: Low Density- Single Family

East: Low Density – Single Family

West: High Density Residential

Analysis of Request

The applicant is requesting an 8,000 sq. ft. addition onto a religious assembly, with a lot area of 0.67 acres. The applicant's lot, as well as the adjoining lot (owned by Swearingen Realty) contain a combined total of 1.4 acres where two (2) acres is required under the City's use and design standards. This request necessitates a Special Use Permit, as the combined total square footage of both lots is smaller than the ordinance allows in the RL – Low Density Residential Zoning District Classification.

Relevant Ordinance Requirements:

1. City Charter §17.11-1 Uniformity of Regulations within a District—Special Use Permits, the City Council has the authority to issue a special use permit by adopting an ordinance; however, prior to such adoption, the planning commission must investigate the circumstances and conditions and hold a public hearing. Once this occurs, "The city planning commission may recommend and the council may impose such conditions upon the use of the land, buildings and structures as will, in its opinion, protect the community and area involved and the public from adverse effects and detriments that may result therefrom". As provided in this same section of the Charter, the Commission should investigate the circumstances and conditions to determine whether the "special use will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, 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".

2. Zoning of the City of Colonial Heights City Code, Use and Design Standards, Section §286-406.32 Religious assembly.

A. General Standards:

1. Any outdoor activity area, swimming pool, ball field or court which adjoins a residential use type shall be landscaped with a minimum of one row of small evergreen trees in accordance with §286-512 along the property line adjoining the residential use type. Where nighttime lighting of such areas is proposed large evergreen trees shall be required.
2. When a place of religious assembly adjoins a residential use type, a Type C buffer yard in accordance with §286-512 shall be provided between the parking area(s) and the residential use type.

B. In the RL and RM Districts, the following standards shall apply:

1. The minimum lot size shall be two acres.
2. The maximum building coverage shall be 20% and the maximum lot coverage 50% of the total lot area.

3. Zoning of the City of Colonial Heights City Code, Development Standards, Section §286-512.06 (a) (4) planting island required every 15 spaces.

- The plat needs to be revised to adhere to this requirement; all other landscaping requirements will be addressed during site plan review.

4. Zoning of the City of Colonial Heights City Code, Section §286-518.18 406.32 Minimum parking required - Religious assembly.

- 1 space per 6 seats in principal place of worship is required. The new facility will contain a total of 340 number of seats; 57 spaces are required; 66 spaces will be provided which exceeds the ordinance requirement.

The following documentation is attached:

- Special Use Permit application
- Revised plat dated 11/29/2021, prepared by Charles C. Townes II, Land Surveyor
- Building elevation drawings
- Purchase contract
- Images of existing facility

Recommendation

The recommendation from staff is for the Planning Commission to approve Planning Commission Resolution 21-04 which recommends approval of Ordinance Number 21-23, with the following conditions:

- (i) The development of both parcels shall be in substantial accord with the plat, revised November 29, 2021, prepared by Charles C. Townes, II, Land Surveyor; and
- (ii) A site plan will be required for the development, which complies with all other City standards and specifications.

Public Comments Received:

No comments have been received to-date.