

AN ORDINANCE NO. 23-4

To grant a special use permit to Christian Life Center Inc. for the property located at 505 Lakeview Avenue, also known as parcel identification number 1900010Y001, currently zoned RL – Low-Density Residential and RH - High Density Residential: 1) to allow a maximum lot coverage of 70% within the RL – Low Density Residential zoning district; 2) to allow a maximum building coverage of 40% within the RL – Low Density Residential zoning district; and 3) to reduce to ten feet the minimum width of the Buffer Type C, Option 1, required along the southern property line of the RH – High Density Residential zoning district.

WHEREAS, Christian Life Center Inc., located at 505 Lakeview Avenue, also known as parcel identification number 1900010Y001, has filed an application for a special use permit to allow for a maximum lot coverage of 70% and a maximum building coverage of 40% within the RL – Low Density Residential zoning district; and to reduce the minimum width of Buffer Type C, Option 1, required along the southern property line of the RH – High Density Residential zoning district to ten feet, without complying with the following City Code provisions:

1. Paragraph B (2) of Section 286-406.32: The maximum building coverage shall be 20% and the maximum lot coverage 50% of the total lot area; and

2. The provision in Table 1 which is referenced in Section 286-512.04 providing for a 15-foot buffer yard for Buffer Type C, Option 1; 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. 23-01, 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, after investigation by the Colonial Heights' Planning

Commission, that issuance of the requested special use permit to Christian Life Center Inc. 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 Inc., located at 505 Lakeview Avenue, also known as parcel identification number 1900010Y001, and zoned RL – Low-Density Residential and RH - High Density Residential, is granted a special use permit to allow for a maximum lot coverage of 70% and a maximum building coverage of 40% within the RL – Low Density Residential zoning district; and to reduce the minimum width of Buffer Type C, Option 1 required along the southern property line of the RH – High Density Residential zoning district to ten feet, without complying with the following City Code provisions:

a. Paragraph B (2) of Section 286-406.32: The maximum building coverage shall be 20% and the maximum lot coverage 50% of the total lot area; and

b. The provision in Table 1 which is referenced in Section 286-512.04 providing for a 15-foot buffer yard for Buffer Type C, Option 1.

2. The approval of this Special Use Permit is subject to the following conditions:

a. Development of the property shall be in substantial accord with the four-sheet concept/site plan, entitled “The Sanctuary Building Addition Plan of Development” prepared by Townes P.C., dated July 5, 2022 and revised on January 30, 2023, and consisting of sheets C-1, C-11, L-1, and L-2.

b. The exterior elevations shall be in substantial accord with elevations prepared by Zion Church Building, Inc., sent to the City on February 6, 2023.

c. The ten-foot Buffer Type C, Option 1, required along the southern property line of the RH – High Density Residential zoning district shall be landscaped at a minimum of what is depicted on Sheet L-1 and in accordance with Sheet L-2. Should Christian Life Center Inc., or its successors, purchase the adjacent property located to the south of parcel identification number 1900010Y001, then the requirement for this buffer shall no longer be required in the location shown on the conceptual plan, to allow the religious assembly to expand in accordance with all other City regulations and ordinances.

d. A site plan will be required for the development of the property, which shall comply with all City standards and specifications.

3. 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.

4. 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, Councilman: _____

The Honorable Elizabeth G. Luck, Councilwoman: _____

The Honorable John E. Piotrowski, Councilman: _____

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

The Honorable John T. Wood, Councilman: _____

The Honorable Robert W. Wade, 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 T. Wood, Councilman: _____

The Honorable Robert W. Wade, Vice-Mayor: _____

The Honorable T. Gregory Kochuba, Mayor: _____

City Clerk

Approved as to form:

City Attorney