



Colonial Heights City Council Meeting Agenda Item Executive Summary

City Council Meeting

MEETING TYPE: City Council Regular Meeting

MEETING DATE: March 14, 2023

ITEM: ORDINANCE NO. 23-4 (First Reading)

DEPARTMENT: Planning and Community Development Department

PROPOSED ACTION: Hold a public hearing to consider approval of Ordinance No. 23-4 on first reading, to grant a special use permit to Christian Life Center, owner to parcel identification number 1900010Y001 located at 505 Lakeview Avenue, for the following:

1) to allow a maximum lot coverage of 70% within the RL zoning district; 2) to allow a maximum building coverage of 40% within the RL zoning district; and 3) to reduce the minimum width of the Type C Buffer Option 1 required along the southern property line of the RH zoning district to ten feet (10').

BACKGROUND: Christian Life Center is located at the southwest corner of Lakeview Avenue and Woodlawn Avenue, on the property known as parcel identification number 1900010Y001. The property is subject to SUP-21-04 which allowed the religious assembly use to be expanded on a parcel less than two (2) acres. Subsequently after that approval, parcels 1900010Y001 and 1900010Y002 were combined into one parcel of approximately 1.4 acres known as 1900010Y001. The parcel is split-zoned as RL - residential low density and RH – residential high density.

As engineering proceeded for the site, it became apparent the expansion would exceed the maximum lot coverage and maximum building coverage allowed for the RL zoning district as the building footprint is approaching nearly 10,000 square feet; therefore, approval granting a higher maximum building and lot coverage is needed.

In addition, the RH zoning district portion of the property is required to buffer the adjoining RL district to the south by at least fifteen feet (15') buffer (Option 1). To maintain uniformity with the parking lot layout and landscaping for the site as a whole, the Christian Life Center is requesting a reduction in the minimum width of the Type C Buffer Option 1 required along the southern property line of the RH zoning district to ten feet (10'). The Applicant will still install all required plantings within the reduced buffer.

The Planning Commission held a public hearing at the March 7, 2023 Regular meeting and recommended approval with a vote of 6-0.

BUDGET/FINANCIAL IMPACT:

Funding for this item was: included not included in the current-year budget N/A

RECOMMENDATION: Staff recommends approval of Ordinance No. 23-4 on first reading.

ATTACHMENTS: Ordinance No. 23-4; Planning Commission Resolution No. 23-01 signed; Planning Commission Presentation, and Planning Commission Staff report.

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.