



SUP – 23-01
Special Use Permit
505 Lakeview Avenue, Christian Life Center, Inc., Parcel ID 1900010Y001

Request

The Applicant, Christian Life Center, Inc., owner to parcel identification number 1900010Y001 located at 505 Lakeview Avenue, has filed a special use permit application: 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').

Location

Located at 505 Lakeview Avenue, the existing facility contains approximately 5,500 sq. ft.

Zoning

The official zoning map shows this eastern portion of the property zoned as RL – Low Density Residential and the western portion of the property zoned RH – High Density Residential.

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.

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.”

Surrounding Land Use

Existing Land Uses:

North: Residential-Single-Family

South: Residential-Single Family

East: Residential-Single Family

West: Vacant Residual Right-of-Way

Land Use Plan:

North: Low Density- Single Family

South: Low Density- Single Family

East: Low Density – Single Family

West: Vacant Residual Right-of-Way

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, Buffer Yards, Section §286-512.04, Table 1.

A. Buffer yards containing specified screening and plantings shall be required between zoning districts of different intensities as shown in **Table 1.**^[1] For each required buffer type, the developer of the site shall choose which option to install.

^[1]*Editor's Note: Table 1 is included at the end of this chapter.*

B. Required buffer yards shall be located such that they provide a visual and physical barrier between abutting zoning districts of different intensities and shall buffer and screen all exterior storage, service, refuse, maintenance, repair, processing, salvage, parking, and other similar areas. No use of the site may be extended into or beyond the required buffer yard.

C. Required buffer yards shall not be located on any portion of any existing or dedicated public or private street or right-of-way, shall not obstruct the visibility of traffic circulation, and shall not interfere with the use of adjoining properties.

D. Required buffer yards, including screening and plantings shall be in place at the time of any occupancy or use of the property.

E. The buffer yard shall be reserved solely for screening and plantings, except for required pedestrian or vehicular access driveways to the property, passive recreation areas, or pedestrian or bicycle trails, which can be accommodated in a manner that preserves the intended screening function between abutting zoning districts of different intensities. In no case shall any portion of a required buffer yard be used for parking, service, refuse, storage, maintenance, or any other use that impairs the intended buffer function.

F. The property owner or lessee shall have the responsibility to continuously maintain the required buffer yards, screening and plantings such that they continue to meet the specified standards and intent of this section. All materials shall present an attractive appearance and be of durable construction.

286 Attachment 1

City of Colonial Heights

Table 1

Site Zoning ¹	Adjoining Zoning ¹						
	RL	RM	RH	RO	BB	GB	IN
RL	*	*	*	*	*	*	*
RM	*	*	*	*	*	*	*
RH	C	B	*	*	*	*	*
RO	B	B	A	*	*	*	*
BB	B	C	B	A	*	*	*
GB	C	C	C	B	*	*	*
IN	C	C	C	C	B	B	*

Type of Buffer Yard	Option 1	Option 2
A	6-foot screening	8-foot buffer yard, one row of evergreen shrubs
B	8-foot buffer yard, one row of small evergreen trees, one row of evergreen shrubs	15-foot buffer yard, one row of small evergreen trees
C	15-foot buffer yard, one row of large evergreen trees, one row of small evergreen trees	25-foot buffer yard, one row of large evergreen trees

NOTES:

* No buffer yard required.

¹ Buffer yard and screening requirements within a proposed PUD Zoning District shall be determined as a part of the PUD approval process. For standards for buffer yard planting and screening see § 286-512.6.

Analysis of Request

The Applicant is proposing to construct a 9,874 sq. ft. addition for a religious assembly use on a lot area of approximately 1.4 acres. The addition results in a building coverage of 34% and a lot coverage of 64% within the RL zoning district, each are 14% over the maximum allowed per the City’s use and design standards of §286-406.32. To accommodate the proposal and to ensure any future expansions may be allowed, the Applicant is requesting a maximum lot coverage of 70% and a maximum building coverage of 40% for the RL portion of the parcel. The RH portion of the site will meet the City’s ordinance for these requirements.

The Applicant is also requesting to reduce the minimum width of the Type C Buffer Option 1 required along the southern property line of the RH zoning district from fifteen feet (15’) to ten feet (10’). The Applicant is only requesting that the buffer width be reduced to accommodate the parking lot for the site; the landscaping plantings will still be provided

within the buffer. Staff believes that the proposal is meeting the intent of the required buffer despite the reduced width.

Public Comments Received:

No comments have been received to date.

Recommendation

Staff recommends the Planning Commission approve Planning Commission Resolution 23-01 which recommends approval of Ordinance Number 23-4, with the following conditions:

1. 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 revised through January 30, 2023 and consisting of sheets C-1, C-11, L-1, and L-2.
2. The exterior elevations shall be in substantial accord with elevations prepared by Zion Church Building, Inc., sent to the City February 6, 2023.
3. The maximum building coverage within the RL – Low Density Residential zoning district shall be 40%.
4. The maximum lot coverage within the RL – Low Density Residential zoning district shall be 70%.
5. The minimum width of the Type C Buffer Option 1 required along the southern property line of the RH – High Density Residential zoning district shall be ten feet (10’) and 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.
6. A site plan will be required for the development of the property, which shall comply with all City standards and specifications.

Draft Motion

Below is a draft motion the Planning Commission may consider if in agreement with Staff’s Recommendation:

- I move that the Planning Commission approve the preliminary site plan/plan of development subject to the Applicant receiving final plan approval meeting all City requirements.

Attachments

- Conceptual Plan, prepared by Charles C. Townes II, Land Surveyor, dated July 5, 2022 revised through January 30, 2023
- Building elevation drawings; Zion Church Builders, Inc.