

INTRODUCED: September 11, 2017

AN ORDINANCE No. 2017-169

To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, and 2012-163-164, adopted Oct. 8, 2012, concerning the Beaufont Oaks Community Unit Plan, to amend the permitted uses to include a church use.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 25 2017 AT 6 P.M.

I. That Ordinance No. 80-260-81-41, adopted March 9, 1981, as previously amended by Ordinance Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted November 13, 1989, 2006-26-52, adopted February 27, 2006, 2006-260-263, adopted October 23, 2006, and 2012-163-164, adopted October 8, 2012, be and is hereby amended and reordained as follows:

WHEREAS, by Ordinance No. 80-260-81-41, adopted March 9, 1981, the Council of the City of Richmond approved and permitted the development and use of the tract of land containing 63 acres, more or less, located east of Chippenham Parkway and south of the terminus

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 9 2017 REJECTED: _____ STRICKEN: _____

of Hioaks Road, for residential and commercial purposes as shown on the plans entitled “Beaufont Oaks Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated October 22, 1980; and

WHEREAS, by Ordinance No. 81-152-138, adopted August 24, 1981, the Council amended the Development Plan to include an additional two acres, permitted additional identification signage for the residential and office park parcels and designated two parcels for the purpose of access to Hioaks Road and Carnation Street, as shown on the plans entitled “Beaufont Oaks Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated May 29, 1981 and the design character drawing prepared by Bremner, Youngblood and King and dated May 29, 1981; and

WHEREAS, by Ordinance No. 84-110-83, adopted May 29, 1984, the Council amended the Development Plan to include an additional two acres, increasing the aggregate acreage to 67 acres, more or less, as shown on a site plan entitled “Beaufont Oaks Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated August 15, 1983, and authorized an increase in the number of multi-family dwelling units authorized for Beaufont Towers from 521 to 597 units; and

WHEREAS, by Ordinance No. 89-318-295, adopted November 13, 1989, the Development Plan was amended to authorize the use of 3.8 acres for the construction of a 120-bed nursing home as shown on a site plan entitled “Beaufont Oaks Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated September 19, 1989; and

WHEREAS, by Ordinance No. 2006-26-52, adopted February 27, 2006, the Development

Plan was amended to reduce the required landscape buffer along Chippenham Parkway, as shown on a site plan entitled “Community Unit Plan – Beaufont Oaks Healthcare Center Phase II,” prepared by Draper Aden Associates and dated October 28, 2005, which modifies the drawing entitled “Beaufont Oaks Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc. Architects, Engineers and Planners, Blacksburg, Virginia, dated August 15, 1983, revised February 16, 1984, and last revised September 19, 1989; and

WHEREAS, by Ordinance No. 2006-260-263, adopted October 23, 2006, the Development Plan was amended to include a private primary and secondary school in the permitted uses; and

~~[WHEREAS, the owner of the property at 7015 and 7017 West Carnation Street has submitted to the City Planning Commission (the “Commission”) a request to amend the Community Unit Plan to include an adult care residence use and establish the number of permitted adult care residence dwelling units, a portion of which are shown on the plan entitled “Development Plan for Phase II – Sitework Beaufont Richmond, Virginia, The Beaufont Towers Retirement and Assisted Living Community Located at 7017 W. Carnation Street,” prepared by Lumsden Associates, P.C. and dated December 28, 2011; and]~~

WHEREAS, by Ordinance No. 2012-163-164, adopted October 8, 2012, the Community Unit Plan was amended to include an adult care residence use and to establish the number of permitted adult care residence dwelling units, a portion of which are shown on the plan entitled “Development Plans for Phase II – Sitework Beaufont Richmond, Virginia, The Beaufont Towers Retirement and Assisted Living Community Located at 7017 W. Carnation Street,” prepared by Lumsden Associates, P.C. and dated December 28, 2011; and

WHEREAS, the owner of the property at 6900 West Carnation Street has submitted to the City Planning Commission (the "Commission") a request to amend the Community Unit Plan to include a church use as shown on the plan entitled "Beaufont Oaks, Community Unit Plan, Richmond, Virginia," prepared by Mills, Obenchain, Oliver & Webb, Inc., and last revised May 16, 2017; and

WHEREAS, the Commission approved such request to amend the Community Unit Plan based upon findings of fact as set out in a resolution dated and adopted by the Commission on September ~~[4, 2012]~~ 5, 2017, a copy of such resolution being attached to this ordinance; and

WHEREAS, the Council concurs in the findings of fact made by the Commission.

NOW THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

That Ordinance No. 80-260-81-41, adopted March 9, 1981, as last amended by Ordinance No. ~~[2006-260-263]~~ 2012-163-164, adopted October ~~[23, 2006]~~ 8, 2012, be and is hereby amended and reordained as follows:

§ 1. That pursuant to Section 17.10(g) of the Charter of the City of Richmond, and Article IV of Chapter ~~[114]~~ 30 of the Code of the City of Richmond ~~[(2004)]~~ (2015), as amended, the development of the land containing 67 acres, more or less, located east of Chippenham Parkway and east and south of Hioaks Road, being further described as follows: beginning at a point on the western line of Hioaks Road said point being 1462.62 feet south, measured along the west line of Hioaks Road, of the south line of Jahnke Road, said point also being the southeastern property corner of a parcel of land now or formerly owned by Chippenham Hospital, Inc.; thence extending 284.89 feet in an easterly direction along a line of bearing S 76° 34' 52" E to a point; thence extending 50.03 feet in a southerly direction along a

line of bearing S 11° 25' 30" W to a point; thence extending 50.18 feet in an easterly direction along a line of bearing S 76° 34' 52" E to a point; thence extending 688.82 feet in a southerly direction along a line of bearing S 6° 07' 01" W to a point; thence extending 241.56 feet in an easterly direction along a line of bearing S 83° 10' 16" E to a point; thence extending 552.61 feet in an easterly direction along a line of bearing S 78° 56' 43" E to a point; thence extending 344.37 feet in an easterly direction along a line of bearing S 84° 47' 08" E to a point; thence extending 30.75 feet in an easterly direction along a line of bearing S 81° 00' 00" E to a point; thence extending 281.08 feet in an easterly direction along a line of bearing S 76° 36' 40" E to a point; thence extending 1323.68 feet in a southerly direction along a line of bearing S 22° 05' 30" W to a point; thence extending 1472.45 feet in a westerly direction along a line of bearing N 84° 23' 20" W to a point; thence extending 160.84 feet in a southerly direction along a line of bearing S 14° 12' 50" E to a point; thence extending 389.37 feet in a westerly direction along a line of bearing S 72° 26' 41" W to a point; thence extending 1168.50 feet in a northerly direction along the east line of Chippenham Parkway to a point; thence extending 668.62 feet in an easterly direction along a line of bearing N 71° 51' 45" E to a point on the west line of Hioaks Road; thence extending 1082.01 feet in a northerly direction along the west line of Hioaks Road to the point of beginning, and a parcel of land containing 4.0130, being described as follows: beginning at an iron rod on the eastern right-of-way line of Chippenham Parkway, said rod being a common corner to Sigma Corporation and Fralin and Waldron, Inc., and lying approximately 1,300 feet north of the Chippenham Parkway/U.S. Route 60 intersection; said rod being a point on a curve concave to the right and having a radius of 11,387.16 feet, a tangent of 188.33 feet, and a chord of 376.60 feet bearing N 16° 24' 50" W; thence with said right-of-way through a delta of 1° 53' 42" and an arc of 376.62 feet to an iron rod; thence leaving said right-of-way N 72° 26' 41"

E, 389.37 feet to an iron rod; thence N 72° 26' 41" E, 20.03 feet to a point; thence S 14° 12' 50" E, 51.18 feet to a point on a curve, said curve being concave to the right, and having a radius of 115.12 feet, a tangent of 18.84 feet, a chord of 37.19 feet bearing S 58° 00' 34" E; thence through a delta of 18° 35' 29" and an arc of 37.35 feet to a point of compound curvature; said curve being concave to the right, and having a radius of 207.52 feet, a tangent of 64.44 feet, a chord of 123.08 feet bearing S 31° 27' 50" E; thence through a delta of 34° 30' 00" and an arc of 124.96 feet to a point; thence S 14° 12' 50" E, 81.06 feet to a point of curvature of a curve of a curve concave to the right, said curve having a radius of 118.39 feet, a tangent of 55.21 feet, a chord of 100.7 feet bearing S 10° 47' 10" W; thence through a delta of 50° 00' 00" and an arc of 103.31 feet to point of compound curvature, said curve being concave to the right and having a radius of 177.96 feet, a tangent of 12.36 feet, a chord of 24.66 feet bearing S 39° 45' 35" W; thence through a delta of 7° 56' 50" and an arc of 24.68 feet to a point; thence S 14° 12' 50" E, 30.58 feet to a point on the line common to Fralin and Waldron, Inc., and Sigma Corporation; thence with said line S 77° 36' 07" W 20.01 feet to an iron rod; thence continuing with said line S 77° 36' 07" W 374.44, feet to the point of beginning, for residential and commercial purposes, a community unit plan as authorized in Chapter [414] 30, Article IV of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, as per the preliminary plan and approved Development Plans, as amended, for the development of not more than 597 multi-family dwelling units, of which 174 units may be designated as or converted to no more than 217 adult care residence dwelling units, 145,000 square feet of office space, 20,000 square feet of commercial space, a private school consisting of elementary and secondary grades with an accessory day care, a day care center, a church, a 120-bed nursing home, open space, and recreational facilities, parking

and other attendant facilities on the above-described property, is hereby approved and permitted upon the following terms and conditions:

(1) That final plans for grading, storm drainage and retention facilities shall be approved by the Director of Planning and Development Review of the City prior to issuance of building permits. If storm water retention is required on the nursing home site or other development sites, as determined by the Director of Planning and Development Review, the location, landscaping and screening of the retention area(s) shall be shown on the final plans and shall be subject to the approval of the Planning Commission;

(2) That all cost related to extension of utilities to serve the development shall be borne by the owner, except to such extent as normal City policy relative to cost-sharing for utilities serving non-residential development may be applicable;

(3) That a perpetual scenic easement (in accordance with provisions of the Code of Virginia) covering the 12.9 acre open space area shown on the plan and located to the north of "Carnation Road" shall be dedicated to the City, at no cost to the City, by the owners of the property. Terms of the easement dedication shall prohibit any development on the site other than open space recreational facilities and storm water retention and drainage facilities, and fee simple title to such land shall be made available to the City at appraised value at such time as the City desires to take title and use such land for public purposes, The City shall not obligated to reimburse the owner for any improvements related to storm water drainage or retention facilities serving the adjacent development. Terms of the easement shall also specify that any improvements to the land shall be subject to approval by the Chief Administrative Officer and that maintenance of the land and all improvements shall be the responsibility of the owner until such time as the City takes title. Prior to the issuance of any building permits on the project site

such easement agreement, approved as to form and content by the City Attorney, shall be executed and recorded;

(4) The rights-of-way for Hioaks Road extended and Carnation Road shall be dedicated to the City at no cost at such time as requested by the City. The right-of-way for the public street extending southward from the intersection of Hioaks Road and Carnation Streets shall be dedicated to the City at no cost at such time as required by the City. The construction of the public street shall be at the cost and expense of the developer. The width and alignment of the right-of-way at its intersection with Carnation Street shall be in accordance with the requirements of the Director of Public Works of the City;

(5) The plan shall not be construed to preclude access to abutting properties located east of Hioaks Road and north of Carnation Road; and prior to or at the time of Planning Commission approval of a final plan for development of any portion of the Beaufont Oaks site east of Hioaks Road and north of Carnation Road, provision shall be made for such access to abutting property as may be required by the Planning Commission or by applicable law;

(6) Areas of the site not devoted to building, parking, walkways, recreation facilities and utility installations required by the City shall be left in their natural state except for selective clearing of underbrush and unhealthy materials, and shall be supplemented with additional landscape improvements where needed to enhance the aesthetic character of the development, achieve screening of undesirable views, buffer traffic noise and ameliorate other adverse conditions. The 20-foot buffer easement on the east side of the nursing home site shall be left in its natural state and, to the extent necessary to achieve an effective visual screen from the abutting property, shall be supplemental by the planting of evergreen vegetative material not less than six feet in height;

(7) The minimum number of parking spaces for residential uses shall be as required by the R-43 zoning district regulations, provided that the minimum number of spaces for units to be occupied by elderly and/or handicapped persons shall be one space per two adult care residence dwelling units;

(8) The minimum number of parking spaces for all office, shopping, education [~~and~~], day care center, and church uses shall be as required by normal zoning ordinance provisions;

(9) The detailed design and arrangement of all parking areas, driveways, access drives and service areas shall be subject to Planning Commission approval in conjunction with final plan review of each phase of development. All parking area improvement and screening requirements set forth in Article 7 of the zoning ordinance shall be met;

(10) The general character and architectural treatment of the shopping cluster shall be compatible with Phase I residential structures, and where possible, shall incorporate similar materials and colors. All signs, display windows and service appurtenances shall, to the extent possible, be oriented away from Carnation Road;

(11) Signage for the shopping cluster shall conform to the B-1 District regulations. Signage for all other components of the plan shall conform to the RO-1 District regulations with respect to number, size, placement and lighting, except that: one permanent identification sign shall be permitted adjacent to each of the two access drives serving Beaufont Oaks Phase I; and one permanent identification sign shall be permitted adjacent to each of the three access drives serving the office park; and one permanent sign not exceeding fifteen square feet in area identifying Beaufont Towers, Beaufont Manor, Beaufont Health Care Center (nursing home), and Beaufont Oaks Phase II shall be permitted at the southwest corner of Hioaks Road and Carnation

Street. Such identification signs shall be of the general character shown on the plans attached to Ord. No. 2006-260-263, adopted October 23, 2006;

(12) Buildings and parking areas shall be set back at least 75 feet from the right-of-way of Chippenham Parkway, except that the setback for Beaufont Oaks Healthcare Center parcel may be reduced to 50 feet, as shown on the plans attached to Ord. No. 2006-260-263, adopted October 23, 2006, provided that a 10-foot supplemental planting strip is provided within the setback along its eastern edge. The plantings shall be evergreen trees, not less than five (5) feet in height at the time of planting and shall be spaced not less than ten (10) feet on center. The understory vegetation within the planting strip may be thinned in order to facilitate the planting of the evergreen screening trees provided that there is no substantial removal of existing trees. The remaining setback area shall be left in its natural state. All buildings and parking areas shall be set back not less than 25 feet from Hioaks Road and Carnation Road east of Hioaks, except that setbacks for the shopping cluster shall be determined by the Planning Commission at the time of final plan approval with consideration for necessary amenities. Parking areas within the Beaufont Oaks apartments site shall be provided with a setback of not less than ten feet from the proposed public street right-of-way that extends southward from Carnation Street;

(13) Access from Phase I to Warwick Road shall be of a temporary nature as specified in the approval of the final plans for that phase by the Planning Commission;

(14) That final detailed plans, including site plans, typical elevation drawings, typical floor plans, and drainage and utility plans, for each phase of the development shall be submitted to and approved by the City Planning Commission prior to issuances of building permits. The Commission shall, by formal resolution, approve such plans if it finds them to be consistent with the objectives of the preliminary plan as adopted by Council and not in conflict with any of the

conditions specified herein. Otherwise, the Commission shall not approve such plans. Building permits shall be requested within twelve months of the date of Commission approval of final plans. Plans submitted for building permit approval shall be substantially in conformance with plans approved by the Commission. In accordance with section [~~114-456.9~~] 30-456.9 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, the plans entitled “Development Plan for Phase II – Sitework Beaufont Richmond, Virginia, The Beaufont Towers Retirement and Assisted Living Community Located at 7017 W. Carnation Street”, prepared by Lumsden Associates, PC and dated December 28, 2011, having been approved by the City Planning Commission on September 4, 2012, and copies of which are attached to [~~this ordinance~~] Ordinance No. 2012-163-164, adopted October 8, 2012, shall be deemed to be the final plan for the phase of development shown on said plans. An application for a building permit for the plans referred to above shall be made within twenty-four (24) months from the effective date of this ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within one hundred eighty (180) days from the date of the building permit or if construction is suspended or abandoned for a period of one hundred eighty (180) days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within twenty-four (24) months after the effective date of this ordinance or should the building permit expire and become null and void after the expiration of the twenty-four (24) month time period for making application for the building permit, the privileges granted by this ordinance shall terminate;

(15) Vehicular access from the adjacent vacant B-3 zoned land to the cul-de-sac and/or to the nursing home driveway may be permitted in conjunction with a specific development

proposal for that vacant land, subject to the approval of the Directors of Public Works and Planning and Development Review;

(16) A secondary means of emergency access shall be provided to the nursing home site, either through the adjacent office building site to the south or through the vacant B-3 zoned land to the east. Such access shall be approved by the Director of Planning and Development Review and the Chief of Fire and Emergency Services.

(17) For the purposes of this ordinance, the term “adult care residence dwelling unit” means any dwelling unit functioning as part of a facility operated or maintained as a residence providing for the maintenance or care of four or more adults who are aged, infirm or disabled and which is licensed by the Commonwealth of Virginia as an assisted living facility. All adult care residence dwelling units shall contain provisions for living and sleeping, with sanitation facilities within the unit, and with or without cooking facilities within the unit. Those units that do not contain cooking facilities shall be occupied solely by individuals qualifying for assisted living care, as determined by the Commonwealth of Virginia, and shall not be occupied by the general public.

§ 2. This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE. 2017.343

RECEIVED

AUG 31 2017

O & R REQUEST

4-6923
AUG 18 2017

OFFICE OF CITY ATTORNEY

O & R Request

Office of the
Chief Administrative Officer

DATE: August 17, 2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: Amendment to the Beaufont Oaks Community Unit Plan to amend the permitted uses to include a church use.

ORD. OR RES. No. _____

PURPOSE: To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, and 2012-163-164, adopted October 8, 2012 concerning the Beaufont Oaks Community Unit Plan, to amend the permitted uses to include a church use.

REASON: The applicant has requested the permitted uses for the Beaufont Oaks Community Unit Plan be amended to include church use in order to allow a building at 6900 West Carnation Street to be used as a church.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its September 5, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property, known as 6900 West Carnation Street, is a component of the Beaufont Oaks Community Unit Plan. The underlying zoning of the subject property is R-3 (Single-Family Residential). The subject property consists of a 1.58 acre parcel improved with a building constructed, per tax assessment records, in 1984 and was formerly used as a school and daycare center. The subject property is located in the Hioaks neighborhood of the Midlothian planning district.

The proposed church would occupy the existing building and all parking would be accommodated by the existing on-site parking area.

The City of Richmond's Master Plan designates the subject property for General Office development. "Primary uses are professional, business and administrative offices and medical and dental clinics...In some cases, multi-family may be a secondary use; in areas of higher intensity, incidental convenience retail and personal service uses may be included" (p. 134).

Adjacent properties to the east, south, and west are contained within the boundaries of the Beaufont Oaks Community Unit Plan and are within the R-3 zoning district. Property to the north is also within the R-3 zoning district but is not a component of the Community Unit Plan. A mix of vacant, office, institutional, and multi-family residential land uses are present in the vicinity.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,500 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 11, 2017

CITY COUNCIL PUBLIC HEARING DATE: October 9, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, September 5, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amendment of Ord. No. 2012-163-164

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plan, Map

STAFF: Matthew Ebinger, Principal Planner
Land Use Administration (Room 511) 646-6308

PDR O&R 17-27



CUP-016063-2017

Application for: **COMMUNITY UNIT PLAN**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- preliminary plan
- preliminary plan admendment
- Final Plan
- Final Plan Admenment

Project Name/Location

Property Address: 6900 Camation Street Date: 4-20-17
 Tax Map #: C005-0776005 Fee: \$1,500
 Total area of affected site in acres: 1.588 acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: CUP (Underlying R-3)
 Existing Use: School

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Place of worship
 Existing Use: School

Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number: Ord. No. 2012-163-164
Ord. No. 2012-163-164

Applicant/Contact Person: Willy Thompson

Company: Markham Planning
 Mailing Address: 2314 West Main Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: (540) 3,834,320 Fax: ()
 Email: willy.thompson@markhamplanning.com

Property Owner: Iglesia Bethel Mission, Inc.

If Business Entity, name and title of authorized signee: _____

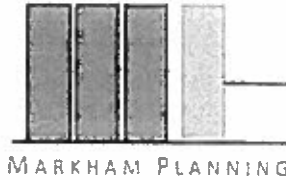
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 7481 Midlothian Trpike
 City: Richmond State: VA Zip Code: 23225
 Telephone: (804) 502 7622 Fax: ()
 Email: chilgim@hotmail.com

Property Owner Signature: [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for community unit plans)



April 20, 2017

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Community Unit Plan Amendment Application at 6900 Carnation Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Community Unit Plan Amendment (CUP) application for amending the Beaufort Oaks Community Unit Plan. With this application, Iglesias Bethel Mission, is petitioning the City Council for authorization to use their property at 6900 Carnation Street for the purposes of operating a church use. Currently, the CUP does not permit church uses on this property.

Site

The property is located north of Carnation Street just east of Hioaks Road in the vicinity of the Chippenham Hospital. The property is comprised of 1.58 acres (68,825 square feet) and has frontage on Carnation Street. The existing building is a one-story building approximately 7,266 square feet in floor area. The property was originally constructed in 1984 as a private day care and in 2006, the CUP was amended by Ordinance No. 2006-260-263 to allow the property to be used as a private primary and secondary school in addition to a day care. The Beaufort Oaks Community Unit Plan does not currently permit churches on this property.

Proposal

The applicant proposes to add a church use to the permitted uses in the Beaufort Oaks Community Unit Plan. The parking requirement for a place of worship is one (1) space per eight (8) seats in the main auditorium. There are 25 parking spaces in front of the building, which would allow for up to 200 seats. The church hours of operation would be as follows: Office hours Monday through Friday 9am to 1pm with an open call line. Service hours would be Sunday 10am to 4pm; Tuesday from 7pm to 9pm; and Saturday from 7pm to 10pm. Approximately 40 members attend the Sunday service and the Saturday services typically receives approximately 90 members.

Zoning and Ordinance Conditions

The underlying zoning designation is R-3 (Single-Family Residential), however the use of the property is governed by the Beaufort Oaks Community Unit Plan. Originally adopted March 9, 1981, the CUP has been amended several times, most recently in 2012, as Ordinance No. 2012-163-164, to amend the permitted uses to include an adult care residence use and to establish the number of permitted adult care residence dwellings units. The CUP currently also permits multi-family dwellings, offices, commercial spaces, a nursing home, open space and recreational facilities. Under the R-3 zoning, a church use would require one (1) parking space for every eight (8) seats in the main auditorium. The site contains twenty-five (25) parking spaces, which would allow for up to 200 seats. The applicant intends to use the existing parking spaces and plans no changes to the exterior of the building.

Master Plan

The City's 2001 Master Plan recommends General Office land uses for the property, which may include professional, business and administrative offices as well as medical and dental clinics. The property is currently adjoined by vacant properties to both the west, east, and south. Properties to the south east are occupied by multi-family housing. The historical use of the property as a school lends itself to a successful and practical transition to a church use. Furthermore, the use of the property as a church could be a source of community value to the surrounding area. The applicant plans to make only interior modifications to the building and minor improvements to the existing landscaping surrounding the building and parking lot.

City Charter Conditions

This is an ideal opportunity in the City's Midlothian area to utilize a vacant school property for the community's benefit. We trust that you will agree with us that this church use meets the City Charter criteria as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at willy.thompson@markhamplanning.com or (540) 383-4320 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Willy Thompson, AICP

Enclosures

cc: The Honorable Michael J. Jones
Matthew Ebinger, Secretary to the City Planning Commission



**City of Richmond
Department of Planning
& Development Review**

Community Unit Plan Amendment

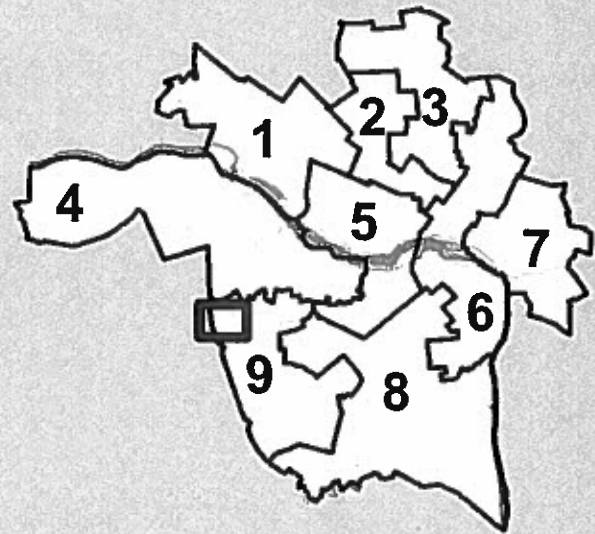
LOCATION: 6900 West Carnation Street

APPLICANT: Willy Thompson, Markham Planning

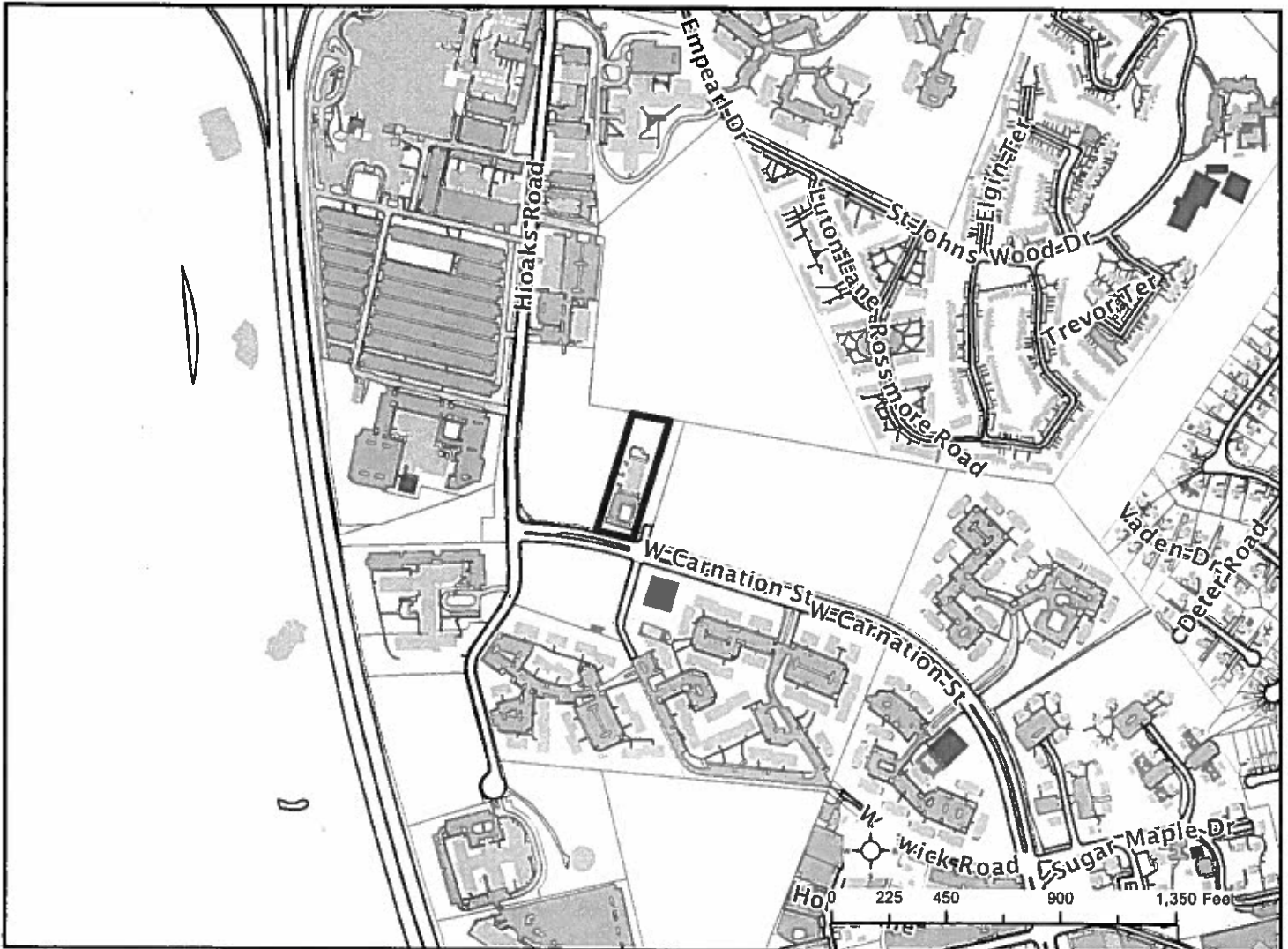
COUNCIL DISTRICT: 9

EXISTING USE: Vacant

PROPOSED USE: Church



*For questions, please contact Matthew Ebinger
at 804-646-6308 or Matthew.Ebinger@richmondgov.com*





CITY OF RICHMOND

PLANNING COMMISSION

SEPTEMBER 5, 2017

**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION
APPROVING AN AMENDMENT PERTAINING TO THE
BEAUFONT OAKS COMMUNITY UNIT PLAN**

WHEREAS, a request has been submitted by Iglesia Bethel Mission, Inc. to amend the Beaufont Oaks Community Unit Plan, which was adopted by City Council on March 9, 1981, by Ordinance Number 80-260-81-41, and which was last amended by Ordinance Number 2012-163-164, adopted by City Council on October 8, 2012 ; and

WHEREAS, the purpose of such amendment is to amend the permitted uses to include a church use at 6900 West Carnation Street; and

WHEREAS, the Commission has reviewed said request and received a report from the Department of Planning and Development Review, and found said request to be consistent with the regulations of the Zoning Ordinance and the objectives of the proposed amendments to the Community Unit Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Richmond, Virginia, in accordance with Article IV, Division 30 of Chapter 30 of the Code of the City of Richmond (2015), as amended, hereby determines that the proposed amended Community Unit Plan will continue to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in streets and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas;

AND BE IT FURTHER RESOLVED that the Planning Commission having held a public hearing on the proposed amended Community Unit Plan on September 5, 2017, hereby approves said plan, subject to the following condition:

Building permit applications shall be submitted within twelve (12) months of the date of City Council approval of the amendments to the preliminary plan, otherwise, the amendments to the ordinance pertaining to adding church use to the permitted uses shall be considered null and void.



CHAIR



SECRETARY