



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-142: To authorize the special use of the properties known as 1705, 1707, and 1711 Westover Hills Boulevard, and 4922 New Kent Road for the purpose of retail, office, and commercial uses accessory to an existing church, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 6, 2020

PETITIONER

Westover Hills United Methodist Church (WHUMC)

LOCATION

1705, 1701, 1711 Westover Hills Boulevard and 4922 New Kent Road.

PURPOSE

To authorize the special use of the properties known as 1705, 1707, and 1711 Westover Hills Boulevard, and 4922 New Kent Road for the purpose of retail, office, and commercial uses accessory to an existing church, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-5 Single-Family Residential zoning district. The proposed accessory uses, specifically a retail bakery/coffee shop and use of the church kitchen for culinary arts training, are not permitted in the R-5 District. A special use permit is therefore required.

WHUMC desires to expand their ministries by partnering and sharing facilities with The Next Move Program. The mission statement for The Next Move Program states that they are a 501 (c)(3) organization, partners with businesses to create guided internship experiences for young adults with disabilities. "Our organization aims to combat the 70% unemployment rate for young adults with diverse needs in the Commonwealth. Through education and job training, we empower these individuals to achieve their goals. 80% of our graduates have gained employment or acceptance to post-secondary programming."

Staff finds that all proposed uses would be accessory to the primary church use of the property, which is a primary use supported by the Master Plan.

Staff finds the proposal to be of benefit to an underserved population. All activities proposed in this request for a special use will take place within existing facilities on the church campus. The proposal will not pose a burden on the availability of on-street parking in the area due to off-street parking provided on the church campus.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of this special use permit request.

FINDINGS OF FACT

Site Description

The subject properties total 1.762 acres comprise the Westover Hills Methodist Church, parsonage, and associated property, located on Westover Hills Boulevard between New Kent Road and King William Road, in the Forest Hill Neighborhood within the City's Old South Planning District.

Proposed Use of Property

The proposed special use permit will allow certain retail, office, and commercial uses accessory to a church, upon certain terms and conditions. Specific uses noted by the applicant are using the church kitchen for the training of interns in culinary arts, and the use of the parsonage as a retail bakery/coffee shop that will sell items produced by the interns.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single-Family (Low Density) uses. Primary use is single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

Zoning and Ordinance Conditions

The subject property is located in the R-5 Single-Family Residential District. Zoning ordinance section 30-410.2 – Permitted Accessory Uses and Structures does not list the proposed accessory uses as permitted accessory uses.

Zoning Administration provided the following comments:

ZONING AND USE: The subject property is in the R-5 (Single Family Residential) zoning district. Vocational school (culinary arts), catering, office and retail use are not permitted used within the zoning district.

Off-Street Parking: Approximately twenty-five (25) existing spaces; no additional spaces proposed.

The special use permit would impose conditions on the property, including:

(a) The Special Use of the Property shall be as retail, office, and commercial uses accessory to an existing church, substantially as described in the Applicant Report, a copy of which is attached to and made a part of this ordinance.

(b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(c) The Special Use shall utilize the existing parking area on the Property.

Surrounding Area

All properties surrounding the subject property are located within the same R-5 Single-Family Residential zoning district. Within the area of the subject property, properties are improved with single-family detached dwellings.

Neighborhood Participation

Staff notified the Westover Hills Neighborhood Association and adjacent residents and property owners. Letters of support, including a letter of support from the Westover Hills Neighborhood Association, and letters of opposition have been received by staff.

Staff Contact

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