



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR.2017.064: 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.

To: City Planning Commission
From: Land Use Administration
Date: September 5, 2017

PETITIONER

Iglesia Bethel Mission, Inc.

LOCATION

6900 West Carnation Street

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.

SUMMARY & RECOMMENDATION

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. The building was previously authorized for use as a day care center and private school. If the preliminary plan amendment is approved, the applicant will move forward with renovations to the existing building to convert it to church use.

Staff finds that the proposed church use would complement the mix of uses present in the vicinity of the subject property and would not cause an undue burden on local roads or utilities.

Staff further finds that the proposed amendment would be in keeping with the standards for approval of Preliminary Community Unit Plans established by the City's Zoning Ordinance. Staff therefore recommends approval of the proposed Preliminary Community Unit Plan amendment.

FINDINGS OF FACT

Site Description

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.

Proposed Use of the Property

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

Master Plan

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).

Zoning & Ordinance Conditions

The underlying zoning of the subject property is R-3 (Single-Family Residential). The subject property, known as 6900 West Carnation Street, is a component of the Beaufont Oaks Community Unit Plan, and as such, is governed by the Beaufont Oaks CUP Ordinance (Ord. No. 2012-163-164) and the Beaufont Oaks Community Unit Plan.

The amended ordinance and Community Unit Plan would authorize church use at the subject property.

The minimum number of parking spaces for the church use shall be as required by normal zoning ordinance provisions.

Signage for the church use shall conform to the RO-1 District regulations with respect to number, size, placement and lighting.

Surrounding Area

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.

Neighborhood Participation

Staff sent notice of the application to owners of property within 150' of the subject property. No letters of support or opposition have been received.

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