



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-180: To authorize the special use of the properties known as 3801 Seminary Avenue (and alternatively as 1010 West Laburnum Avenue), 3800 Chamberlayne Avenue, and 3802 ½ Chamberlayne Avenue for the purpose of a vocational school accessory to a church, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 2, 2017

PETITIONER

Mr. Joseph Frazier, Christ Ministry Stepping Stone Career Training

LOCATION

3801 Seminary Avenue (aka 1010 West Laburnum Avenue)
3800 Chamberlayne Avenue
3802 ½ Chamberlayne Avenue

PURPOSE

To authorize the special use of the properties known as 3801 Seminary Avenue (and alternatively as 1010 West Laburnum Avenue), 3800 Chamberlayne Avenue, and 3802 ½ Chamberlayne Avenue for the purpose of a vocational school accessory to a church, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the Ginter Park neighborhood of Richmond. The applicant is requesting a special use permit to authorizing a vocational school accessory to a place of worship. The subject property is located in the R-1 and R-48 zoning districts, which do not permit a vocational school accessory to a place of worship. A special use permit is therefore required.

Staff finds that the proposed accessory use would be an appropriate residential support use, as specified by the Master Plan.

Staff further finds that the Master Plan designates Chamberlayne Avenue and West Laburnum as a Principal Arterial Roadways which are defined as major routes for carrying high traffic volumes originating in area not conveniently served by interstates or freeways. Traffic from the proposed use would be served by these roadways and minimize the impact on the surrounding neighborhood streets. Moreover, the proposed use would not pose an undue burden on the availability of on-street parking in the area.

Staff further finds that with the proposed use of the property, 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 the special use permit request.

FINDINGS OF FACT

Site Description

The subject properties are located at the intersection of Seminary, West Laburnum, and Chamberlayne Avenues and consists of three parcels which are 31,744 square feet, 40,920 square feet, and 11,761 square feet, totaling approximately 84,425 square feet of land area. The properties are currently improved with a three story brick church circa 1921, a two and a half-story single-family detached dwelling constructed in 1925, and an asphalt parking area.

Proposed Use of the Property

The applicant is requesting a special use permit to authorize a vocational school accessory to a place of worship. The third floor of the church would house six classrooms with a maximum of 10 students per classrooms and four church offices. The existing on-site parking area would be utilized by the vocational school.

Master Plan

The City of Richmond's Master Plan recommends single-family low density land use for 1010 West Laburnum Avenue. This category includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semipublic uses. (p. 133).

The Master Plan recommends multi-family medium density land use for 3800 Chamberlayne Avenue and 3802 1/2 Chamberlayne Avenue, a category which also includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semipublic (p. 133).

Zoning & Ordinance Conditions

1010 West Laburnum Avenue is located in an R-1 Single-Family Residential Zoning District, and 3800 Chamberlayne Avenue and 3802 1/2 Chamberlayne Avenue are located in an R-48 Single-Family Residential Zoning District.

If approved, the ordinance would authorize a vocational school accessory to a place of worship. The third floor of the church would houses six classroom with a maximum of 10 students per classrooms and four church offices.

The vocational school will only teach theory in the fields of barbering, carpentry, cosmetology, electricity, heating ventilation and air conditioning, plumbing, and residential

maintenance. No heavy machinery, welding equipment or internal combustion engine shall be used in conjunction with the Special Use.

The school will be served by no fewer than 70 parking spaces located at 3800 Chamberlayne Avenue and 3802 ½ Chamberlayne Avenue.

The hours of operation will be Monday through Thursday from 8:30 a.m. to 9:00 p.m.

A maximum of 60 students will be enrolled at any time, and all students of the vocational school shall be no younger than 16 years of age.

Surrounding Area

The surrounding properties are located in the R-1 Single-Family to the north, south and west and R-48 Multi-Family zoning districts to the east. Residential land use predominates the area.

Neighborhood Participation

Staff has received a petition of support.

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