

AN ORDINANCE No 86-221-197

ADOPTED SEP 8 1986

To authorize the use of property, a parcel of land known, numbered and designated 468-476 East Ladies Mile Road, containing 31,000 square feet, more or less, of lot area, located at the northwest corner of East Ladies Mile Road and Richmond-Henrico Turnpike, being more completely described as follows: beginning at the point of intersection of the north right of way line of East Ladies Mile Road and the west right of way line of Richmond-Henrico Turnpike; thence extending in a westerly direction along the north right of way line of East Ladies Mile Road 191.00 feet, more or less, to a point; thence extending in a northerly direction along a property line 150.00 feet, more or less, to the City of Richmond-Henrico County Corporation line; thence extending in an easterly direction along said Corporation line 227.00 feet, more or less, to the west right of way line of Richmond-Henrico Turnpike; thence extending in a southerly direction along the west right of way line of Richmond-Henrico Turnpike 151.39 feet, more or less, to the point of beginning, for multiple-family dwelling purposes in addition to usage for single-family dwelling purposes and authorize the construction of a parsonage, six apartment units, and an addition to an existing church structure, together with accessory parking, upon certain terms and conditions.

\_\_\_\_\_  
Patron - City Manager (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by City Attorney  
\_\_\_\_\_

1. THE CITY OF RICHMOND HERBY ORDAINS:
2.       § 1. That the property, a parcel of land known,
3.       numbered and designated 468-476 East Ladies Mile Road,
4.       containing 31,000 square feet, more or less, of lot area,
5.       located at the northwest corner of East Ladies Mile Road and
6.       Richmond-Henrico Turnpike, being more completely described

1. as follows: beginning at the point of intersection of the  
2. north right of way line of East Ladies Mile Road and the  
3. west right of way line of Richmond-Henrico Turnpike; thence  
4. extending in a westerly direction along the north right of  
5. way line of East Ladies Mile Road 191.00 feet, more or less,  
6. to a point; thence extending in a northerly direction along  
7. a property line 150.00 feet, more or less, to the City of  
8. Richmond-Henrico County Corporation line; thence extending  
9. in an easterly direction along said Corporation line 227.00  
10. feet, more or less, to the west right of way line of  
11. Richmond-Henrico Turnpike; thence extending in a southerly  
12. direction along the west right of way line of Richmond-  
13. Henrico Turnpike 151.39 feet, more or less, to the point of  
14. beginning, is hereby permitted to be used for multiple-  
15. family dwelling purposes in addition to usage for single-  
16. family dwelling purposes, and the construction of a  
17. parsonage, six apartment units, and an addition to an  
18. existing church structure, and accessory parking is  
19. authorized.

20. § 2. That the Commissioner of Buildings is hereby  
21. authorized to issue to the owner of the real estate, or its  
22. successor in fee simple title, a special use permit for such  
23. purposes, and to permit the construction of a parsonage, six  
24. apartment units, and an addition to an existing church

1. structure on the real estate, substantially in accordance  
2. with the plans consisting of a site plan, floor plans, and  
3. elevation drawings, entitled: "Providence Park Baptist  
4. Church, 468 E. Ladies Mile Road, Richmond, Virginia",  
5. prepared by The Dickerson Group, Architects and Planners,  
6. dated July 16, 1986, attached to the draft of this ordinance  
7. and made a part hereof. The permits shall be transferable  
8. to the successor in title of the owner, whether acquired by  
9. operation of law, deed or otherwise, and shall run with the  
10. land, subject to the following terms and conditions:

11. (a) That the acceptance of the permits and the  
12. exercise of the privileges granted by this ordinance by the  
13. owner and its successor in title shall constitute a warranty  
14. on the part of the owner and its successor that title to the  
15. land and all of the buildings will be vested in the same  
16. person or corporation;

17. (b) That the owner of the improvements shall be bound  
18. by, observe and shall comply with all other laws, ordinances  
19. and rules and regulations adopted pursuant thereto,  
20. applicable to the land and buildings, except as otherwise  
21. provided in this ordinance;

22. (c) Not less than two parking spaces shall be  
23. provided as shown on the attached plans to serve the six  
24. apartment units;

1. (d) That occupancy of the six apartment units shall be  
2. limited to persons fifty-five (55) years of age or older;
3. (e) That landscaping shall be provided as shown on the  
4. attached plans;
5. (f) That final grading and drainage plans shall be  
6. approved by the Director of Public Works prior to issuance  
7. of building permits;
8. (g) That facilities for the collection of refuse shall  
9. be provided in accordance with the requirements of the  
10. Director of Public Works. Such facilities shall be located  
11. or screened as not to be visible from adjacent properties  
12. and public streets;
13. (h) That storm or surface water shall not be allowed  
14. to accumulate on the land, and adequate facilities for the  
15. drainage of storm or surface water from the land or  
16. buildings shall be provided by the owner at its cost and  
17. expense so as not to adversely affect or damage adjacent  
18. properties or public streets and the use thereof;
19. (i) The driveways from the street shall be twelve feet  
20. in width and shall be constructed in accordance with the  
21. requirements of the Director of Public Works;
22. (j) Identification of the premises shall be subject to  
23. the applicable zoning regulations of the district;
24. (k) That should the owner use the premises for any

1. purpose which is not permitted by this ordinance, or fails,  
2. refuses or neglects to comply with the provisions of  
3. foregoing paragraphs (a) through (j) and does not terminate  
4. such use or comply with such provisions within ninety days  
5. after written notice so to do has been given to the owner by  
6. the Zoning Administrator, the privileges granted by this  
7. ordinance shall terminate and the special use permit shall  
8. become null and void;

9. (1) That when the privileges granted by this ordi-  
10. nance terminate and the special use permit becomes null and  
11. void or when use of the premises is abandoned for a period  
12. of twenty-four consecutive months, use of the real estate  
13. shall be governed thereafter by the zoning regulations  
14. prescribed for the district in which the real estate is then  
15. situated; and

16. (m) That application for the building permit to erect  
17. the buildings and building addition shall be made within  
18. twelve months from the effective date of this ordinance,  
19. which building permit shall expire by limitation and become  
20. null and void if the building addition or buildings be not  
21. commenced within one hundred eighty days from the date of  
22. the building permit, or if work of constructing the  
23. buildings or building addition is suspended or abandoned for  
24. a period of one hundred eighty days at any time after the

1. work is commenced, as provided in Section 109.1 of the  
2. Uniform Statewide Building Code, and if application for the  
3. building permit is not made within twelve months from the  
4. effective date of this ordinance or should the building  
5. permit become null and void, the privileges granted by this  
6. ordinance shall terminate and the special use permit shall  
7. become null and void.

8. § 3. This ordinance shall be in force and effect  
9. upon adoption.

SPECIAL USE PERMIT APPLICATION  
CITY OF RICHMOND, VIRGINIA

Date February 27, 1986

TO: The Honorable Council of the City of Richmond  
c/o The Department of Planning & Community Development  
900 East Broad Street, Room 511  
Richmond, Virginia 23219

Application is hereby made for a SPECIAL USE PERMIT for (proposed use):

Construction of Parsonage & Community house for Elderly (8 Units)

at the premises designated or described as follows: Providence Park Baptist

Church, 476 Ladies Mile Road, Richmond, VA 23222

in accordance with attached plans designated (title, sheet numbers, preparer, date)

Title: Preliminary Design, Providence Park Baptist Church New

Development; Sheet No.: One; Preparer: Dickerson Group Architects & Planners; Date of Drawing: January 24, 1986

The current zoning of the property is; R-5

Attached is a check for \$ 500.00, payable to "City of Richmond."

Signature of owner of property: Willie J. Richardson, Pastor

Address: 468 E. Ladies Mile Road, Richmond, VA

Zip Code: 23222

Phone: 329-1963

Applicant or owner's representative: Willie J. Richardson, Esquire  
P. O. Box 16066

Address: 127 W. Brookland Park Blvd. Richmond, VA

Zip Code: 23222

Phone: 329-6032

Staff Note:

Application, plans, report, fee and other required information received: \_\_\_\_\_

Affects Master Plan YES \_\_\_\_\_ NO \_\_\_\_\_

# ORDINANCE OR RESOLUTION SUMMARY

CITY OF RICHMOND, VIRGINIA

<b>Resolution Ordinance No.</b> ...86-221.....	<b>Subject</b>
<b>Requested by</b> ...City Manager..... (By Request)	Special Use Ordinance/468-476 East Ladies Mile Road
<b>Received City Manager's Office</b> .....	
<b>Summarized</b> .....	

### SUMMARY

This Ordinance would authorize the construction of a parsonage, 6-apartment units for the elderly and an addition to the Providence Park Baptist Church located at 468-476 East Ladies Mile Road.

Master Plan recommends single-family detached use for the subject property and surrounding properties. However, the proposed uses are consistent with the Master Plan objectives for this area. Both the parsonage and the Church are permitted uses in single-family zoning districts. The apartments represent the only land use issue in this Ordinance.

Note: -- The front portion of the Church is located in Richmond and the rear portion and a large parking lot are located in Henrico County.

The proposed parsonage will contain 2400 sq. ft. floor area, with an attached carport having colonnades 8 ft. wide and 35 ft. long.

The apartment; which will be built in the rear, will be a 1 and 2-story building with 6-dwellings; 4-efficiency and 2-one bedroom units, each containing 600 sq. ft. floor area. Occupancy limited to persons 55 years of age and older.

No opposition has been expressed.

PLANNING COMMISSION APPROVED (8-0) SEPTEMBER 2, 1986

### COUNCIL ACTION

<b>On Docket</b> .....9/8/86.....
<b>Amended</b> .....
<b>Adopted</b> .....
<b>Rejected</b> .....