



Application for **SPECIAL USE PERMIT**

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

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 729 St. Christopher's Lane Date: _____
Tax Map #: W0210208011 Fee: _____
Total area of affected site in acres: 0.039

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-4

Existing Use: St. Christopher's School

Proposed Use

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

Existing Use: St. Christopher's School

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Jennifer Mullen, Esq.

Company: Roth Jackson Gibbons Condlin PLC
Mailing Address: 1519 Summit Avenue, Suite 102
City: Richmond State: VA Zip Code: 23230
Telephone: (804) 977-3374 Fax: ()
Email: jmullen@rothjackson.com

Property Owner: Church Schools in the Diocese of Virginia, Inc. d/b/a St. Christopher's School

If Business Entity, name and title of authorized signee: Jack H. "Chip" Broadway, Jr.

(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: St. Christopher's School C/o David Reynolds, 711 St. Christopher's Lane
City: Richmond State: VA Zip Code: 23226
Telephone: (804) 282-3185 Fax: ()
Email: reynoldsd@stcva.org

Property Owner Signature: Jack H. Broadway Jr

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 special use permits)

September 23, 2021

Mr. Matthew Ebinger
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Jennifer D. Mullen
Richmond Office
(804)977-3374
jmullen@rothjackson.com

Re: Special Use Permit Application – 729 St. Christopher's Road

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying a request for special use permit (the "SUP") for the property located at 729 St. Christopher's Road (the "Property") to permit field lighting in excess of 35 feet. The Property is one of multiple parcels on approximately 42 acres used as a private elementary and secondary school known as St. Christopher's School. The Property is approximately 27 acres and is improved with multiple buildings, playing fields and other facilities accessory to St. Christopher's School. The SUP is requested to permit a portion of the Property identified on the attached campus map as "Knowles Field", "Cal Boyd Track", "Jacobs Baseball Field" and "Massey Soccer Field" to be further improved with field lighting in the locations and at the heights more particularly shown on the attached plans. Knowles Field supports football, lacrosse, soccer and track and Jacobs/Massey Field supports baseball and soccer. The field lighting will support both competition and practice; providing weather flexibility, reducing the number of competitions on Saturdays, improving the school community experience and increasing academic flexibility in the Middle and Upper Schools. The applicant proposes to limit use of the lights as follows:

- Use by the teams of St. Christopher's School and St. Catherine's School (on a limited basis);
- Use to 15 times per year for evening sports competitions, including a maximum of 5 football competitions, to begin no later than 7:00 p.m. (with the expected end time by 10:00 p.m.);
- Use for evening sports practices to be completed by 8:00 p.m.;
- Posting on the calendar on the St. Christopher's School website the varsity fall schedule by June 15 and the varsity spring schedule by January 15 each year; and
- Permitting wireless facilities on the light poles which serve St. Christopher's School.

Richmond 300 Plan Designation

The Richmond 300 Plan recommends Institutional Use for the Property. This land use category is described in the Richmond 300 Plan as "public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religious institutions." The Property is consistent with this designation with several buildings owned by the Church Schools in the Diocese of Virginia Inc. connected in a campus environment. This engaging campus is also open to the community, which is a neighborhood asset. The SUP request will further enhance campus on the identified sports fields and St. Christopher's School overall.

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RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed amendment to the SUP will not:

- **Be detrimental to the safety, health, morals and general welfare of the community involved.**
The proposed SUP positively impacts the safety, health, morals and general welfare of the community involved. The lights will provide additional opportunities to use the outdoor fields for competition, practice and recreation. The lights will provide for safe ingress and egress when in use.
- **Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.**
The SUP will not create congestion on streets, roads, alleys or any other public right of way. The use of the lights may increase the number of spectators attending the competitions when held the 15 times per year. These competitions are not new competitions; rather, the competitions will be moved from another day of the week, most likely a Saturday competition. The applicant proposes to use a third party traffic management company to assist with competitions that are expected to draw a large number of spectators. These are expected to be football competitions on a Friday night which would be limited to 5 per year.
- **Create hazards from fire, panic or other dangers.**
The SUP for the use of lights on sports fields will not create hazards from fire, panic or other dangers.
- **Tend to overcrowding of land and cause an undue concentration of population.**
The proposed SUP will not tend to overcrowd the land or create an undue concentration of population. The addition of lights allows for additional use of outdoor playing fields and track facilities.
- **Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.**
The proposed SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive benefits to the school and community for the additional use of outdoor fields and track facilities.
- **Interfere with adequate light and air.**
The light and air available to the subject and adjacent properties will not be adversely affected.

Thank you for your time and consideration of this request. Should you have any further questions about this request, please do not hesitate to contact me.

Sincerely,



Jennifer D. Mullen

Enclosures

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