

City Planning Commission

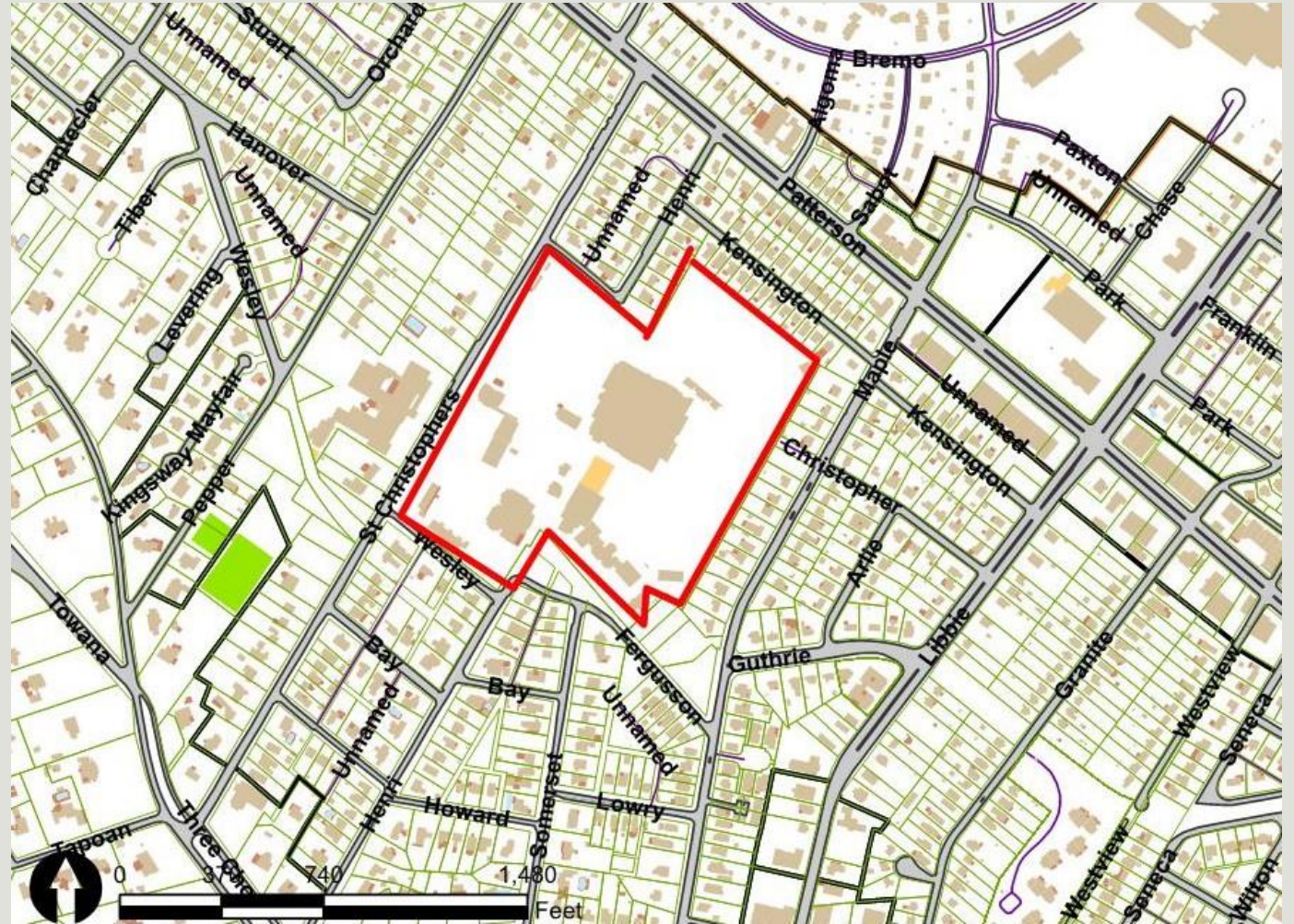


ORDINANCE 2022 – 019
729 St. Christopher's Street
SPECIAL USE PERMIT



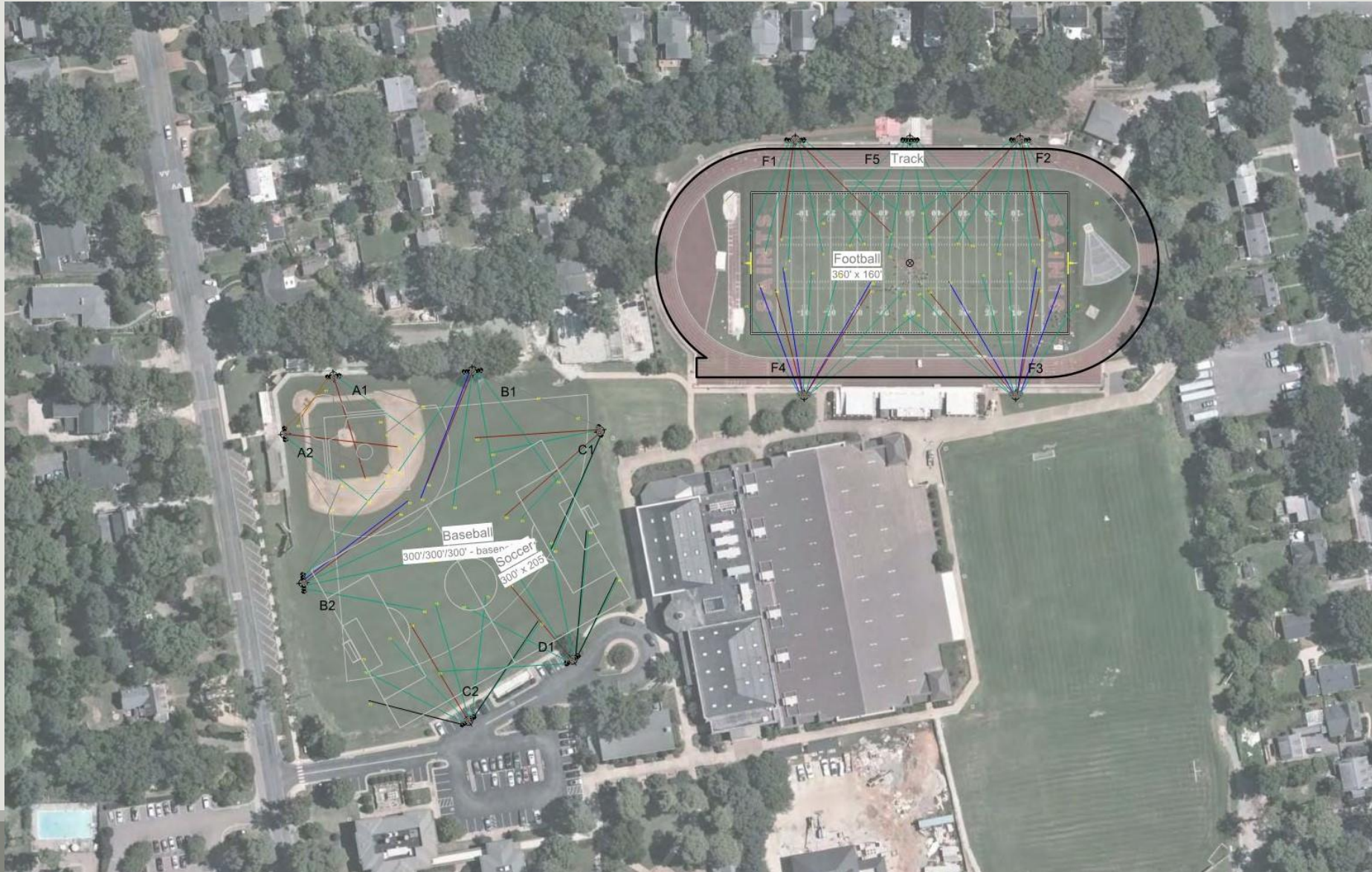
Purpose

To authorize the special use of the property known as 729 St. Christopher's Road for the purpose of athletic fields illuminated by lighting structures in excess of 35 feet in height, upon certain terms and conditions



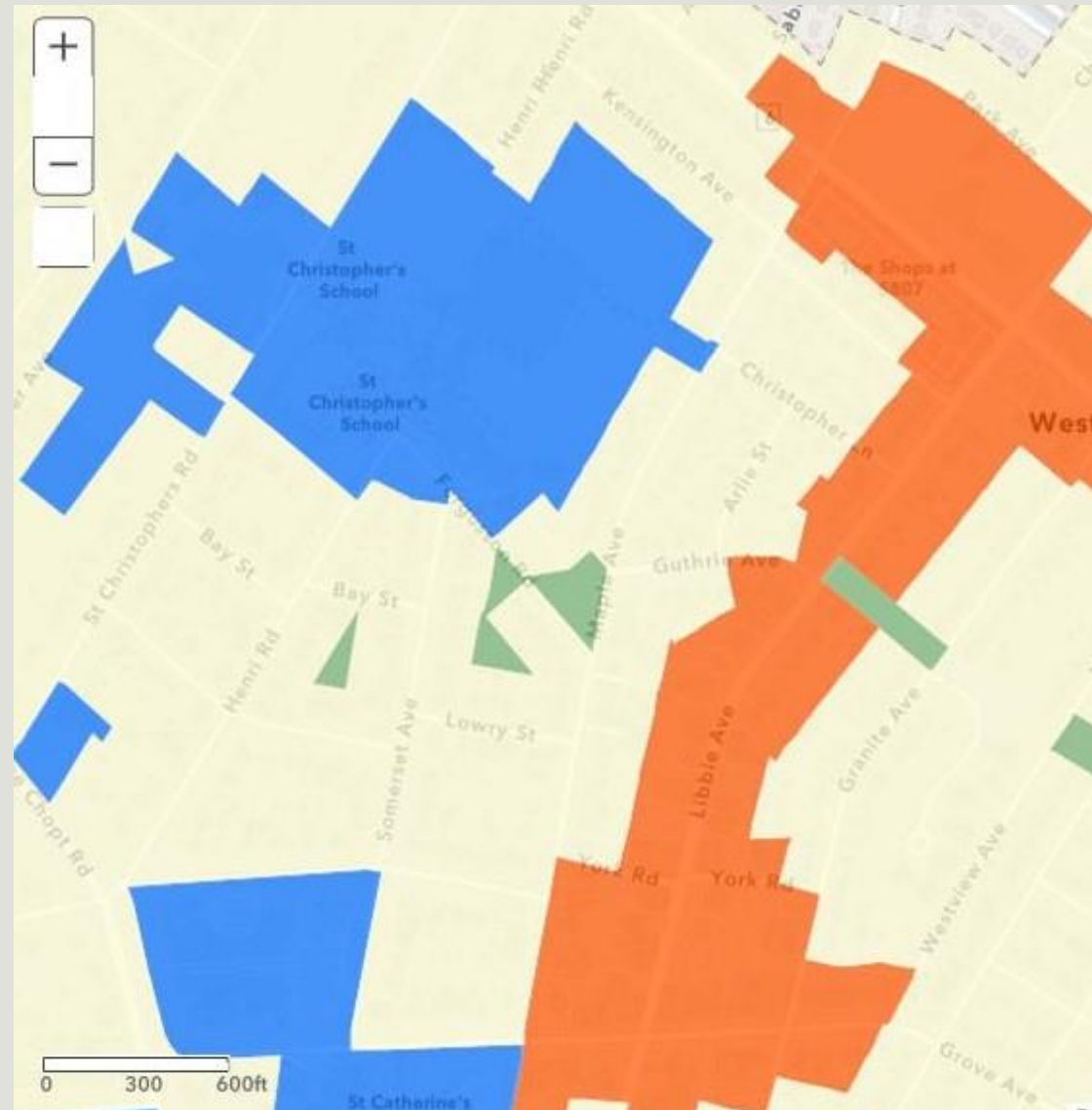
PURPOSE & SUMMARY:

The proposal calls for field lighting on poles ranging between 60 and 80 feet in height.



RICHMOND 300 MASTER PLAN DESIGNATION: Institutional

Proposal consistent with the Master Plan



EXISTING ZONING:

R-4 Single-Family Residential

Section 30-408.7 of the zoning ordinance states that no building or structure shall exceed 35 feet in height.

The proposed lighting plans call for lighting structures that exceed 35 feet in height.



EXISTING ZONING: R-4 Single-Family Residential

If adopted, the Special Use Permit would impose the following conditions on the property:

- (a) The Special Use of the Property shall be as athletic fields illuminated by lighting structures in excess of 35 feet in height, substantially as shown on the Plans.
- (b) The Owner shall not operate the Special Use past 8:00 p.m., except in the case of interscholastic sports competitions.
- (c) The Owner shall not operate the Special Use past 8:00 p.m. for more than 15 interscholastic sports competitions per calendar year and no more than five such competitions may be football competitions.
- (d) No football competition involving the Special Use shall begin later than 7:00 p.m.



ORDINANCE CONDITIONS:

- (e) The Owner shall post on the calendar on the St. Christopher's School website the varsity fall athletics schedule by June 15 and the varsity spring athletics schedule by January 15 each year.
- (f) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (g) Wireless communications equipment may be co-located on the lighting structures, subject to the applicable provisions of the Code of the City of Richmond (2020), as amended.
- (h) All ground-level mechanical equipment pertaining to the Special Use and not affixed to the lighting structures shall be located or screened so as not to be visible from any public right-of-way.



STAFF RECOMMENDATION: **APPROVAL**

Illuminated athletic fields are permitted use for the property

Taller lighting structures require fewer lighting structures on site than if using permitted height.

Lighting will not increase the number of events held. It will only provide scheduling flexibility for those events already held.

Illuminated events shall be limited to 15 sporting events per calendar year which includes a maximum of five football games per year.

