



CUP-016063-2017

Application for: **COMMUNITY UNIT PLAN**

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

Application is hereby submitted for: (check one)

- ☐ preliminary plan ☐ Final Plan
☒ preliminary plan amendment ☒ Final Plan Admenment

Project Name/Location

Property Address: 6900 Carnation Street Date: 4-20-17
Tax Map #: C005-0776005 Fee: \$1,500
Total area of affected site in acres: 1.588 acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: CUP (Underlying R-3)

Existing Use: School

Proposed Use

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

Place of worship
Existing Use: School

Is this property subject to any previous land use cases?

Yes ☒ No ☐
If Yes, please list the Ordinance Number: Ord. No. 2012-163-164
Ord. No. 2012-163-164

Applicant/Contact Person: Willy Thompson

Company: Markham Planning
Mailing Address: 2314 West Main Street
City: Richmond State: VA Zip Code: 23220
Telephone: (540) 3,834,320 Fax: ()
Email: willy.thompson@markhamplanning.com

Property Owner: Iglesia Bethel Mission, Inc.

If Business Entity, name and title of authorized signee: _____

(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: 7481 Midlothian Trpike
City: Richmond State: VA Zip Code: 23225
Telephone: (804) 502 7622 Fax: ()
Email: chilijm@hotmail.com

Property Owner Signature: [Signature]

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 community unit plans)



April 20, 2017

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Community Unit Plan Amendment Application at 6900 Carnation Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Community Unit Plan Amendment (CUP) application for amending the Beaufort Oaks Community Unit Plan. With this application, Iglesias Bethel Mission, is petitioning the City Council for authorization to use their property at 6900 Carnation Street for the purposes of operating a church use. Currently, the CUP does not permit church uses on this property.

Site

The property is located north of Carnation Street just east of Hioaks Road in the vicinity of the Chippenham Hospital. The property is comprised of 1.58 acres (68,825 square feet) and has frontage on Carnation Street. The existing building is a one-story building approximately 7,266 square feet in floor area. The property was originally constructed in 1984 as a private day care and in 2006, the CUP was amended by Ordinance No. 2006-260-263 to allow the property to be used as a private primary and secondary school in addition to a day care. The Beaufort Oaks Community Unit Plan does not currently permit churches on this property.

Proposal

The applicant proposes to add a church use to the permitted uses in the Beaufort Oaks Community Unit Plan. The parking requirement for a place of worship is one (1) space per eight (8) seats in the main auditorium. There are 25 parking spaces in front of the building, which would allow for up to 200 seats. The church hours of operation would be as follows: Office hours Monday through Friday 9am to 1pm with an open call line. Service hours would be Sunday 10am to 4pm; Tuesday from 7pm to 9pm; and Saturday from 7pm to 10pm. Approximately 40 members attend the Sunday service and the Saturday services typically receives approximately 90 members.

Zoning and Ordinance Conditions

The underlying zoning designation is R-3 (Single-Family Residential), however the use of the property is governed by the Beaufort Oaks Community Unit Plan. Originally adopted March 9, 1981, the CUP has been amended several times, most recently in 2012, as Ordinance No. 2012-163-164, to amend the permitted uses to include an adult care residence use and to establish the number of permitted adult care residence dwellings units. The CUP currently also permits multi-family dwellings, offices, commercial spaces, a nursing home, open space and recreational facilities. Under the R-3 zoning, a church use would require one (1) parking space for every eight (8) seats in the main auditorium. The site contains twenty-five (25) parking spaces, which would allow for up to 200 seats. The applicant intends to use the existing parking spaces and plans no changes to the exterior of the building.

Master Plan

The City's 2001 Master Plan recommends General Office land uses for the property, which may include professional, business and administrative offices as well as medical and dental clinics. The property is currently adjoined by vacant properties to both the west, east, and south. Properties to the south east are occupied by multi-family housing. The historical use of the property as a school lends itself to a successful and practical transition to a church use. Furthermore, the use of the property as a church could be a source of community value to the surrounding area. The applicant plans to make only interior modifications to the building and minor improvements to the existing landscaping surrounding the building and parking lot.

City Charter Conditions

This is an ideal opportunity in the City's Midlothian area to utilize a vacant school property for the community's benefit. We trust that you will agree with us that this church use meets the City Charter criteria as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at willy.thompson@markhamplanning.com or (540) 383-4320 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Willy Thompson, AICP

Enclosures

cc: The Honorable Michael J. Jones
Matthew Ebinger, Secretary to the City Planning Commission