September 19, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SR0326

Trustees of Stony Point Reformed Presbyterian Church

Midlothian Magisterial District
2330 Buford Road

REQUEST: Renewal of Conditional Use (Case 03SN0306) to permit a private school in a Residential (R-15) District.

PROPOSED LAND USE:

Continued operation of a private school in conjunction with a church is proposed.

RECOMMENDATION

Recommend approval for the following reasons:

A. The private school use continues to have no greater impact on existing and anticipated area residential development than does the permitted church or public school uses.

B. The recommended conditions address land use compatibility issues between the use and area residential development.

C. Similar facilities, located adjacent to residential areas, have been approved throughout the County with no apparent adverse impact on the residential uses.

(NOTES: A. CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.

B. IT SHOULD BE NOTED THAT PROFFERED CONDITIONS WERE NOT RECEIVED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES". THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOODS(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THESE PROFFERS)

CONDITIONS

1. Except where the requirements of the underlying Residential (R-15) zoning are more restrictive, any new development for school use shall conform to the requirements of the Zoning Ordinance for commercial uses in Emerging Growth Areas, excluding buffer requirements. (P)

2. The following setback criteria shall apply to any outdoor play fields, courts swimming pools and similar active recreational areas:

   a. With the exception of playground areas which accommodate swings, jungle gyms or similar such facilities, all active play fields, courts, swimming pools or similar active recreational facilities which could accommodate organized sports such as football, soccer, basketball, etc., shall be located a minimum of 100 feet from adjacent properties to the north, south and east. Within this setback, existing vegetation shall be supplemented, where necessary, with landscaping or other devices designed to achieve the buffering standards contained in Section 19-522(a)(2) of the Zoning Ordinance.

   b. If active play fields, courts, swimming pools and similar active recreational areas are setback more than 100 feet from the adjacent properties to the north, south and east, the landscaping or other design features described in Condition 2.a. may be modified by the Planning Department at the time of site plan review. Such modification shall accomplish mitigation of the visual and noise impacts that sports or related activities have on adjacent properties equivalent to the 100 foot setback/landscaping requirements described in Condition 2.a.

   c. Any playground areas (swings, jungle gyms or similar such facilities) shall be setback a minimum of forty (40) feet from all property lines. (P)

PROFFERED CONDITIONS

1. The operation of the private school shall be in conjunction with a church use only. (P)

2. There shall be no direct access from the property to Buford Road. (T)

GENERAL INFORMATION

Location:

West line of Buford Road, south line of Polk Street and east line of McRae Road and commonly known as 2330 Buford Road. Tax ID 755-717-3976.

Existing Zoning:

R-15 with Conditional Use

Size:

4.7 acres

Existing Land Use:

Public/semi-public (church with private school)

Adjacent Zoning and Land Use:

North, East and South – R-15; Single family residential or vacant
West – R-15; Public/semi-public (Bon Air Elementary School) or single family residential

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along Buford Road, adjacent to this site. The existing church facility is connected to the public water system. Use of the public water system is required by County Code.

Public Wastewater System:

An existing eight (8) inch wastewater collector extends across McRae Road onto the request site. The existing church facility is connected to the public wastewater system. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

This request will have no impact on these facilities.

PUBLIC FACILITIES

Fire Service:

The Buford Fire Station, Company Number 9, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have a minimal impact fire and EMS.

Transportation:

The property is currently zoned Residential (R-15) and a church (Stony Point Reformed Presbyterian Church) has been developed on the property. The applicant is requesting renewal of a Conditional Use to permit a private school on the property. The applicant anticipates enrollment at the school to be approximately seventy (70) students. A private school with seventy (70) students is anticipated to generate approximately 175 average daily trips. These vehicles will be distributed along Buford Road, which had a 2006 traffic count of 12,681 vehicles per day (Level of Service E). Based on the volume of traffic it carried during peak hours, Buford Road in this area was at capacity.

The Thoroughfare Plan identifies Buford Road as a collector with a recommended right of way width of seventy (70) feet. Access to collectors, such as Buford Road, should be controlled. The applicant has proffered that no direct access will be provided to Buford Road. (Proffered Condition 3)

In 1985-1986, staff prepared an amendment to the County's Comprehensive Plan for the Bon Air area (Bon Air Community Plan). Staff recommended that the Plan include a strategy to provide widening improvements along Buford Road. Citizens voiced opposition to this strategy because, in their opinion, it would change the characteristics of Buford Road and the surrounding area. The Board of Supervisors approved the Bon Air Community Plan without the recommendation to widen Buford Road. Based on Transportation Department standards, traffic that is anticipated to be generated by the school warrants left and right turn lanes along Buford Road. Based on the action by the Board in the adoption of the Bon Air Community Plan, the applicant was not requested to provide road improvements or dedicate right-of-way along Buford Road.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Bon Air Community Plan which suggests the property is appropriate for public/semi-public uses.

Area Development Trends:

Surrounding properties are zoned Residential (R-15) and are occupied by single family residences, public/semi-public uses (Bon Air Elementary School) or are currently vacant. It is anticipated that any infill development in this area will be limited to medium density residential and public/semi-public uses as suggested by the Plan.

Zoning History:

On August 27, 2003, the Board of Supervisors, upon a favorable recommendation by the Commission, approved a Conditional Use to permit a private school in conjunction with a church use on the request property (Case 03SN0306). Conditions and proffered conditions addressed development standards, numbers of students and access. The applicant proffered a time limitation of three (3) years for this operation from the date of approval, expiring in August of 2006.

Site Design:

The request property has been developed as a church with associated parking facilities. The applicant intends to continue to use the existing facilities to accommodate the private school. The recommended conditions would require any new development for school use to conform to the development standards of the Ordinance for commercial uses in Emerging Growth Areas except where the underlying zoning requirements are more restrictive (Condition 1). Emerging Growth Standards address architectural treatment, access, parking, landscaping, setbacks, signs, utilities and screening of dumpsters and loading areas.

Buffers and Screening:

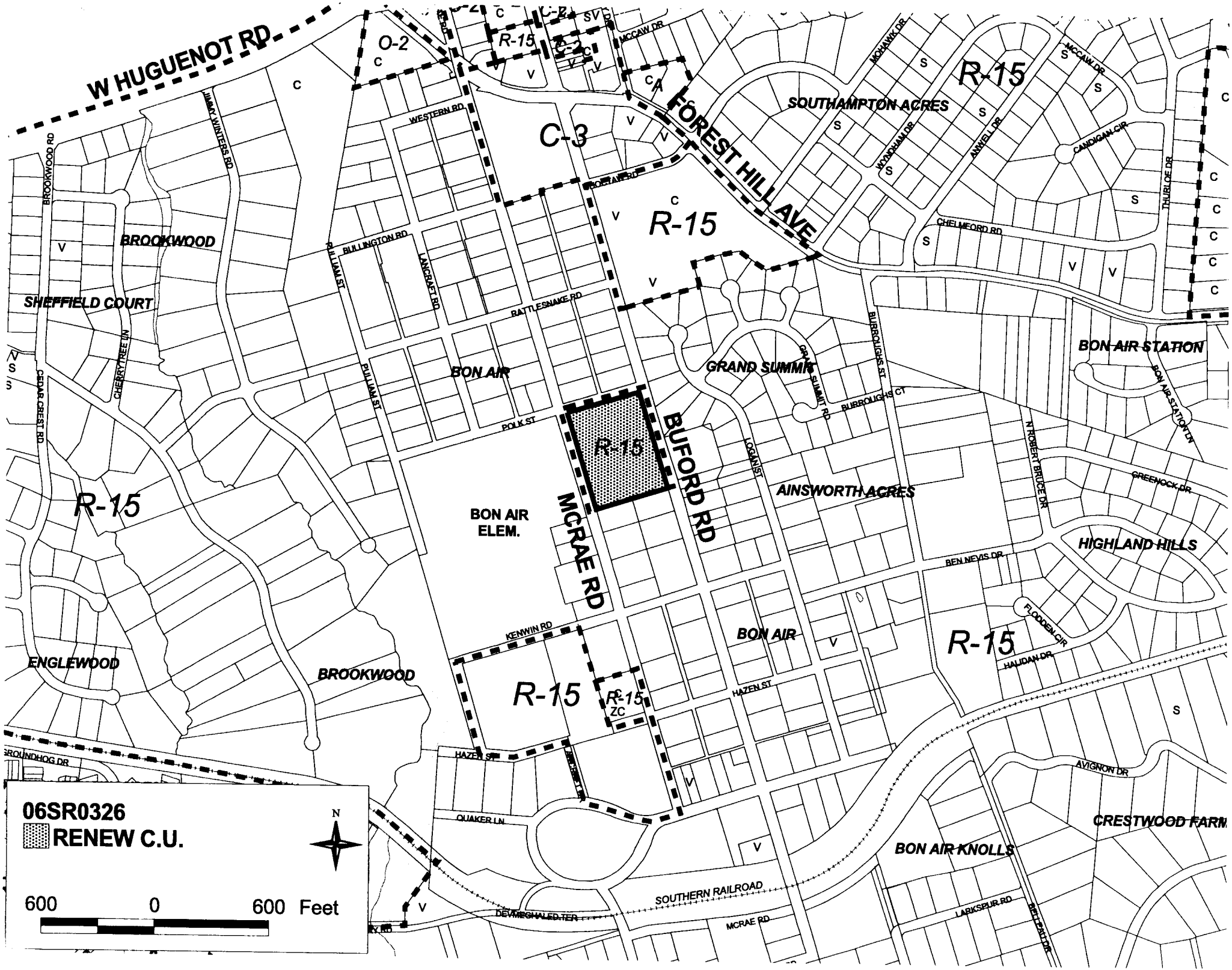
As noted herein, adjacent properties to the south are zoned residentially and are either occupied by single family residences or remain vacant. Any proposed outdoor recreational facilities and playgrounds associated with the private school use should be set back from this adjacent residential development. (Condition 2)

CONCLUSIONS

A private school use has operated on the property for approximately three (3) years with no apparent adverse impact upon existing area residential development. The recommended

conditions address land use compatibility issues between the use and area residential development. These conditions are similar to those imposed on similarly situated facilities.

Given these considerations, approval of this request is recommended.



W HUGUENOT RD
O-2
R-15
C-2
C-3
FOREST HILL AVE
SOUTHAMPTON ACRES
MOHAWK DR
MCCAW DR
WYNDHAM DR
ANWELL DR
CANDIGAN CIR
THURLOE DR
CHELMFORD RD
WESTERN RD
JIMMY WINTERS RD
BROOKWOOD RD
BROOKWOOD
SHEFFIELD COURT
BULLINGTON RD
PULLIAM ST
LANCRAFT RD
RATTLESNAKE RD
BON AIR
GRAND SUMMIT
GRAND SUMMIT RD
BURROUGHS ST
BURROUGHS CT
BON AIR STATION
BON AIR STATION LN
CHERRYTREE LN
CEDAR CREST RD
POLK ST
BUFORD RD
LOGAN ST
AINSWORTH ACRES
N ROBERT BRUCE DR
GREENOCK DR
BON AIR ELEM.
MCRAE RD
HIGHLAND HILLS
BEN NEVIS DR
FLODDEN CIR
HALIDAN DR
KENWIN RD
ENGLEWOOD
HAZEN ST
GROUNDHOG DR
AVIGNON DR
QUAKER LN
CRESTWOOD FARM
BON AIR KNOLLS
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