September 16, 2003 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0330

Cross Over Ministry, Inc.

Bermuda Magisterial District
2619 Sherbourne Road

REQUEST: Conditional Use to permit a medical clinic in a Residential (R-7) District.

PROPOSED LAND USE:

Continued operation of a medical clinic within a church structure is planned. The use has been operating for a number of years without the requisite zoning. The applicant seeks to bring the use into conformance with the Zoning Ordinance.

RECOMMENDATION

Recommend approval for the following reasons:

A. While the use does not conform to the Jefferson Davis Corridor Plan which suggests the property is appropriate for residential use of 2.51 to 4.0 units per acre, the location within a church structure and on the fringe of the suggested residential area, minimizes the impact on area residential development.

B. The recommended conditions further address any possible impacts the use may have on area development.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER OTHER CONDITIONS.)

CONDITIONS

1. Any medical clinic shall only be permitted so long as a church operates on the property. (P)

2. Any medical clinic shall be located within buildings which are also occupied by church uses. (P)

GENERAL INFORMATION

Location:

South line of Sherbourne Road and known as 2619 Sherbourne Road. Tax ID 790-683-4329 (Sheet 12).

Existing Zoning:

R-7

Size:

1.0 acre

Existing Land Use:

Church

Adjacent Zoning and Land Use:

North - R-7 and C-3; Single family residential or vacant
South - R-7; Vacant
East - C-3 and C-5; Commercial or vacant
West - R-7; Single family residential

UTILITIES

Public Water System:

There is an eight (8) inch water line along the south side of Sherbourne 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:

There is an eight (8) inch wastewater collector extending along a portion of Sherbourne Road, adjacent to this 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 Bensley Fire/Rescue Station, Company Number 3, currently provides fire protection and emergency medical service (EMS). This request will have minimal impact on fire and EMS service.

Transportation:

The property (1.0 acre) is zoned Residential (R-7) and a church (Sherbourne Methodist Church) has been developed on the property. The applicant is requesting a Conditional Use to permit a medical clinic to operate on the property, and intends to use the basement of the existing church. Traffic generated by this use will be distributed, via Sherbourne Road, to Jefferson Davis Highway (Route 1/301), which had a 2003 traffic count of 26,422 average daily trips.

Parts of Sherbourne Road in the vicinity of the property and Route 1/301 are within the Jefferson Davis Highway Enterprise Zone. Based on the Board of Supervisors' policy regarding development within the Enterprise Zone, road improvements will not be required by the County. Road improvements may be required by the Virginia Department of Transportation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Jefferson Davis Corridor Plan which suggests the property is appropriate for residential use of 2.51 to 4.0 dwelling units per acre.

Area Development Trends:

Adjacent properties to the east and a portion of adjacent properties to the north are zoned for commercial uses and have been developed for such uses or remain vacant. Remaining adjacent property to the north, as well as adjacent property to the south and west is zoned and developed for residential uses or is vacant. It is anticipated that area properties will eventually be developed for community commercial uses east of the subject property, along the Jefferson Davis Highway frontage. The Plan anticipates remaining area properties to continue to develop for residential uses.

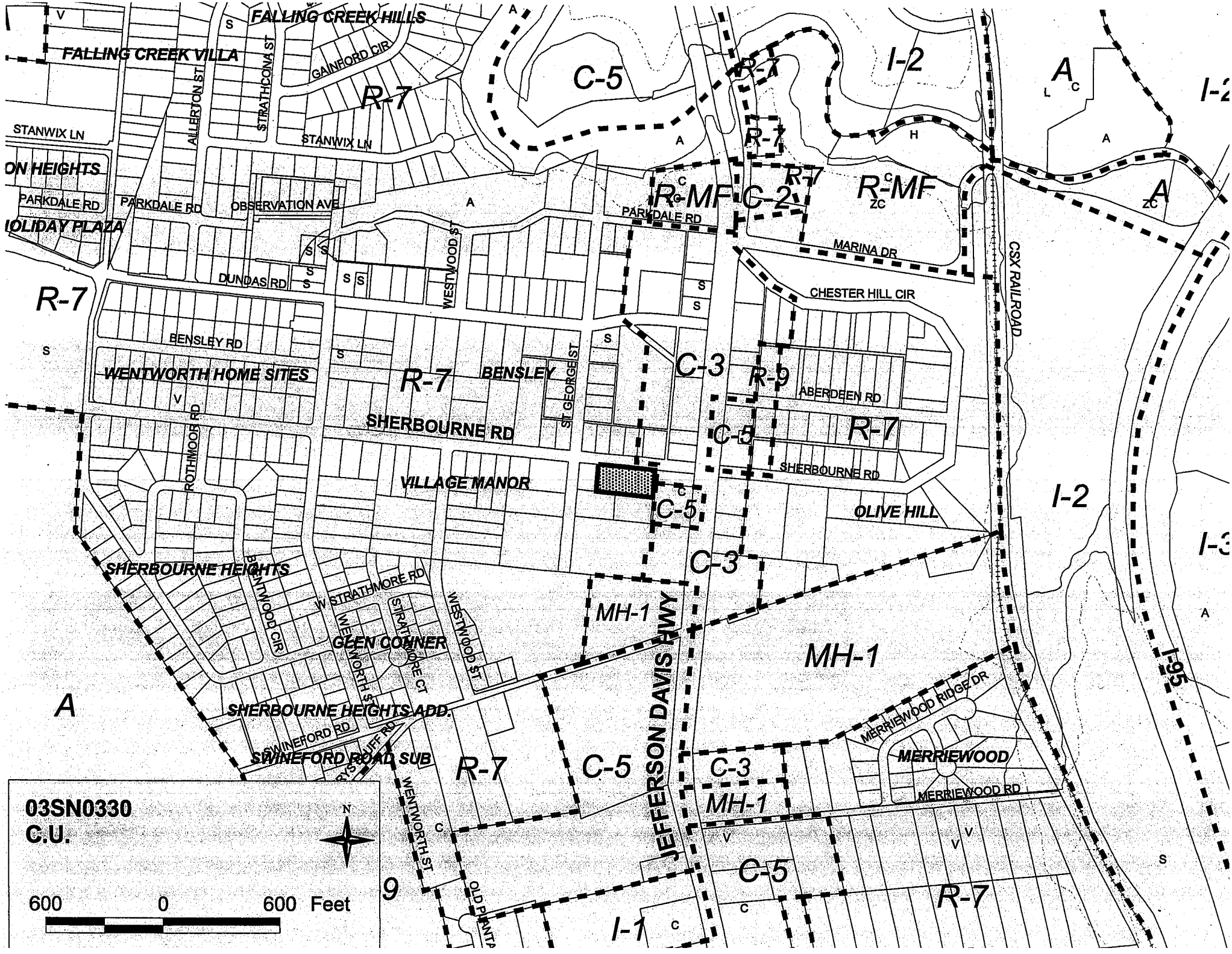
Uses:

A medical clinic, which is intended to provide medical services to the needy is planned. A church is currently located on the property. The medical clinic is to be located in the basement of the church structure. Conditions 1 and 2 are intended to minimize the impact the medical clinic may have on area residential development, by allowing such use so long as a church operates on the site and only within structures occupied by church uses. These conditions would not allow a freestanding medical clinic on the property.

CONCLUSIONS

While the use does not conform to the Jefferson Davis Corridor Plan which suggests the property is appropriate for residential use of 2.51 to 4.0 units per acre, the location within a church structure and on the fringe of the suggested residential area, minimizes any adverse impact on area residential development. The recommended conditions further address any possible adverse impacts the use may have on area development.

Given these considerations, approval of this request is recommended.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FALLING CREEK HILLS
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OLIDAY PLAZA
DUNDAS RD
WESTWOOD ST
BENSLEY RD
WENTWORTH HOME SITES
BENSLEY
ST GEORGE ST
SHERBOURNE RD
ROTHMOOR RD
VILLAGE MANOR
SHERBOURNE HEIGHTS
BENTWOOD CIR
W STRATHMORE RD
STRATHMORE CT
WENTWORTH ST
GLEN CONNER
SHERBOURNE HEIGHTS ADD.
SWINEFORD RD
SWINEFORD ROAD SUB
RYSCLIFF RD
OLD PLANTA
JEFFERSON DAVIS HWY
MARINA DR
CHESTER HILL CIR
ABERDEEN RD
OLIVE HILL
CSX RAILROAD
I-95
MERRIEWOOD RIDGE DR
MERRIEWOOD
MERRIEWOOD RD
R-7
C-5
I-2
A
R-MF
C-2
C-3
R-9
MH-1
I-1
I-3