July 15, 2003 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0285

Banner Christian School

Clover Hill Magisterial District
1501 South Providence Road

REQUEST: Conditional Use to permit a private school in an Agricultural (A) District.

PROPOSED LAND USE:

A private school to be operated for a maximum of two (2) years in conjunction with a church use is proposed.

RECOMMENDATION

Recommend denial for the following reason:

Although the proposed private school would have no greater land use impact upon existing and anticipated area residential development than does the permitted church or public school uses, the application fails to address the impacts on transportation facilities. Specifically, a left turn lane along Providence Road is warranted with the enrollment of more than sixty-two (62) students. The applicant has not provided for this road improvement nor limited enrollment to sixty-two (62) students.

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

PROFFERED CONDITIONS

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

2. This Conditional Use shall be granted for a period not to exceed two (2) years from the date of the approval. (P)

3. There shall be no construction of new buildings nor additions or exterior alterations to the existing buildings to accommodate this use except those required by the Virginia Uniform Statewide Building Code (VAUSBC). (P)

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

## GENERAL INFORMATION

Location:

Fronts the east line of South Providence Road, north of Shady Mist Drive and is better known as 1501 South Providence Road. Tax ID 755-698-4828 (Sheets 7 and 11).

Existing Zoning:

A with Conditional Use Planned Development

Size:

8.3 acres

Existing Land Use:

Public/semi-public (church)

Adjacent Zoning and Land Use:

North - A; Single family residential or vacant
South - R-7; Single family residential
East - A; Vacant
West - A with Conditional Use Planned Development; Golf course or vacant

## UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line along the east side of South Providence 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 existing eight (8) inch wastewater collector extending along both the southern and eastern boundary of this site. The existing church building is connected to the public wastewater system. Use of the public wastewater system is required by County Code.

## ENVIRONMENTAL

Drainage and Erosion:

The property drains north and east via tributaries to Pocoshock Creek. Currently, there are no on- or off-site drainage or erosion problems.

## 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 minimal impact on fire and emergency medical services.

Transportation:

The property (8.3 acres) is currently zoned Agricultural (A) and a church (Bethany Place Baptist Church) has been developed on the property. The applicant is requesting a Conditional Use to permit the operation of a private school on the property. The request

will not limit the number of students enrolled at this school; therefore, it is difficult to anticipate traffic generation.

Vehicles generated by the school will be distributed along Providence Road, which had a 2002 traffic count of 10,250 vehicles per day. This section of Providence Road has twenty-four (24) foot wide pavement with six (6) foot wide shoulders. Based on the current volume of traffic during peak hours, Providence Road is at capacity (Level of Service E).

The traffic impact of this development must be addressed. The Thoroughfare Plan identifies Providence Road as a major arterial. In conjunction with development of Bethany Place Baptist Church, two (2) accesses were provided onto Providence Road and a right turn lane was constructed along Providence Road at the southernmost access. Based on Transportation Department standards, a left turn lane along Providence Road is warranted with enrollment of more than sixty-two (62) students at this private school. The applicant is not willing to provide this road improvement or limit the enrollment to sixty-two (62) students. Therefore, the Transportation Department cannot support this request.

## LAND USE

Comprehensive Plan:

Lies within the boundaries of the Northern Area Plan which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre.

Area Development Trends:

Area properties are zoned agriculturally and residentially and are characterized by single family residences within subdivisions and on acreage parcels to the north and south. An existing golf course is located to the west of the request property while properties to the east currently remain vacant. It is anticipated that residential zoning and land use patterns will continue in the area consistent with densities suggested by the Plan.

Zoning History:

On June 3, 1987, the Board of Zoning Appeals approved three (3) Variances for this parcel, permitting two (2) freestanding signs larger than Ordinance requirements and an exception to height limitations for a steeple. (Case 87A065)

On July 26, 2000, the Board of Supervisors, upon a favorable recommendation by the Commission, approved a Conditional Use Planned Development on this parcel to permit a third freestanding sign. (Case 00SN0272)

Site Design:

The request property has been developed as a church with associated parking facilities. The applicant intends to use the existing facilities to accommodate the private school use for a time period not to exceed two (2) years from the date of approval (Proffered Condition 2). Proposed as a temporary use, proffered conditions would preclude the construction of any new buildings as well as improvements to the existing buildings other than those improvements required for compliance with the Virginia Uniform Statewide Building Code (Proffered Condition 3). Further, the operation of the proposed school must be in conjunction with a church use on the same site. (Proffered Condition 1)

Buffers and Screening:

Currently, the Zoning Ordinance requires that solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) on property which is adjacent to an A or R district be screened from view of such district by a masonry or concrete wall which is constructed of comparable materials to and designed to be compatible with the principal building that such area serves and that such area within 1,000 feet of any A or R districts not be serviced between the hours of 9:00 p.m. and 6:00 a.m. In addition, sites must be designed and buildings oriented so that loading areas are screened from any property where loading areas are prohibited and from public rights of way.

As noted herein, adjacent properties are occupied by single family residences or remain vacant. Any proposed outdoor recreational facilities and playgrounds associated with the private school should be set back from these adjacent properties. (Proffered Condition 4)

## CONCLUSIONS

Although the proposed private school would have no greater land use impact upon existing and anticipated area residential development than does the permitted church or public school uses, the application fails to address the impacts on transportation facilities. Specifically, a left turn lane along Providence Road is warranted with the enrollment of more than sixty-two (62) students. The applicant has not provided for this road improvement nor limited enrollment to sixty-two (62) students.

Given these considerations, denial of this request is recommended.

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## CASE HISTORY

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Staff (6/25/03):

If the Commission acts on this case on July 15, 2003, it will be considered by the Board of Supervisors on July 23, 2003.

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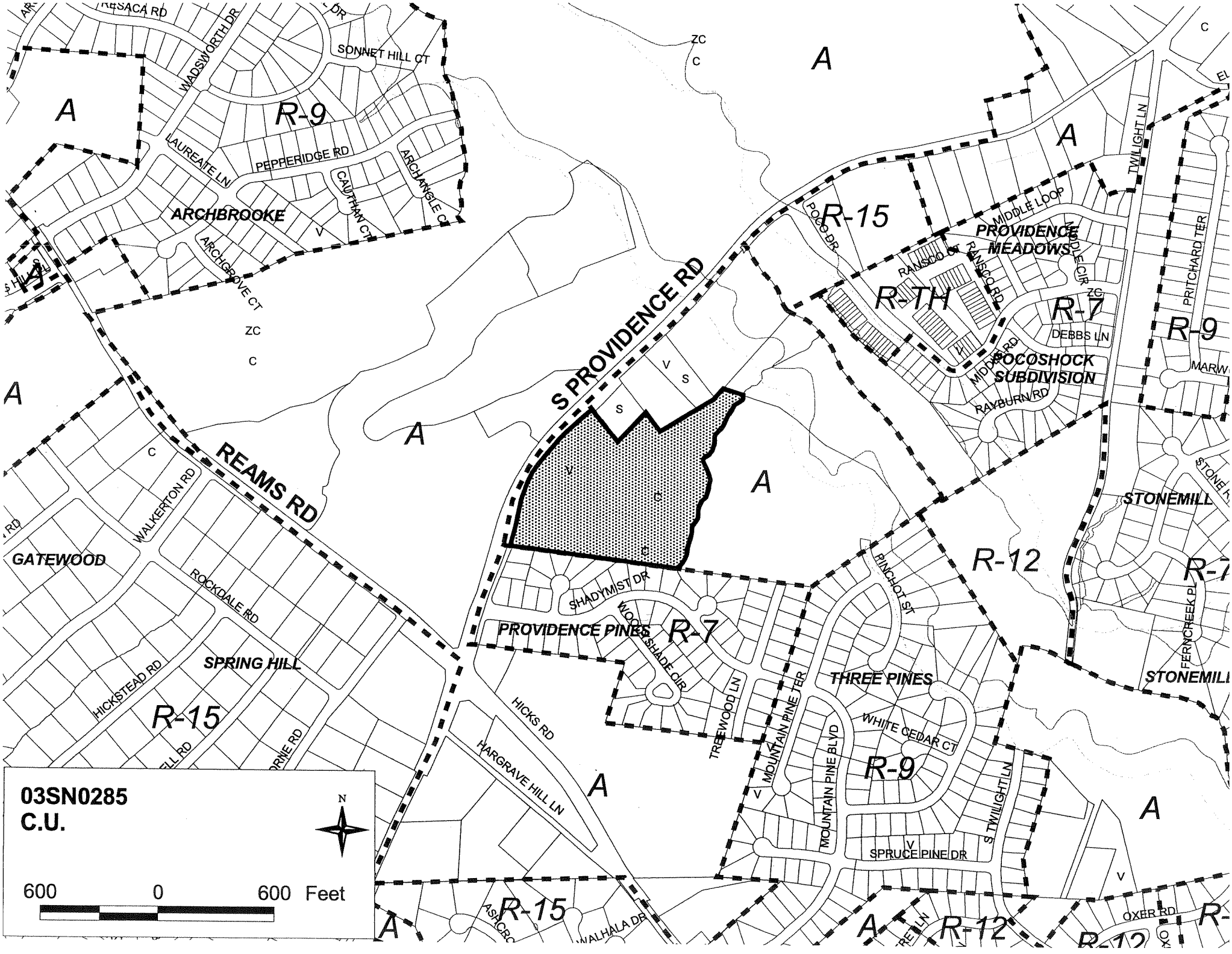
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