



GLPC AGENDA ITEM # 9

MAY 23, 2022

Conditional Use Request by Fellowship of Christian Athletes (FCA)

File #: CU-2022-07

The Fellowship of Christian Athletes (FCA) is requesting a Conditional Use Permit (CUP) for a religious Fraternal Organization in a Single-Family Residential (R-15) zoning district. The subject property consists of approximately 1.10 acres and is located at 2110 Jerry Jones Drive. This is along the west side of the road about 350 feet north of West Park Avenue. The property contains an existing single-family residence (2,496-sf) which was previously used as a rental house. It also contains a large circular driveway in the front yard and small parking area (both paved) on the south side of the building. The applicant is proposing only minor interior renovations and to utilize the existing structure as administrative offices for their organization, as well as occasional meeting space for FCA students and staff/volunteers. The facility will be non-residential and will only be utilized during daytime and early evening hours. Other than perimeter fencing and landscaping, no exterior changes to the site are being proposed.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan.

The LDR requires Fraternal Organizations to be located in proximity to the VSU main campus on properties designated by an official map. The subject property is not featured on this map, and the applicant requested and received a Variance to this requirement from the Zoning Board of Appeals (ZBOA) on 5-3-2022 (file # APP-2022-07). In addition to single-family residential uses, zoning districts such as R-15 do allow the possibility of certain other uses (such as a church, home business, family daycare, personal care home, etc...) if the details of the proposal are found to be compatible with the surrounding land use patterns. In such instances, there are very often several "conditions of approval" imposed which ensure the proposed use remains as such.

In spite of the relatively high traffic counts along Jerry Jones Drive, the subject property is completely surrounded by a very large and stable residential area which has been maintained for more than 50 years. The introduction of any non-residential uses into this area should be weighed and considered very carefully, and the perception of any non-residential encroachment along Jerry Jones should be avoided. In this particular case, the subject property is larger than most other adjacent properties and has driveway access only onto Jerry Jones. The property's existing building (if unchanged) will continue to match the massing and residential appearance of the surrounding area. Therefore with proper conditions of approval, a modest non-residential use might go unnoticed here, as long as it does not overload the property with too many people or vehicles. It could very well be considered compatible here as long as it avoids the negative perception of encroachment. It is paramount that the overall residential character of the property and this neighborhood be maintained.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following 8 conditions:

- (1) Approval shall be granted in the name of Fellowship of Christian Athletes (FCA) only, to utilize the existing building and adjacent grounds for administrative office and meeting space, as well as passive or light recreation. The existing building shall maintain its residential character, and there shall be no building expansions or new accessory buildings installed.
- (2) All parking shall be off-street, and located on existing pavement only - with no pavement expansions. There shall be no vehicular or pedestrian access to/from Thomwall Street.
- (3) All Install perimeter landscaping along with a minimum 6' tall solid opaque privacy fence along the entire western boundary, as well as at least the westerly halves of both north/south side yards. (fencing/plantings along the front halves is optional) The density of existing and new vegetation along these boundaries shall at least be comparable to that of a 20' wide buffer yard in accordance with LDR requirements. This landscaping and fencing design shall be approved in advance by the City Arborist.