

CITY OF WINCHESTER, VIRGINIA

PROPOSED CITY COUNCIL AGENDA ITEM

CITY COUNCIL MEETING OF: 6/23/15 (Work Session) **CUT OFF DATE:** 06/19/15
7/14/15 (Regular meeting)

RESOLUTION ___ **ORDINANCE** ___ **PUBLIC HEARING** X

ITEM TITLE:

CU-15-256 Request of Welby Lehman on behalf of Sacred Heart Academy for a Conditional Use Permit for a proposed structure exceeding an 8,000 square foot footprint, more than 85 feet from the public right of way, having roof pitches less than 6:12, and excessive wall spans exceeding more than otherwise permitted by right at 110 Keating Drive (Map Number 149-01--6) zoned Low Density Residential (LR) District with Corridor Enhancement (CE) District Overlay zoning.

STAFF RECOMMENDATION:

Approval.

PUBLIC NOTICE AND HEARING:

Public hearing for 07/14/2015 Council meeting.

ADVISORY BOARD RECOMMENDATION:

Planning Commission recommended approval with conditions by a vote of 5-0.

FUNDING DATA: N/A

INSURANCE: N/A

The initiating Department Director will place below, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda.

<u>DEPARTMENT</u>	<u>INITIALS FOR APPROVAL</u>	<u>INITIALS FOR DISAPPROVAL</u>	<u>DATE</u>
1. Zoning & Inspections	AMG		6/16/15
2. City Attorney	<i>[Signature]</i>		6/17/2015
3. City Manager	<i>[Signature]</i>		18 June 2015
4. Clerk of Council			

Initiating Department Director's Signature: *[Signature]* 6/16/15
(Planning Dept)



APPROVED AS TO FORM:

[Signature] 6/17/2015
CITY ATTORNEY

CITY COUNCIL ACTION MEMO

To: Honorable Mayor and Members of City Council

From: Tim Youmans, Planning Director

Date: June 17, 2015

Re: **CU-15-256** Request of Welby Lehman on behalf of Sacred Heart Academy for a Conditional Use Permit for a proposed structure exceeding an 8,000 square foot footprint, more than 85 feet from the public right of way, having roof pitches less than 6:12, and excessive wall spans exceeding more than otherwise permitted by right at 110 Keating Drive (Map Number 149-01--6) zoned Low Density Residential (LR) District with Corridor Enhancement (CE) District Overlay zoning.

THE ISSUE:

The applicant is requesting a conditional use permit (CUP) for the addition of a gym at Sacred Heart Academy. The proposed addition is within the Corridor Enhancement Zoning Overlay district for Amherst Street and requires a CUP for design standards that do not meet the provisions set forth in the CE overlay.

RELATIONSHIP TO STRATEGIC PLAN:

Goal # 1: Encourage Sustainable Economic Growth and Partnerships through Business and Workforce Development

BACKGROUND:

See attached staff report

BUDGET IMPACT:

N/A

OPTIONS:

1. Approve as recommended by Planning Commission
2. Approve with modified conditions
3. Deny

RECOMMENDATIONS:

Recommend Option 1

CUP-15-256 Request of Welby Lehman on behalf of Sacred Heart Academy for a Conditional Use Permit for a proposed structure exceeding an 8,000 square foot footprint, more than 85 feet from the public right of way, having roof pitches less than 6:12, and excessive wall spans exceeding more than otherwise permitted by right at 110 Keating Drive (Map Number 149-01--6) zoned Low Density Residential (LR) District with Corridor Enhancement (CE) District Overlay zoning.

REQUEST DESCRIPTION

The applicant is requesting a Conditional Use Permit (CUP) for the expansion of Sacred Heart Academy (SHA) with a gymnasium addition to the north of the existing school. The proposed gym is within the Amherst Street Corridor Enhancement Zoning Overlay District and is deviating from standards for building design set in article 14.2-6 of the Zoning Ordinance.

AREA DESCRIPTION

The subject property is zoned LR and has CE overlay zoning on the west and north portions of the overall site which are most visible from Amherst Street and Meadow Branch Avenue (both the existing and proposed portions). The CE District runs along the back (east) side of the school building and along the front (north) elevation and part of the east and west elevations of the church building.

The Sacred Heart property is connects to Amherst Street via Keating Drive (a private street). To the west of Keating Drive is the vacant parcel zoned LR. To the east of Keating is the Gateway Medical Center, which is zoned Residential Office, RO-1. Also to the east of the property is the Frederick County School Board office that is zoned LR and contains some athletic fields.



To the west and the south rear-facing portion of the property is proposed extension of Meadow Branch Avenue, as well as the Ridgewood Orchard Limited Partnership property, which contains portions of conditionally zoned Highway Commercial (B-2) District and Medium Density Residential (MR) with Planned Unit Development (PUD) overlay. The MR portion to the south is slated to be a 170-unit apartment complex while the B-2 portion is intended for a limited array of commercial uses.

STAFF COMMENTS

The CUP relates to four aspects of the SHA gym addition. The first one pertains to proposed building footprint, the second one pertains to roof pitch, the third the setback from the public right of way and fourth the building's façade and excessive wall spans. In 2007, SHA requested a similar CUP for an addition of their private school (which was completed in 2008), seeking approval for a building footprint in excess of 8,000 sq. ft. and roof pitches less than otherwise permitted by right. In the applicant's letter (see attached) to the Planning Director dated May 4, 2015, Mr. Randy Seitz of Blue Ridge Architects, architect for the owner (SHA and the Catholic Diocese of Arlington), outlined their intent to use the same architectural elements and exterior palette of materials for the gym that would be compatible with what was outlined in the 2007 CUP which was built in 2008.

Building Footprint & Setback from Right of Way

The proposed gymnasium addition, with an 11,500 sq. ft. footprint, exceeds the 8,000 "by-right" threshold by 3,500 sq. ft. and is setback farther than 85 feet from the public right of way. The size & scope of the gym addition does not dwarf the other buildings associated with school nor church on the site. Also, the proposed addition to the school is over 500 feet away from Amherst Street Corridor. Since the school building is situated a great distance away from any residences in the area it does not seem out of context and would not have as much impact as it would on the arrival experience as if it were up close to Amherst Street.

Roof Pitch

The submitted architectural elevations depict a standing seam metal pitched roof on the gym addition that will match in style and materials with the existing standing seam metal roof at the school. The proposed pitches on the longer portions of the main roof (running north-south) visible from the west are 3:12 & 2:12 which is a flatter pitch than the 6:12 roof pitch permitted without a CUP in the Amherst Street CE District. By having a lower pitched roof it allows for better views of the existing academy and church, which would otherwise be obstructed or viewed as being towered over if the roof structure had more of a 6:12 pitch.

Building Façade

In article 14.2-6.4e of the Corridor Enhancement Zoning Overlay District, excessive spans of solid walls or glass elevations is typically try to be avoided with the building's façade and the ordinance encourage a ratio 1:1 or 1:2 of transparent to opaque building treatment such as windows or breaks in the façade of the building. Since the proposed use is a gym, long monotonous façades are appropriate for this particular use and the elevations do show the use false window treatments in the form of a translucent daylighting system which closer meets the proper ratios of transparent to opaque building treatment.

Staff received an email comment (see attached) from JJ Smith, partner of the Ridgewood Orchard Limited Partnership and adjoining property owner, indicating he fully supports this CUP request for SHA. With the architectural elements matching the existing buildings on the site and the size of the addition being in proportion to the existing school buildings, City staff has no concerns for this proposed addition and supports this CUP request in support of the school's educational mission.

RECOMMENDATION

For a conditional use permit to be approved, a finding must be made that the proposal as submitted or modified will not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood.

At the June 16, 2015 meeting, the Planning Commission forwarded **CU-15-219** to City Council recommending approval because the use, as proposed, will not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood. The approval is subject to:

1. General conformity with submitted building elevations and floor plans; and,
 2. Staff review and approval of a related site plan.
-



Conditional Use Application

May 4, 2015

Timothy Youmans, Planning Director, City of Winchester
Rouss City Hall
15 North Cameron Street Suite 318
Winchester, VA 22601

re: Sacred Heart Academy Renovation and Gymnasium Addition

Mr. Youmans:

Sacred Heart Academy (SHA) and the Catholic Diocese of Arlington are planning a gymnasium addition to the existing school at 110 Keating Drive in Winchester. The planned addition is located in the Amherst Street Corridor Enhancement District. The addition is 11,500 square feet.

The project will comply with the provisions of the corridor enhancement, Article 14.2, except for the areas that are included in this Conditional Use Application. The architecture and exterior palette of materials of the addition will be compatible with the previous addition to the school, which was completed in 2008.

Please see floor plan, elevations, and renderings attached to this letter. A preliminary site plan is also included.

Thank you for your consideration. Please contact Welby Lehman with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Randy Seitz".

Randy Seitz, AIA
Architect/ President, Blue Ridge Architects

c: Welby Lehman, Blue Ridge Architects

Timothy Youmans

From: Timothy Youmans
Sent: Monday, June 01, 2015 8:16 AM
To: 'Smith, JJ'
Subject: RE: CUP-15-256

FILE COPY

JJ
Thank you for your input on this case. We will note your support for this request.
Tim

Timothy A. Youmans
Planning Director

City of Winchester
15 N. Cameron Street
Winchester, VA 22601
Phone: (540) 667-1815 ext. 1415
Email: timothy.youmans@winchesterva.gov



www.winchesterva.gov/planning

From: Smith, JJ [<mailto:JJSmith@valleyproteins.com>]
Sent: Sunday, May 31, 2015 5:00 PM
To: zzPL-PLNGDEPT
Subject: CUP-15-256

I am responding to your letter regarding the Conditional Use Permit for the addition to Sacred Heart Academy.

I serve as manager of Eagle 1976, LLC which is the general partner of Ridgewood Orchard Limited Partnership and an adjoining property owner to the Sacred Heart Church Academy. I am also a resident at 549 Merrimans Lane which is located very close to this project.

I fully support the Academy's request for this Conditional Use Permit.

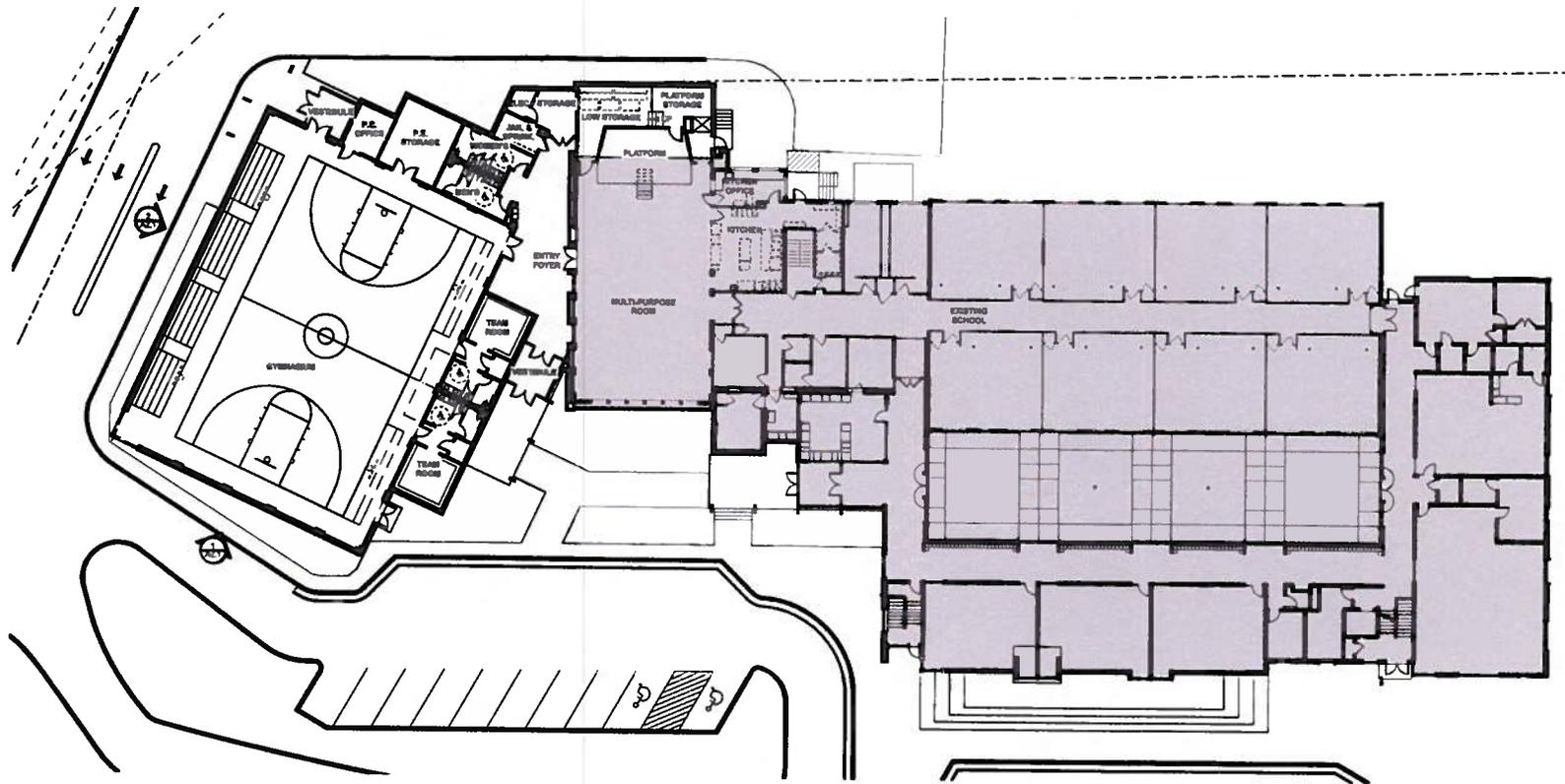
You may contact me at this e-mail address if you have any questions in this regard.

Gerald F. Smith, Jr.

The information transmitted herewith is confidential, proprietary information for use only by the addressee to whom it was supplied. This information is not to be disclosed to any person or entity not employed by the addressee company, and requiring the information to perform their job without the express written consent of Valley Proteins, Inc.

MAIN LEVEL FLOOR PLAN

PROJECT NO.: 01-14-085



110 KEATING DRIVE
WINCHESTER VA 22601

NTS



values in architecture

05/04/2015

0 1

SACRED HEART ACADEMY - GYM ADDITION

NORTH ELEVATION

PROJECT NO.: 01-14-085



110 KEATING DRIVE
WINCHESTER VA 22601

NTS



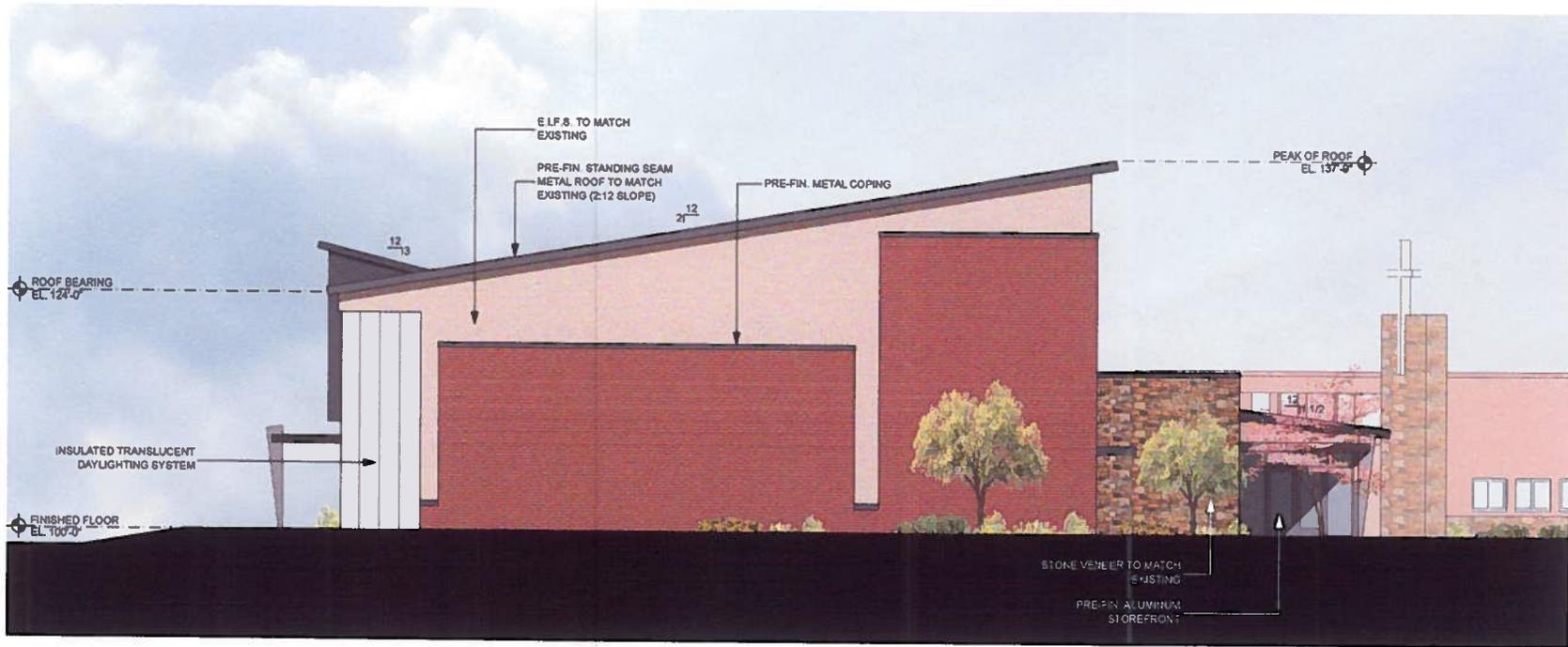
values in architecture

05/04/2015 0 2

SACRED HEART ACADEMY - GYM ADDITION

WEST ELEVATION

PROJECT NO.: 01-14-085



110 KEATING DRIVE
WINCHESTER VA 22601

NTS

values in architecture

05/04/2015 0 3

SACRED HEART ACADEMY - GYM ADDITION

PERSPECTIVE RENDERING

PROJECT NO.: 01-14-085



110 KEATING DRIVE
WINCHESTER VA 22601

NTS



values in architecture

05/04/2015 04

SACRED HEART ACADEMY - GYM ADDITION

PERSPECTIVE RENDERING

PROJECT NO.: 01-14-085

BLUE RIDGE
ARCHITECTS



110 KEATING DRIVE
WINCHESTER VA 22601

NTS

values in architecture

05/04/2015 0 5

SACRED HEART ACADEMY - GYM ADDITION