

NARRATIVE STATEMENT

ST. PATRICK PARRISH EXPANSION SPECIAL USE PERMIT

Tax Map 10-A-1C

Record Owner/Applicant: Catholic Diocese of Arlington
January 17, 2018

Introduction. The applicant, Catholic Diocese of Arlington operates St. Patrick Parrish and School (hereinafter, “St. Patrick” or the “Applicant”), and is the owner of the Property identified as Tax Map 10-A-1C, consisting of approximately 17.81 acres (the “Property”). The Property is located at 9151 Elys Ford Road, which is at the intersection of Elys Ford Road and US Ford Road. St. Patrick Parrish was founded on March 17, 1983, and St. Patrick School was founded in 1990. St. Patrick is seeking this special use permit to expand the existing facility with an additional church building and potential future school building.

St. Patrick’s current church building seating capacity is approximately 225 seats and there are currently six services for Saturday and Sunday mass. As such, there is an immediate need for the church to expand the seating capacity. The current plan is to construct a new church building that would be approximately 16,730 sq. ft., increasing the seating capacity to approximately 563 seats. The church expansion, as shown on the general development plan submitted with this application would occur in a portion of the existing parking lot.

In addition, the current school was only designed to house PK3 through 5th grade. However, due to the request of parents, St. Patrick expanded the curriculum to include grades 6-8 (middle school). The middle school children are currently in three trailers on site. The proposed church expansion would allow for classrooms in the lower level of the new church building. The church expansion would not increase the student capacity but instead provide classrooms for the existing students and allow for the removal of the trailers.

The Applicant has also provided a “future school building” on the general development plan that would occur in a future phase. The new school building would provide a student gymnasium and classrooms. The proposed “future” school expansion would not increase the current capacity but would allow all grade levels to be in the same building. In addition, the church offices would then be relocated from the rectory to the lower level of the new church building.

Land Use. The Property is currently zoned RU, Rural District and is designated as Institutional on the Spotsylvania County Future Land Use Map. The continued use and expansion of this place of worship is consistent with the current and future land uses on the Property.

Community Design.

Architecture: The Applicant has submitted proposed building elevations with this application. As shown on the building elevations, the proposed building elevations meet the requirements of § 23.4.5.7(b)(2).

Height: As part of the special use permit request, the Applicant is also seeking a height variance. Based on the County's definition of height, the building height is taller than 35 ft. Due to the topography of the Property, the front of the building will meet the height requirements of 35 ft. However, the rear of the building will not meet this requirement. Therefore, a height variance is needed. From a contextual standpoint, the building will not appear higher than the existing rectory on the Property.

Landscaping: The Applicant is proposing buffers along the property boundaries adjacent to the adjoining residential property lines. As shown on the general development plan submitted with this application, the Applicant is providing an additional 10 ft. of landscaping along the northern property boundary.

Cultural Resources. This proposal will have no impact on cultural resources. The Applicant conducted a Phase I Cultural Resource Survey that was prepared by Dovetail Cultural Resource Group, Inc. in November 2010 (the "Phase I Report"). The Phase I Report located an area of potential cultural significance which is shown on the general development plan. As shown on the general development plan the Applicant is not proposing any additional disturbance to this area as part of this special use application. There is an existing permitted reserve drainfield within this area.

The proposed church building and school building expansion will be located where there is existing disturbance. The Applicant's additional disturbance to the Property will be minimal. In fact, the applicant is proposing an increase to the impervious area by only 4.1%.

Environment. Per the County GIS, there are no mapped floodplains or Resource Protection Areas ("RPA") located on the Property. The existing conditions sheet is included with this application.

Fire and Rescue. The Property appears to be served by Fire Company/Rescue Station 5, Chancellor. The proposed special use permit will have no impact on Fire and Rescue.

Housing. The proposed special use permit will have no impact on housing.

Libraries. The proposed special use permit will have no impact on the Library element of the Comprehensive Plan.

Parks and Open Space. The proposed special use permit will have no impact on the demand for park acreage and recreational facilities.

Schools. The proposed special use permit will have no impacts on public schools. However, the proposed use would impact St. Patrick School. The church building expansion and potential future school expansion will adequately provide classroom space for the middle school students and allow the removal of the existing school trailers on site.

Sewer/Water. The Property will be served by private sewer and water facilities. The existing septic fields on site can accommodate the proposed expansions. The sewer system was recertified in 2015 and is maintained and certified every year through a contractor. A new septic system will be installed with the new building and the area where the existing septic field is located will be abandoned along with the current lines. There are two more areas adjacent to the existing septic field that will be used for the septic field. The general development plan shows the existing permitted drainfields and reserve drainfields.

The existing water filtration plant has enough capacity for the future buildings on the Property.

Transportation. The proposed expansion does not negatively impact the levels of service on Elys Ford Road and does not generate the need for any road improvements. The County reviewed the traffic generation information and determined that a traffic study is not required. Access to the Property will be from the two existing access points. Right-of-way dedication and road improvements are not required. According to calculations, the existing right turn lane has enough storage capacity to accommodate the proposed trips that will be generated by the expansion and therefore, the existing right turn lane meets the turn lane length requirements.