



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

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**File #:** ORD. 2016-040, **Version:** 1

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To authorize the special use of the property known as 3210 Chamberlayne Avenue for the purpose of permitting offices and artist studios, upon certain terms and conditions.

### O & R Request

**DATE:** January 27, 2016

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Dwight C. Jones, Mayor  
(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 3210 Chamberlayne Avenue for the purpose of permitting offices and artist studios, upon certain terms and conditions.

### **ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 3210 Chamberlayne Avenue for the purpose of permitting offices and artist studios, upon certain terms and conditions.

**REASON:** The proposed office and studio uses are not permitted in the R-48 Multi-family Residential District and a special use permit is required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its March 21, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is currently located within the R-48 Multi-family Residential zoning districts, which does not permit the proposed office and studio uses. The most recent Certificate of Occupancy for the property was issued in 1999 for an adult home with 54 bed, a nonconforming use based on a prior CO issued in 1990. City records indicate that the property has

been vacant since 2005, and as a result, the nonconforming rights for an adult home have expired.

The proposed use of the property would be to locate a real estate office in front building (house structure) and lease up to 13 smaller offices in the rear building. Clinic uses would be prohibited. There would also be storage for business-related items not to include maintenance supplies. The plans show the provision of 17 parking spaces.

The property is located in the North Planning District as defined by the 2000-2020 city-wide Master Plan, which recommends "Single-Family (Low-Density)" uses for the property. Primary uses for the Single-Family designation are, "single-family detached dwellings at densities up to seven units per acre" (p. 133). The Plan further states, "The Chamberlayne Avenue corridor north of Brookland Park Boulevard should continue to be primarily residential, with single and multi-family residential use and limited institutional uses...The Land Use Plan map identifies single-family low-density residential use for areas along Chamberlayne Avenue north of Brookland Park Boulevard where this is intended to be the predominant but not exclusive use (p. 257)."

**FISCAL IMPACT:** The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**COST TO CITY:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** February 22, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** March 28, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, March 21, 2016

**AFFECTED AGENCIES:** Office of Chief Administrative Officer; Law Department (for review of draft ordinance); and City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORDINANCES:** None.

**ATTACHMENTS:** Application Form, Applicant's Letter, Draft Ordinance, Plans, Survey

**STAFF:** Willy Thompson, Senior Planner; Land Use Administration; 646-5734