



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-230: To amend and reordain Ord. No. 72-151-158, adopted Jul. 24, 1972, as previously amended by Ord. No. 87-50-51, adopted Mar. 23, 1987, and Ord. No. 91-376-92-223, adopted Jun. 23, 1992, which authorized the special use of the property known as 410-414 Libbie Avenue for the purpose of modifications to the signage and parking requirements, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 4, 2017

PETITIONER

Jennifer Mullen, Esq, Roth Jackson Gibbons Condlin, PLC

LOCATION

410-414 Libbie Avenue

PURPOSE

To amend and reordain Ord. No. 72-151-158, adopted Jul. 24, 1972, as previously amended by Ord. No. 87-50-51, adopted Mar. 23, 1987, and Ord. No. 91-376-92-223, adopted Jun. 23, 1992, which authorized the special use of the property known as 410-414 Libbie Avenue for the purpose of modifications to the signage and parking requirements, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the City's Far West Planning district and is located near the corner of York Road and Libbie Avenue. The property contains approximately 39,204 square feet of lot area and is currently improved with two structures. A circa 1947 one and a half story one story wood framed dwelling that has been converted to a commercial use. The second structure is a circa 1974 two story brick and framed office structure containing approximately 12,172 square feet.

The applicant is requesting a special use permit amendment to modify the parking and signage requirements that pertain to 410-414 Libbie Avenue. The new parking requirements account for a decrease in on-site parking spaces from 54 to 52 spaces to accommodate a trash collection enclosure. The new signage requirements would offer more flexibility for the property and would be more consistent with the signage requirements pertaining to the adjacent UB – Urban Business District.

Staff finds that the proposed amendment would be consistent with the Master Plan.

Staff further finds that with the proposed use of the property, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds

that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the special use permit amendment request.

FINDINGS OF FACT

Site Description

The subject property is located in the City's Far West Planning district and is located near the corner of York Road and Libbie Avenue. The property contains approximately 39,204 square feet of lot area and is currently improved with two structures. A circa 1947 one and a half story one story wood framed dwelling that has been converted to a commercial use. The second structure is a circa 1974 two story brick and framed office structure containing approximately 12,172 square feet.

Proposed Use of the Property

Amendment to modify existing parking and signage requirements.

Master Plan

The City of Richmond's Master Plan recommends Mixed Use land use for the property. The Master Plan defines the primary uses for this category as "combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another." The UB Urban Business District is an appropriate zoning classification for such land use (p. 134).

Zoning & Ordinance Conditions

The property is zoned in the RO-1 Residential-Office District.

The proposed amendment would modify the signage permitted and the parking required by the SUP in order to better reflect site conditions and the needs of the existing and future tenants. The amended ordinance conditions regarding parking and signage are as follows:

-Off-street parking, 52 spaces, shall be provided on the premises at substantially the locations shown on the site plan. Occupancy of the buildings by the uses permitted by this ordinance shall be limited by the off-street parking provisions of section 30-710.1 of the Code of the City of Richmond (2015), as amended

-Signs to be located on the premises which are visible from the street shall be limited to wall signs, projecting signs, suspended signs, awning and canopy signs, freestanding signs, and signs permitted in section 30-505 of the Code of the City of Richmond (2015), as amended:

-Wall signs, projecting signs, suspended signs, awning and canopy signs pertaining to 410-412 Libbie Ave shall be limited to an individual area of 18 square feet and an aggregate area of 122 square feet.

-Wall signs, projecting signs, suspended signs, awning and canopy signs pertaining to 414 Libbie Ave shall be limited to an aggregate area of ten square feet.

-One free standing sign pertaining to 410-412 Libbie Ave shall be permitted and shall be limited to an area of six square feet.

-One free standing sign pertaining to 414 Libbie Ave shall be permitted and shall be limited to an area of four square feet.

-No projecting sign shall be located within 25 feet of another projecting sign on the same building wall. No such sign, other than a noncommercial flag, shall project greater than five feet from the face of the building or extend above the height of the wall to which it is attached.

-Freestanding signs shall not exceed nine feet in height and shall not be located within five feet of the right of way line of Libbie Avenue or within 15 feet of any other property line.

-In all other respects, signage on the property shall be governed by Chapter 30, Article V of the Code of the City of Richmond (2015), as amended.

Surrounding Area

The subject property and surrounding properties to the north and east are located in the RO-1 Residential-Office District. Properties to the west are located in the R-4 Single-Family District. Properties to the south are located in the UB-PO1 Urban Business District (Parking Overlay). Properties are occupied by retail and office uses to the north, south, and east. The properties to the west are single-family dwellings..

Neighborhood Participation

Staff notified Councilman Andreas Addison and the Westhampton Neighborhood Associations at Granite, Libbie, Monument, and Patterson Avenues, and the Westview Civic Association. Staff has received no letters of support or opposition at this time for the proposal.

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