



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-192: To authorize the special use of the properties known as 116 East Brookland Park Boulevard, 3004 Lamb Avenue, 3008 Lamb Avenue, and 3014 Lamb Avenue for the purpose of permitting the construction and occupancy of a funeral home chapel with accessory parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 3, 2014

PETITIONER

Mark Ricketts
Site Improvement Associates, Inc.
800 Juniper Crescent Suite A, Chesapeake, VA 23320

LOCATION

116 East Brookland Park Boulevard; 3004, 3008, and 3014 Lamb Avenue

PURPOSE

To authorize the special use of the properties known as 116 East Brookland Park Boulevard, 3004 Lamb Avenue, 3008 Lamb Avenue, and 3014 Lamb Avenue for the purpose of permitting the construction and occupancy of a funeral home chapel with accessory parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is currently within the UB Urban Business District and is occupied by a convenience store. The application proposes the construction of a chapel that would serve the existing funeral home across the street at 115 East Brookland Park Boulevard. The funeral home property is under Special Use Permit 95-185-178. The UB-PO5 District does not permit funeral home uses.

The Richmond Master Plan designates this property as Community Commercial. Primary uses for the Community Commercial designation include, "office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses" (p.134).

The proposed chapel would be 6,644 square feet and include 40 parking spaces with its primary visitors' entrance located on south side fronting East Brookland Park Boulevard.

Staff finds that the proposed funeral home chapel is consistent with Master Plan designation of Community Commercial. The proposed chapel would provide a valuable service to the existing funeral home across East Brookland Park Boulevard at 116 East Brookland Park Boulevard.

Staff finds that the City Charter conditions relative to the granting of special use permits have been met. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located on the block bounded by E. Brookland Park Boulevard to the south, Lamb Avenue to the east, Barton Avenue to the west, and East Crawford Avenue to the north. The property is occupied by a small convenience store.

Proposed Use of the Property

The proposed chapel would be 6,644 square feet and include 40 parking spaces with its primary visitors' entrance located on south side fronting East Brookland Park Boulevard.

Master Plan

The Richmond Master Plan designates this property as Community Commercial. Primary uses for the Community Commercial designation include, "office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses" (p.134).

Zoning & Ordinance Conditions

The application proposes the construction of a chapel that would serve the existing funeral home across the street at 115 East Brookland Park Boulevard. The funeral home property is under Special Use Permit 95-185-178. The subject property is located in the UB Urban Business zoning district, which does not permit funeral home uses.

The use of the property would be for a funeral home chapel with accessory parking. Landscaping shall be provided as depicted on the plans and the location and landscaping materials shall be subject to final approval by the Director of Planning and Development Review.

Surrounding Area

The properties to the north are zoned R-6 Single-Family Attached Residential and are occupied by single-family residences. The properties to the east, south, and west are zoned UB Urban Business and are occupied by small community commercial businesses and some single-family residences.

Neighborhood Participation

Staff has contacted 3rd District Council Representative, Chris Hilbert and has received no letters of opposition or support from the public.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734

