



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-347: To authorize the special use of the property known as 1817 Floyd Avenue for the purpose of limited special events, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 6, 2020

PETITIONER

Elizabeth Oliver - Visual Arts Center of Richmond

LOCATION

1817 Floyd Avenue

PURPOSE

To authorize the special use of the property known as 1817 Floyd Avenue for the purpose of limited special events, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant, Visual Arts Center of Richmond, is requesting a Special Use Permit which would authorize the use of an existing parking area for tented special events. The property is currently zoned in the R-6 Single-Family Attached Residential District, which does not allow for the proposed use. A Special Use Permit is therefore required.

Staff finds that the proposed use would assist with the continued operations of an established cultural institution in the community and would not include private events or other events not related to the operations or functions of the Visual Arts Center of Richmond.

Staff finds that with the ordinance conditions 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 request.

FINDINGS OF FACT

Site Description

The property consists of a .297 acre parcel of land improved with a parking area. The property fronts on Floyd Avenue, between North Allen Avenue and North Granby Street, in The Fan neighborhood of the Near West planning district. The property is owned by the Visual Arts Center of Richmond, which is located at 1812 West Main Street, across the alley from the subject property.

Proposed Use of the Property

The use of the property will be for limited special events pertaining only to the operations or functions of the Visual Arts Center of Richmond. The proposed special events are primarily fundraising events for the Center.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single-Family Residential at Medium Densities. Primary uses for this category "...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7. (City of Richmond Master Plan, 133)

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-Family Attached Residential. If approved, the special use permit ordinance would impose conditions on the property, including:

- 3(a) The Special Use of the Property shall be not more than five special events, including fundraising events, within a 365-day period, substantially as shown on the applicant's report attached to and made a part of this ordinance and on the Plans. The special events shall be for the benefit of the operations or functions of the principal uses of the property known as 1812 West Main Street and identified as Tax Parcel No. W000-0812/029 in the 2019 records of the City Assessor, and may include music.
- (b) The special events may include the use of one or more tents, substantially as shown on the Plans.
- (c) No special event shall involve more than 350 attendees.
- (d) No special event shall extend beyond 11:00 p.m. No personnel associated with the special event shall work on the Property beyond 12:00 a.m..
- (e) For each special event, the Owner shall provide valet parking service to one or more off-site parking areas.
- (f) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

Adjacent properties are to the east, north and west of the subject property are located within the same R-6 District. Property to the south is zoned UB Urban Business. A mix of commercial, mixed-use, institutional, office, and residential land uses are present in the vicinity.

Neighborhood Participation

Staff has received a letter of no opposition from the Fan District Association and a petition of support.

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