

AN ORDINANCE NO. 86-268-244

To amend and reordain Ordinance No. 85-236-227, adopted September 23, 1985, entitled: "To authorize the use of the real estate known as 6901 Patterson Avenue, containing 24,168 square feet, more or less, located on the south right of way line of Patterson Avenue 250 feet west of the west right of way line of Ripley Avenue, being more completely described as follows: beginning at a point on the south right of way line of Patterson Avenue, said point being 250.00 feet west of the intersection of the south right of way line of Patterson Avenue and the west right of way line of Ripley Avenue; thence extending in a southerly direction 161.10 feet along a property line to a 15-foot alley; thence extending in a westerly direction 150.00 feet along the north right of way line of said 15-foot alley to a property line; thence extending in a northerly direction 161.14 feet along a property line to the south right of way line of Patterson Avenue; thence extending in an easterly direction 150.00 feet along the south right of way line of Patterson Avenue to the point of beginning, for purposes of a dental office facility, together with accessory parking, and to authorize the construction of a building for such purposes, substantially as shown on the plans, entitled: 'Collegeview Dental Office Building, 6901 Patterson Avenue, Richmond, Virginia', upon certain terms and conditions.", to permit use as a medical and non-medical facility, substitute drawings dated September 30, 1986, revise on-site parking requirements, and to extend the time in which an application may be made for a building permit.

Patron - City Manager (By Request)

Approved as to form and legality
by City Attorney

1. west of the west right of way line of Ripley Avenue, being
2. more completely described as follows: beginning at a point
3. on the south right of way line of Patterson Avenue, said
4. point being 250.00 feet west of the intersection of the
5. south right of way line of Patterson Avenue and the west
6. right of way line of Ripley Avenue; thence extending in a
7. southerly direction 161.10 feet along a property line to a
8. 15-foot alley; thence extending in a westerly direction
9. 150.00 feet along the north right of way line of said
10. 15-foot alley to a property line; thence extending in a
11. northerly direction 161.14 feet along a property line to the
12. south right of way line of Patterson Avenue; thence
13. extending in an easterly direction 150.00 feet along the
14. south right of way line of Patterson Avenue to the point of
15. beginning, is hereby permitted to be used for purposes of a
16. ~~[dental]~~ medical and non-medical office facility, substan-
17. tially as shown on the plans, entitled: [~~"Collegeview-Dental~~
18. ~~Office-Building, 6901-Patterson-Avenue, Richmond, Virginia"~~,-
19. ~~prepared-by-Sr-B-Architect, dated-June-17-1985, and last~~
20. ~~revised-August-12-1985, copies~~] "Professional Office

1. be used for the purposes of a [~~dental~~] medical and non-
2. medical office, together with accessory parking.

3. § 2. That the Commissioner of Buildings is hereby
4. authorized to issue to the owner of the real estate, or
5. successor or successors in fee simple title, a building
6. permit for the purpose of constructing the building and
7. permit the occupancy of the property for purposes of a
8. [~~dental~~] medical and non-medical office facility. The
9. special use permit shall be transferable to the successor or
10. successors in title of the owner, whether acquired by
11. operation of law, deed or otherwise, and shall run with the
12. land, subject to the following terms and conditions:

13. (a) That the acceptance of the permit and the
14. exercise of the privileges granted by this ordinance by the
15. owner and successor or successors in title shall constitute
16. a warranty on the part of the owner and successor or
17. successors that title to the land and the building shall be
18. vested in the same person or persons or corporation;

19. (b) That the owner shall be bound by, observe and
20. shall comply with all other laws, ordinances and rules and

1. parking areas shall be screened from view of public streets
2. and alleys and adjacent properties by a combination of
3. evergreen vegetative material and solid wood fencing not
4. less than four and one-half feet in height substantially as
5. shown on the attached plans;

6. (d) That all parking area and access aisles shall
7. be paved with a dust-free, all-weather surface and parking
8. spaces shall be delineated on the pavement surface;

9. (e) That the occupancy of the building shall be
10. limited [~~to three dentists and twelve employees in the~~
11. ~~conduct of the business~~] by application of the provisions of
12. Section 32-710.1 of the City of Richmond Zoning Regulations
13. regarding the number of parking spaces required;

14. (f) That existing trees shall be retained and
15. additional landscaping shall be provided as shown on the
16. attached plans. Should it become necessary to remove either
17. or both of the trees adjacent to the driveway, they shall be
18. replaced by a similar species of tree not less than four
19. inches in caliper;

20. (g) That final grading and drainage plans shall be

1. Director of Public Works. Such facilities shall be located
2. or screened as not to be visible from adjacent properties,
3. public streets and public alleys;

4. (i) That storm or surface water shall not be
5. allowed to accumulate on the land, and adequate facilities
6. for drainage of storm or surface water from the land or
7. building shall be provided by the owner at his and expense
8. so as not to adversely affect or damage adjacent properties
9. or public streets and the use thereof;

10. (j) That identification of the premises shall be
11. limited to one sign, not exceeding six square feet in area,
12. mounted flat on a vertical surface of the building;

13. (k) The driveway from the street shall be
14. constructed in accordance with the City Driveway Policy
15. standards;

16. (l) That should the owner use the premises for any
17. purpose which is not permitted by this ordinance, or fails,
18. refuses, or neglects to comply with the provisions of fore-
19. going paragraphs (a) through (k) and does not terminate such
20. use or comply with such provisions within ninety days after

1. (m) That when the privileges granted by this
2. ordinance terminate and the special use permit becomes null
3. and void or when use of the premises is abandoned for a
4. period of twenty-four consecutive months, use of the real
5. estate shall be governed thereafter by the zoning
6. regulations prescribed for the district in which the real
7. estate is then situated; and

8. (n) That application for a building permit to
9. construct the building shall be made within twelve months
10. from the effective date of this amendatory ordinance, which
11. building permit shall expire by limitation and become null
12. and void if construction of the building is not commenced
13. within one hundred eighty days from the date of the building
14. permit, or if construction of the building is suspended or
15. abandoned for a period of one hundred eighty days at any
16. time after the work is commenced, as provided in Section
17. 109.1 of the Uniform Statewide Building Code. Should
18. application for the building permit not be made within
19. twelve months from the effective date of this amendatory
20. ordinance or should the building permit expire and become

TO: The Honorable City Council of the City of Richmond
c/o The Department of Planning & Community Development
900 East Broad Street
Richmond, VA 23219

RE: Amendment to Ordinance No. 85-236-226
Adopted September 23, 1985

Attached find the following documents supporting our request for this amendment:

1. Special Use Permit Application
2. Memorandum In Support of said Amendment
3. Revised site plan and elevations

Please note that we have taken great care to be responsive to the previous concerns of the city. The revised scheme enhances the residential appearance of Patterson Avenue and reduces the Floor Area Ratio to .146 from the previous .180. We have also accomplished an improved Open Space Ratio of 5.86.

We feel that these revisions enhance the previously passed ordinance and request your positive and prompt consideration of this amendment.

Sincerely,

COLLEGE VIEW ASSOCIATES

 Stephen C. Brown DDS.

SPECIAL USE PERMIT APPLICATION
CITY OF RICHMOND, VIRGINIA

Date SEPTEMBER 10, 1985

TO: The Honorable Council of the City of Richmond
c/o The Department of Planning & Community Development
900 East Broad Street, Room 511
Richmond, Virginia 23219

Application is hereby made for AN AMENDMENT TO
 SPECIAL USE PERMIT for (proposed use): NO. 85-230-226

DENTAL OFFICES / GENERAL OFFICES

at the premises designated or described as follows: _____

6901 PATTERSON AVENUE

in accordance with attached plans designated (title, sheet numbers, preparer, date)

PROFESSIONAL OFFICE BUILDING

COLLEGE VIEW ASSOCIATES SITE PLAN & ELEVATIONS

The current zoning of the property is: R-4

Attached is a check for \$ 250.00, payable to "City of Richmond."

Signature of owner of property: Stephen C. Brown DDS

Address: 6911 Patterson Ave

Zip Code: 23226

Phone: 288-5324

Applicant or owner's representative: HARRY S. CRICKSHANK, ARCHITECT

Address: 6802 PATTERSON AVE

Zip Code: 23226

Memorandum In Support Of A Special
Use Permit for 6901 Patterson Avenue

The applicant, College View Associates (Drs. Stephen Brown and Edward Radcliff) proposes to use 6901 Patterson Avenue as a dental office and/or general office. We propose that this office building be divided into three separate office suites to be used exclusively by the owners, Drs. Brown and Radcliff with the third suite to be rental. With the exception of two residences, all other contiguous property on this block have already been developed for business use, i.e., school, contractor's office, C&P Telephone, doctor's offices. This block is also designated as office development on the City's Master Plan for future development.

College View Associates respectfully submits that for the following reasons, the issuance of the requested special use permit for dental offices will be consistent with all requirements of Section 32.1-1050.1 of the Richmond City Code:

1. Beneficial to Safety, Health, Morals, and General Welfare. This office will not be detrimental to the safety, health, morals, and general welfare of the residents of the city. To the contrary, the office will be an asset, consistent with the City's Master Plan, and with existing and proposed surrounding uses. It will have limited use (8-10 hours per day) and be consistent with the residential character of the area, and will enhance the value of properties within this area. Quality dental care and/or other services will be offered and will certainly be very beneficial to the community.
2. No Congestion. Access to the office will be from Patterson Avenue. Both east and west bound lanes already provide direct access into the office parking lot which will provide more than enough on site spaces. Therefore, there should be no traffic congestion at the entrance to this office building.
3. No Fire, Panic, and other Dangers. This office will be constructed with the latest in fire resistant materials and meet all specifications and requirements of the Virginia Uniform Statewide Building Code and the American Buildings and Facilities Accessible to and Usable by Physically Handicapped People. Finally, the office is convenient to St. Mary's Hospital and the Tuckahoe Rescue Squad as well as many doctor's offices in the area.
4. No Overcrowding or Undue Concentration. A total of 23 parking spaces are provided which is more than required by code.
5. No Adverse Impact on Public Facilities. Since all persons using this

Memorandum in Support
6901 Patterson Avenue
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6. No Interference With Adequate Light and Air. As described above, the office will be used exclusively for dental care and/or other professional services. The structure will not exceed one story and will be consistent in scale with the other structures in the neighborhood. Therefore, this office will not interfere with adequate light and air.
7. Number of Employees. Dr. Stephen Brown will have an assistant, a hygienist and a secretary, total 4 people. Dr. Edward Ratcliff will have an assistant, a hygienist and a secretary, total 4 people. The third space is projected to be occupied in a similar fashion with 4 to 5 people.
8. Reason For Requested Amendment. A change in the ownership of College View Associates from 3 partners to 2 partners required the owners to reivew their space needs. This change allows for the project to be reduced in scale to better blend with the residential character of the neighborhood and to provide reduced Floor Area Ratio and improve the Open Space Ratio in keeping with the master plan.

In summary, it is clear from the City's Master Plan and surrounding uses that this property follows the guidelines of the City's plan and will greatly enhance the appearance, value and quality of the neighborhood. Therefore, it is respectfully submitted that it is now in the best interest of the city for construction of this office to be encouraged by the issuance of this Special Use Permit.

City of Richmond
City Planning Commission



900 East Broad Street, Richmond, Virginia 23219
804 • 780-4347

November 4, 1986

To the Honorable Council of the
City of Richmond, Virginia

At its meeting of November 3, 1986, the City Planning Commission voted
(8-0) to recommend APPROVAL of:

Ordinance No. 86-268

To amend and reordain Ordinance No. 85-236-227, adopted
September 23, 1985, entitled: "To authorize the use of the
real estate known as 6901 Patterson Avenue, *** to permit use
as a medical and non-medical facility, substitute drawings
dated September 30, 1986, revise on-site parking
requirements, and to extend the time in which an application
may be made for a building permit.

Approval of this special use amendment would authorize substitution of
revised plans for a one-story professional office building at 6901
Patterson Avenue. The property is located on the south side of Patterson
Avenue west of Ripley Avenue and contains approximately 24,000 square feet
of lot area. A special use ordinance authorizing the construction of a
dental office building on the property was recommended by the Commission
and adopted by City Council in September, 1985. The petitioners are now
requesting approval of a smaller building with a modified architectural
treatment.

The subject property and surrounding properties are zoned R-4
Single-Family. A vacant dwelling in poor condition currently occupies the
property and would be demolished to accommodate the proposed building. The
adjacent buildings to the west and across Patterson Avenue have been
converted to offices by special use permits. Existing single-family
dwellings are located to the east and across an alley to the south. The
Master Plan recommends office use for properties on both sides of Patterson
Avenue west of Ripley Avenue. A policy statement in the Plan recommends
the conversion of existing structures where possible to preserve the
residential appearance of Patterson Avenue.

leased for general or medical office use. Occupancy of the building would be limited by the application of normal zoning off-street parking requirements.

The parking arrangement has remained essentially unchanged from the original site plan with the exception of the addition of two parking spaces. Twenty-one spaces would be provided on the eastern side of the proposed building with access from a driveway off Patterson Avenue. Two additional spaces, serving employees, would be located at the rear of the property with access from an alley. The proposed driveway from Patterson Avenue would utilize an existing median break on Patterson. The normal conditions requiring paving and screening of the parking area have been retained in the ordinance.

The original building was to be constructed of masonry (split block) and glass with a standing seam metal roof. The proposed building would have a more traditional appearance and would be constructed of brick with a cedar shingle roof. The architectural front of the building would face the proposed parking area. The Planning staff suggested to the petitioners that the Patterson Avenue elevation contain a doorway or other architectural element to reflect a more residential appearance. The petitioners felt a doorway on the Patterson Avenue elevation would lead to confusion as to the functional entrance to the building and would adversely impact the interior layout. They have suggested, instead, the addition of a gable end on the Patterson Avenue elevation of the building. The Commission feels this change would enhance the residential appearance of the building and be more reflective of the established character along the street. The change will not necessitate further amendment to the ordinance. With this modification, and in view of the overall residential scale, building materials, and general character of the building, the Commission feels the proposed building is quite appropriate for the site.

The Commission supports office development of the property and feels the revised plan affords advantages over the previously approved plan. The proposed smaller building results in less land coverage, more open space and a more residential scale. The modification of the use limitations in the ordinance to enable non-medical offices, together with the reduced size of the building, should result in a lower intensity of use of the property and a more adequate supply of off-street parking. The Commission feels the conditions and safeguards set forth in the City Charter will be met, and approval of the ordinance amendment is recommended.

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. 86-268	Subject To Amend Special Use Ordinance No. 85-236-227 -- To Allow Redesign of Building/6901 Patterson Ave.
Requested by <u>City Manager</u> , By Request	
Received City Manager's Office	
Summarized 11/3/86	

SUMMARY

This Ordinance would authorize substitution of revised plans for a one-story professional office building at 6901 Patterson Avenue.

The Master Plan recommends office use for properties on both sides of Patterson Avenue west of Ripley Avenue.

Property contains approximately 24,000 sq. ft. of Lot area.

The original Special Use authorized the construction of a one-story dental office building containing approximately 5,600 sq. ft. of floor area, with 3 dental suites having a common entrance lobby.

THIS AMENDMENT WOULD AUTHORIZE THE CONSTRUCTION OF A SMALLER ONE-STORY BUILDING CONTAINING APPROXIMATELY 4,600 SQ. FT. OF FLOOR AREA, WITH 3 OFFICE SUITES. IT WILL ALSO PERMIT GENERAL OFFICE USE AS WELL AS MEDICAL OFFICE USE.

Two of the proposed suites are intended for dental offices, while the third suite would be leased for general or medical use.

The proposed smaller building results in less land coverage, more open space and on a more residential scale.

All other conditions of the original Special Use Ordinance shall be retained.