



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-155: To amend and reordain Ord. No. 2006-295-294, adopted Dec. 11, 2006, as previously amended by Ord. No. 2009-142-147, adopted Jul. 27, 2009, which authorized the special use of the properties known as 1704, 1706, 1708, 1710 and 1712 North 22nd Street as a community center, to include the property known as 1716 North 22nd Street for use as additional community center space, to authorize the expansion of the community center, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 8, 2015

PETITIONER

Mr. Damon Jiggetts, Executive Director
Peter Paul Development Center

LOCATION

1708 and 1716 North 22nd Street

PURPOSE

To amend and reordain Ord. No. 2009-142-147, adopted July 27, 2009, which authorized the special use of the properties known as 1708 and 1716 North 22nd Street as a community center, to authorize an expansion of the community center, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

Currently, the subject property is zoned in the R-5 Single-Family Residential District, which does not allow non-governmental community centers or non-profit private community centers open to the general public. The property is subject to a special use permit, most recently amended in 2009 (Ord. No. 2009-142-147), which authorizes 1708 N 22nd Street for use as a community center and 1716 N 22nd Street for use as additional community center space.

A special use permit amendment application has been submitted to authorize the expansion of the existing 9,900 SF community center serving the Peter Paul neighborhood. More specifically, the existing 1,700 SF structure at 1716 N 22nd Street, would be demolished so that a 5,775 SF addition to the structure at 1708 N 22nd Street could be constructed.

The community center currently offers programs and services for approximately 155 children/youth and seniors and employs a full-time staff of 12; the proposed expansion would accommodate an additional 30 children/youth.

Staff finds that the proposed expansion of an established residential support use would provide services for the benefit of the neighborhood. The proposed expansion would be in keeping with the scale, materials, and setbacks of the existing community center.

Staff further finds that the proposed use would not pose an undue burden on the neighborhood's on-street parking capacity.

Staff further finds that with the conditions of the ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Staff therefore recommends approval of the proposed special use permit amendment.

FINDINGS OF FACT

Site Description

The subject property consists of a 0.41 acre (17,860 SF) parcel of land (1708 N 22nd Street) improved with a community center constructed in 2007, and a 0.165 acre (7,187 SF) parcel of land (1716 N 22nd Street) improved with a residential structure constructed in 2004 that is currently used as a meeting space for the community center. The property is located on N 22nd Street between W and X Streets, in the Peter Paul neighborhood of the East planning district.

Proposed Use of the Property

Expansion of an existing 9,900 SF community center. More specifically, an existing 1,700 SF structure at 1716 N 22nd Street, which was authorized as additional community center space by Ord. No. 2009-142-147, would be demolished so that a 5,775 SF addition to the structure at 1708 N 22nd Street could be constructed.

Master Plan

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are single-family detached dwellings at densities up to seven units per acre, with residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133). More specifically for the East planning district, the Master Plan states, "The predominant land uses in the District are residential in nature, and these uses should be preserved," and "infill development of like density and use is appropriate (p. 166)."

Zoning & Ordinance Conditions

Currently, the subject property is zoned in the R-5 Single-Family Residential District, which does not allow non-governmental community centers or non-profit private community centers open to the general public. The property is subject to a special use permit, most recently amended in 2009 (Ord. No. 2009-142-147), which authorizes 1708 N 22nd Street for use as a community center and 1716 N 22nd Street for use as additional community center space.

The conditions of the proposed amendment limit the use of the property to a community center primarily serving the Church Hill population with limited social service delivery services. The scale and materials used for the expansion of the community center shall be compatible with the existing community center.

Hours of operation are limited to 6:00 A.M. to 10:00 P.M., Sunday through Thursday, and 6:00 A.M. to 11:00 P.M., Friday and Saturday.

Requirements for signage, site landscaping, and street trees are also included in the ordinance.

Off-street parking for 1716 N 22nd Street is provided at 1707-1717 N 22nd Street, as authorized by a 2006 special use permit (Ord. No. 2006-296-295).

Surrounding Area

All surrounding properties are located within the same R-5 zoning district as the subject property. Single-family residential land use predominates the area, with some institutional, public-open space, mixed use, and two-family and multifamily residential land uses being present as well.

Neighborhood Participation

Staff notified the Unity Civic League of the proposal and received a letter of support.

Staff Contact: Matthew J. Ebinger, AICP (804) 646-6308