



February 14, 2018

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit Amendment Application at 5901 Patterson Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) amendment application for the property at 5901 Patterson Avenue. With this application the property owner, Dr. Joseph Haddad, and Spy Rock Real Estate, LLC as contract purchaser for the property are petitioning the City Council to amend an existing special use permit that authorizes a medical office to authorize general offices and personal services.

Site

The property is located in the Far West Planning District at the southwest corner of Patterson and Maple Avenues. The property has a land area of 13,118 square feet and is zoned in an R-4 Single-Family Residential District. This property is improved with a one-story building with 2,944 square feet of finished living area constructed in 1950. Located to the east of the property are numerous business uses along Patterson Avenue; to the north is the former Westhampton School, and a multi-family development; to the west on Patterson Avenue and south on Maple Avenue are mostly single-family dwellings.

Zoning and SUP Ordinance Conditions

The property is located in the R-4 Single-Family Residential Zoning District. The R-4 district does not permit any commercial uses. In 1984, Council approved a SUP to authorize the use of a medical office with no more than one physician plus no more than five employees. The property has been in continuous use under these conditions.

Proposal

The current SUP was approved in 1984 when single-physician medical offices were common. However, medical practices have developed to where modern medical offices almost universally consist of groups of physicians. Because of these changes, the restrictions of the 1984 SUP severely limits the continued use of the property. The proposed amendment would expand permitted uses to include

general offices and personal services. This amendment would provide for reasonable flexibility and allow the property to host uses that serve the local neighborhood with limited adverse impact.

While this amendment request seeks to include limited flexibility in the future uses of the property, its immediate use is likely to be as a beauty salon studio hosting independent stylists in a shared space. This innovative concept has proven to be successful in providing neighborhood-level personal service to other communities within the City of Richmond. In order to mitigate any adverse impacts, plans included with this application show an increase in the number of off-street parking spaces to 13 which would exceed the normal zoning requirements of 10 spaces for the personal services, or 9 spaces for medical offices. These plans also show interior and exterior renovations to the building which would improve the appearance and condition of the almost 70-year-old building.

Master Plan

The City's Master Plan recommends Transitional Office land uses for the property including uses that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher density land uses. The property is located across Maple Avenue from various commercial uses in a B-2 Community Business District including a restaurant, a pharmacy, and a hardware store, and is an ideal location to serve as a buffer between these commercial uses and the single-family residential dwellings on Patterson Avenue to the west and Maple Avenue to the south.

City Charter Conditions

This is a unique opportunity to bring new neighborhood services and improve an existing commercial use that has served the community for decades. We trust that you will agree with us that this proposed SUP amendment meets the City Charter criteria for the granting of SUPs as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosures

cc: The Honorable Andreas Addison
Matthew Ebinger, Secretary to the City Planning Commission