



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

ORD. 2022-365



Kevin J. Vonck, Ph.D., Director

Tuesday, 3 January 2023

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PETITIONER: Fifth Street Baptist Church

LOCATION: 2800 3rd Avenue

PURPOSE: To authorize the special use of the property known as 2800 3rd Avenue for the purpose of emergency housing for up to 30 individuals on a year-round basis, as a permitted accessory use, upon certain terms and conditions.

LIMITATION: the R-6 District limits such use to “a total of seven days and only within the time period beginning on October 1 of any year and ending on April 1 of the following year” §30-402.1 City Code

Context

In March 2021, City Council amended the Zoning Ordinance (ORD. 2020-261) to permit certain types of emergency, transitional, and permanent supportive housing options by right in several mixed-use zoning districts (**B-1, B-2, B-3, B-4, I, M-1, OS, R-73, and RO-2**) and created supplemental regulations regarding housing types, locations, capacity, and the process for administrative approvals, which includes submission of a management or operational plan

Context

In September 2022, after posting a notice of funding opportunity, the Department of Housing and Community Development (HCD) recommended that City Council allocate money to certain entities to provide emergency housing. One of the recommended recipients, Fifth Street Baptist Church, is requesting land use and zoning compliance before it will accept the funds to operate.

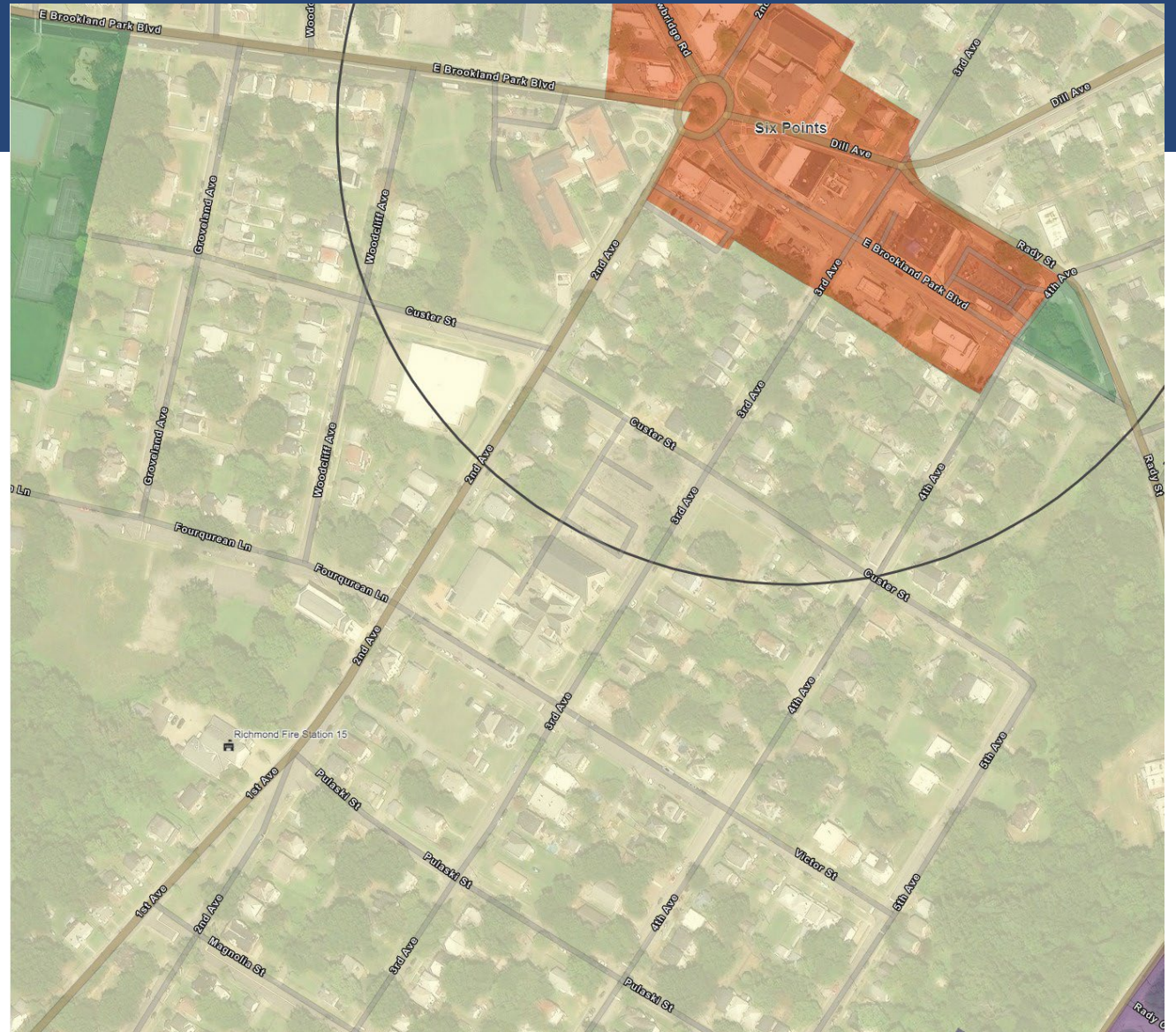
Zoning

R-6: Single-family attached residential district



Future land use

The *Richmond 300* Master Plan recommends a future land use of “Residential,” for which churches and places of worship (“institutional”) are recommended secondary uses; the parcel lies just outside the Six Points growth node.



Findings: the proposed use...

will address a critical need for homelessness services in the city and will be accessory to a church, which is an institutional use supported by the *Richmond 300* Master Plan

will support Objective 14.2 of the Master Plan, which states: “Ensure that homelessness is rare, brief, and one-time”

is a permitted use by the underlying zoning, just with seasonal limits

will not create congestion in the streets or pose an undue burden on the availability of on-street parking in the surrounding area

Recommended conditions

- (a) The Special Use of the Property shall be as emergency housing for up to thirty (30) individuals on a year-round basis, as a permitted accessory use.
- (b) The Owner shall not engage in or continue to engage in the Special Use, nor shall the Owner permit their tenant or other operator of the Property to engage in or continue to engage in the Special Use until the Owner has complied with or caused its tenant or other operator of the Property to comply with §30-698.3. City Code, concerning approvals for emergency, transitional, and permanent supportive housing.

Recommendation

Staff finds that with the ordinance conditions, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Staff finds that the proposed special use will not be detrimental to the general welfare of the community involved, and therefore **recommends approval** of the Special Use Permit.