



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-093: To authorize the special use of the property known as 2804 Idlewood Avenue for the purpose of permitting professional office use (non-medical), upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 4, 2016

PETITIONER

Jonathan J. Kucera, Source Properties, LLC

LOCATION

2804 Idlewood Avenue

PURPOSE

To authorize the special use of the property known as 2804 Idlewood Avenue for the purpose of permitting professional office use (non-medical), upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located on the north side of Idlewood Avenue near the intersection of Idlewood Avenue and a public alley that runs from north to south between Idlewood Avenue and West Cary Street. The property consists of one parcel with a land area of 6,535 square feet, which is improved with a circa 1924 two story single-family house. The existing structure is located across a public alley from the Sigma Phi Epsilon Fraternity National Headquarters. The applicant proposes converting the existing single family home into an office use (non-medical). Recent growth of the fraternity and its programs has imposed a need to increase the headquarters' office space. The property's proximity to the existing Sigma Phi Epsilon National Headquarters makes it ideal for the office use expansion. In addition, the proposed use is not permitted in the R-53 zoning district and therefore a special use permit is required.

All surrounding properties are located in the R-48, R-53, Multi-Family Residential districts, the R-6 Single Family Residential district, and the Boulevard City Old and Historic District. The predominant land uses on the 2800 and 2900 blocks of Idlewood are single-family and two-family detached residential dwellings as well as multi-family uses with up to 20 units per acre and office uses. Multi-family dwelling units are located directly to the west of the subject property and an office use is located directly to the east across the public alley.

The City of Richmond's Master Plan designates the subject property along Idlewood for Single Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwellings at densities of 8 to 20 units per acre. Typical zoning classifications that may accommodate this land use category include R-53A, R-6 and R-4.

Staff further finds that with the proposed use of the property, 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 subject property is located near mid-block on Idlewood Avenue between a public alley east and a private residence to the west and consists of a parcel with approximately 3,094 square feet of land area. The property is currently improved with a one and a two-story, single-family detached dwelling constructed in 1924.

Proposed Use of the Property

The applicant is requesting the legitimization of nonmedical office space located in the R-53 Multi-Family zoning district, which does not permit the location of office space.

Master Plan

The City of Richmond's Master Plan designates the subject property along Idlewood for Single Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwellings at densities of 8 to 20 units per acre. Typical zoning classifications that may accommodate this land use category include R-53A, R-6 and R-48.

Zoning & Ordinance Conditions

If approved, the ordinance would authorize the use of a nonmedical office space use of the property Monday through Friday during the hours of 8am to 5 pm. The ordinance would also require that the applicant provide four off street parking spaces on the property. Furthermore, the ordinance limits the number of employees that can be present on the property at one time to seven.

Surrounding Area

All surrounding properties are located in the R-48 and R-53, Multi-Family Residential districts, the R-6 Single Family Residential district, and the Boulevard City Old and Historic District. The predominant land uses on the 2800 and 2900 blocks of Idlewood are single-family and two-family detached residential dwellings, multi-family dwellings with up to 20 units per acre and office uses. Multi-family dwelling units are located directly to the west of the subject property and an office use is located directly to the east across the public alley.

Neighborhood Participation

Staff notified Councilman Parker Agelasto, the Museum District Association and the Boulevard Association regarding the request. Staff has received no letters of support nor opposition at this time for the proposal.

Staff Contact: Leigh V. Kelley, Planner II, 804-646-6384