



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-087: To amend and reordain Ord. No. 84-309-31, adopted Feb. 25, 1985, as previously amended by Ord. No. 2001-310-283, adopted Oct. 8, 2001, which authorized a special use of the property known as 5612 Grove Avenue for the purpose of non-medical office use, to authorize personal services and modify parking requirements, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 15, 2019

PETITIONER

Elaine Oakley

LOCATION

5612 Grove Avenue

PURPOSE

To amend and reordain Ord. No. 84-309-31, adopted Feb. 25, 1985, as previously amended by Ord. No. 2001-310-283, adopted Oct. 8, 2001, which authorized a special use of the property known as 5612 Grove Avenue for the purpose of non-medical office use, to authorize personal services and modify parking requirements, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

A Special Use Permit Ordinance, adopted in 1985 and amended in 2001, authorized the use of the property as a non-medical office or interior design business with off-street parking, under certain terms and conditions. The applicant is requesting to amend the special use permit to include personal service uses as an addition to the current permitted uses and to modify the parking requirements.

Staff finds that the proposed amendment would contribute to the mix of uses supported within the Libbie/Grove Service Area and would be generally consistent with the intent of the Office Transitional designation of the Master Plan, given the scale and intensity of the use of the property that would be authorized by the amended ordinance.

Staff further finds that with the ordinance conditions 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 amendment request.

FINDINGS OF FACT

Site Description

The subject property consists of a 5,663 SF or .13 acre parcel of land improved with a 931 SF commercial building constructed, per tax assessment records, in 1920 as a single-family detached dwelling. The property is located in the Far West Planning District and is a part of the Westhampton neighborhood. The property is located at the northeast corner of the intersection of Granite and Grove Avenues and is a part of the Libbie/Grove Service Area.

Proposed Use of the Property

The proposed use of the property would be non-medical office, interior design business, or personal service business. The use of the property would be served by no fewer than five on-site parking spaces and would no longer be required to be served by an additional three off-site parking spaces.

Master Plan

The City of Richmond's current Far West Planning District Land Use Plan designates a future land use category for the subject property as Office Transitional (OF-TR) Primary uses for this category include "...low to medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land uses or features. The scale and intensity of such office uses may vary depending on the density and type of residential uses they are intended to buffer" (City of Richmond Master Plan).

The property falls within the bounds of the Libbie/Grove Service Area and is along the portion of Grove Avenue that is appropriate for non-residential land use (p. 183).

Zoning and Ordinance Conditions

The property is located in the R-4 Single Family Residential Zoning District and is subject the a special use permit (Ordinance No. 2001-310-283). Conditions will be imposed by the amended ordinance, including:

3(c) That no fewer than five parking spaces shall be provided on the site with a shared access aisle with the property located at 5610 Grove Avenue substantially as shown on the plan attached

to Ordinance No. 84-309-85-31. Implementation of the parking arrangement and access aisle is subject to City Council approving an amendment to the present special use permit at 5610 Grove Avenue. An easement approved as to form by the City Attorney, ensuring continued availability of the access aisle, shall be recorded. The parking shall be screened from view from Granite Avenue and the public alley to the rear by evergreen material in combination with wood fencing not less than four and on-half feet in height.

(h) That there shall be a maximum of four staff and one receptionist employed on the premises in the conduct of the business;

(i) That the property shall be used principally for purposes of a non-medical office or an interior design business and retail sales of items displayed or stocked on the property shall be incidental thereto. If used as an interior design business, showroom areas shown on the plans attached to Ordinance No. 84-309-85-31 shall be devoted principally to the demonstration of design schemes, and only incidentally for the purpose of display of home decorating items and accessories offered for sale at retail. The property may also be used for personal service businesses that provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, travel agencies, shoe repair shops, tailor and garment alteration and repair shops, clothing rental stores, watch and jewelry repair shops and similar establishments; provided that not more than five persons are employed on the premises in the conduct of any repair or fabrication activity;

(j) That identification of the property shall be limited to signage not exceeding an aggregate of six square feet in area, mounted flat on a vertical surface of the building;

(k) That there shall be no enlargement or exterior alterations to the building except for those which are shown on the plans attached to Ordinance No. 84-309-85-31;

Surrounding Area

Currently, adjacent properties on the 5600 Block of Grove Avenue are of similar sized buildings and uses that were, at one time, considered residential but have transitioned to commercial, office, or personal service uses. Nearby properties are within the R-4 Single family Residential zone. The property is adjacent to the transition into the Urban Business - Libbie-Grove Parking Overlay (UB-PO1) district to the west.

Neighborhood Participation

Staff has not received any letters in support of, or in opposition to, this application.

Staff Contact: Jonathan Brown, PDR, Land Use Administration, 804-646-5734.