



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-156: To amend Ord. No. 94-139-139, adopted Jun. 27, 1994, as previously amended by Ord. No. 2001210-197, adopted Jun. 25, 2001, to authorize an expansion of the special use of the property known as 5430 Patterson Avenue, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 5, 2017

PETITIONER

Michael Wood

LOCATION

5430 Patterson Avenue

PURPOSE

To amend Ord. No. 94-139-139, adopted Jun. 27, 1994, as previously amended by Ord. No. 2001210-197, adopted Jun. 25, 2001, to authorize an expansion of the special use of the property known as 5430 Patterson Avenue, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

A Special Use Permit Ordinance, adopted in 1994, authorized the change from a single family residence to commercial uses under certain conditions. A subsequent amendment in 2001 added beauty salon use to the list of authorized uses for the property. The current amendment request would allow for the expansion of the existing beauty salon use, by increasing the number of permitted workstations and employees from four to six and authorizing a 1,100 sq. ft. expansion of the building.

The subject property consists of a 9,067 square foot, or .21 acre parcel of land improved with an existing 737 SF commercial building constructed, per tax assessment records, in 1925 as a Single Family dwelling. The property is located in the Far West Planning District.

Staff finds that the proposed expansion would be consistent with the land use recommendations of Master Plan for the subject property and consistent with existing setbacks along the corridor.

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 proposed special use permit amendment.

FINDINGS OF FACT

Site Description

The subject property consists of a 9,067 square foot, or .21 acre parcel of land improved with an existing 737 square foot of floor area commercial building constructed, per tax assessment records, in 1925 as a single-family dwelling. The property contains a rear parking lot area.

Proposed Use of the Property

Expansion of the existing salon use, use including an additional 1,100 square feet to the building footprint to accommodate an additional six (6) styling stations within the salon.

Master Plan

The property is located in the Far West Planning District. The City of Richmond's current Far West Planning District Land Use Plan designates a future land use category for the subject property as Mixed Use (MU). Primary uses for this category include "...combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another. Each type of use could function independently, but all benefit from proximity to one another (p. 134).

Zoning and Ordinance Conditions

The existing zoning is R-5 Single-Family Residential.

Conditions will be imposed by the amended special ordinance, including:

3 (b) Use of the property shall be as a maximum of 1,850 square feet of professional, business, administrative, medical or dental offices, beauty salon, a florist shop and/or stores and shops for the sale of the following: wearing apparel and accessories; communication, audio, visual, and electronic equipment; books and reading material; recorded and printed music and musical instruments; home, yard, and office furnishings;

(d) That the operation of a beauty salon shall be limited to a maximum of six workstations, hours of operation from 8:00 a.m. to 7:00 p.m., Tuesday through Saturday, and a maximum of six employees on site;

(e) Not less than eight off-street parking spaces shall be provided at the rear of the Property, substantially as shown on the Plans. The spaces shall be paved with an all-weather dust-free surface and the spaces shall be delineated on the pavement surface, substantially as shown on the Plans;

Surrounding Area

Adjacent properties on the 5400 block of Patterson Avenue have a mix of uses. Nearby properties are a combination the same R-5 Single Family Residential district as the subject property. R-O2 Residential Office and B-2 Community Business districts are located in the vicinity.

Neighborhood Participation

Land Use Administration received a letter of support from the Westhampton Merchants Association.

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