



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-349: 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, and Ord. No. 2019-087, adopted Apr. 22, 2019, which authorized the special use of the property known as 5612 Grove Avenue for the purpose of non-medical office use, to authorize a freestanding sign, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 6, 2020

PETITIONER

Elaine Oakey

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, and Ord. No. 2019-087, adopted Apr. 22, 2019, which authorized the special use of the property known as 5612 Grove Avenue for the purpose of non-medical office use, to authorize a freestanding sign, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting to amend an existing special use permit that authorized personal service uses as an addition to the current permitted uses. The amendment would allow a freestanding sign in front of the building.

Staff 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 amendment 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 dwelling and is located in the Far West Planning District at the corner of Grove and Granite Avenues.

Proposed Use of the Property

The proposed amendment would allow a free-standing sign in the front yard, indicating the tenant of the property. The sign would not exceed a height of approximately 6.5 ft and the face of the sign would be limited to an area of approximately 9.5 sq ft.

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).

Zoning and Ordinance Conditions

The property is located in the R-4 Single Family Residential Zoning District and is subject to Special Use Permit Ord. No. 2019-087, adopted Apr. 22, 2019. The condition for a free-standing sign is included within the amended ordinance is as follows:

3(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 and one freestanding sign substantially as shown on a plan entitled "Exhibit A," prepared by an unknown preparer, and undated, and a plat entitled a Plat Showing the Physical Improvements to W0200111003, 5612 Grove Avenue, Elaine Oakley Revocable Trust," prepared by C.E. Duncan & Associates, Inc., dated August 20, 2018, and labelled as "Exhibit C," copies of which are attached to and made a part of this amendatory ordinance;

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 or personal service uses. Nearby properties are within the same R-4 Single-Family Residential

District as the subject property. The property is adjacent to the transition into the Libbie-Grove UB Urban Business District.

Neighborhood Participation

Land Use Administration has not received any letters in support of, or in opposition to, this application.

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