



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-152: To amend Ord. No. 84-311-280, adopted Dec. 17, 1984, which authorized the special use of the property known as 19-21 South Belmont Avenue for the purpose of an art and frame shop and the adaptation of the building for such purpose, to authorize limited commercial uses, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 8, 2015

PETITIONER

Annie L. Stephens Malo
Kane, Jeffries, and Carollo, LLP
1700 Bayberry Court, Suite 103
Henrico, VA 23226

LOCATION

19-21 South Belmont Avenue

PURPOSE

To amend Ord. No. 84-311-280, adopted Dec. 17, 1984, which authorized the special use of the property known as 19-21 South Belmont Avenue for the purpose of an art and frame shop and the adaptation of the building for such purpose, to authorize limited commercial uses, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The request is to amend the current special use permit ordinance (Ord. No. 84-311-280) and allow for additional commercial uses. The property is zoned Residential Office RO-2, which does not permit many of the proposed commercial uses. Uses proposed for permitting include, grocery stores, personal service businesses, retail stores, and service businesses. In addition, the applicant proposes to remove the existing condition, which limits the number of employees to a maximum of five.

The property is occupied by a one-story building, approximately 4,500 square feet in size, and is used as an art and frame shop. The adjacent properties to the north, east, and west are zoned RO-2, and the properties on West Cary Street are zoned Urban Business UB. The uses on these properties include a mixture of retail, office, and personal services.

There are currently six on-site parking spaces being provided in the rear of the property, which complies with a condition of the current ordinance, requiring that a minimum of six parking spaces be provided. The applicant requests no changes to this condition. If a future use(s) requires more than six parking spaces, those additional parking spaces shall be according to the parking requirements in the zoning ordinance.

The Richmond Master Plan designates this property as Community Commercial. “Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but are also compatible with nearby residential areas (p.134).”

Staff finds that the Master Plan supports the expansion of commercial uses on the subject property, and that the scale of use will be limited by not only the uses permitted in the special use permit ordinance, but also the six off-street parking spaces. Any use(s) requiring parking beyond the six spaces would have to meet all zoning requirements for parking.

Staff finds that the proposal meets the City Charter criteria for the granting of special use permits. Specifically, the proposal would not be detrimental to the safety, health, morals and general welfare of the community established by the City’s Master Plan and RO-2 zoning district. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The property is occupied by a one-story building, approximately 4,500 square feet in size, and is used as an art and frame shop.

Proposed Use of the Property

The request is to amend the current special use permit ordinance (Ord. No. 84-311-280) and allow for additional commercial uses. The property is zoned Residential Office RO-2, which does not permit many of the proposed commercial uses. Uses proposed for permitting include, grocery stores, personal service businesses, retail stores, and service businesses. In addition, the applicant proposes to remove the existing condition, which limits the number of employees to a maximum of five.

Master Plan

The Richmond Master Plan designates this property as Community Commercial. “Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but are also compatible with nearby residential areas (p.134).”

Zoning & Ordinance Conditions

The request is to amend the current special use permit ordinance (Ord. No. 84-311-280) and allow for additional commercial uses. The property is zoned Residential Office RO-2, which does not permit many of the proposed commercial uses and the existing ordinance limited the uses of the property to only an art and frame shop. Uses proposed for

permitting include, grocery stores, personal service businesses, retail stores, and service businesses. In addition, the applicant proposes to remove an existing condition, which limits the number of employees to a maximum of five.

There are currently six on-site parking spaces being provided in the rear of the property, which complies with a condition of the current ordinance, requiring that a minimum of six parking spaces be provided. The applicant requests no changes to this condition. If a future use(s) requires more than six parking spaces, those additional parking spaces shall be according to the parking requirements in the zoning ordinance.

Surrounding Area

The adjacent properties to the north, east, and west are zoned RO-2, and the properties on West Cary Street are zoned Urban Business UB. The uses on these properties include a mixture of retail, office, and personal services.

Neighborhood Participation

Staff has contacted 5th District Council Representative, Parker Agelasto, and the Carytown Merchants Association. Staff has received one letter of support from the Carytown Merchants Association.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734