



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-044: To authorize the special use of the property known as 4204 Hermitage Road for the purpose of an arts, education, and community center, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 7, 2022

PETITIONER

Brian K. Jackson - Hirschler Fleischer

LOCATION

4204 Hermitage Road

PURPOSE

To authorize the special use of the property known as 4204 Hermitage Road for the purpose of an arts, education, and community center, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit for the purpose of an arts, education, and community center with off-street parking, within an R-53 Multifamily Residential Zoning District. Such a use is not a permitted use in this district, a Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the Institutional land use category including primary uses, which include, "Institutional, cultural, government, and open space." (p. 69)

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the retention of 225 existing off-street parking provided on-site.

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 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

4204 Hermitage Road is currently improved with a 50,152 sq. ft. building, situated on a 214,529 sq. ft. (4.92 acre) parcel of land. The property is located in the Bellevue neighborhood and is bound by Interstate 95 to the west and Hermitage Road to the east.

Proposed Use of the Property

The applicant is proposing a Special Use Permit which would authorize an arts, education, and community center, in addition to a child language center (including an audiology clinic), which is currently authorized on the property by an existing special use permit.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Institutional which is defined as "Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions." The future development style includes several buildings owned by an institution [and] are often connected by an engaging character that creates a campus-like environment. Active commercial ground floor uses are required on street-oriented commercial frontages. Residential uses may be permitted on the ground floor in certain sections of the area. Regardless, ground floor residential units should still have street-oriented façades with setbacks, front yards, and balconies where appropriate. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Ground floor parking is prohibited on principal street frontages.

Intensity: Varies.

Primary Uses: Institutional, cultural, government, and open space.

Secondary Uses: Retail/office/personal service and multi-family.

Zoning and Ordinance Conditions

The current zoning for the subject parcel is R-53 (Multi-Family Residential). The property is also located in the Hermitage Road City Old & Historic District.

The City's Zoning Administration reviewed the application and provided the following comments:

Sec. 30-418.1 Permitted principal uses.

General Condition - Use not allowed in R-53.

The special use permit would impose conditions on the property, including:

3(a) The Special Use of the Property shall be as an arts, education, and community center, substantially as shown on the Plans and as described in the document entitled "Special Use Permit Applicant's Report," a copy of which is attached to and made a part of this ordinance. The improvements on the Property, including the commercial kitchen, dining hall, auditorium, and meeting rooms, may be rented to the general public.

(b) No fewer than 225 off-street parking spaces shall be provided on the Property.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(d) Signs for the Special Use shall be limited to a freestanding sign not exceeding 24 square feet in area and located a minimum of five feet from the boundary line of the Property along the public right-of-way and a minimum of 15 feet from any side or rear boundary line of the Property. With the exception of the face of the freestanding sign, the sign shall be constructed primarily of brick, concrete, or stone. The final plans for the freestanding sign shall meet the requirements of the Commission of Architectural Review.

(e) Ordinance No. 89-194-175, adopted July 10, 1989, last amended by Ordinance No. 2007-314-281, adopted December 10, 2007, shall remain in effect and shall not be extinguished by this ordinance.

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

Surrounding and nearby properties are primarily zoned R-1 (Single-family Residential) and R-73 Residential (Multifamily Residential). A mix of residential and institutional land uses are present in the vicinity.

Neighborhood Participation

Staff notified area residents, property owners, and the Hermitage Road Historic District Association, of the proposed Special Use Permit. Due to the proximity to Henrico County, staff also notified the Henrico County Planning Department of the application. Letters of support have been received by the Bellevue Civic Association, Hermitage Road Historic District Association, and Councilmember Lambert.

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