



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2018-277:** To amend and reordain Ordinance No. 2018-051, adopted March 26, 2018, which authorized the special use of the properties known as 1911 and 1915 Grove Avenue for the purpose of a day nursery within a church, to also authorize the special use of the property known as 1915 Grove Avenue for the purpose of two, two-family dwellings, upon certain terms and conditions.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 5, 2018

---

#### **PETITIONER**

Donna Soyars – Tabernacle Baptist Church

#### **LOCATION**

1915 Grove Avenue

#### **PURPOSE**

To amend and reordain Ordinance No. 2018-051, adopted March 26, 2018, which authorized the special use of the properties known as 1911 and 1915 Grove Avenue for the purpose of a day nursery within a church, to also authorize the special use of the property known as 1915 Grove Avenue for the purpose of two, two-family dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting to amend an existing Special Use Permit which pertains to a day nursery within a church. The amended special use permit would authorized two existing buildings on the church property to be used as two-family dwellings, which would not meet the lot size or lot width requirements of the Zoning Ordinance.

Staff finds that the proposed two-family residential use of the currently vacant buildings is in keeping with the City's current Master Plan and the goals of providing single and two-family residential uses within the Fan District.

Staff finds that the rehabilitation and preservation of the historic buildings is aligned with the Community Character Goals within the current Master Plan that state how "The architectural and historic character of Richmond will be preserved and enhanced" (p. 110).

Staff finds that the proposed use would not pose an undue burden on the availability of on-street parking in the area.

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 Amendment request.

---

---

---

## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 10,612 SF, .24 acre parcel of land located in the Fan District neighborhood of the Near West planning district. The property is improved with three buildings. One of the buildings is currently being used as a day-care center within Tabernacle Church to the rear of the parcel. The two former residential buildings fronting Grove Avenue are the subject of the proposed amendment.

### **Proposed Use of the Property**

Re-establishing residential use of the two former residential buildings fronting Grove Avenue. The proposal would yield a residential density of approximately 17 units per acre and would be consistent with the historic pattern of development along Grove Avenue.

### **Master Plan**

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Residential at Medium densities. Primary uses for this category "...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7. (City of Richmond Master Plan, 133)

### **Zoning and Ordinance Conditions**

The property is currently located in the R-6 Single Family Attached Residential zoning district and is subject to a special use permit ordinance (Ordinance No. 2018-051) which imposes development conditions on the property. The following conditions have been amended and/or added to the proposed ordinance amendment or are current conditions that would also apply to the proposed use:

3(d) No fewer than 13 off-street parking spaces shall be provided, substantially as shown on the Plans attached to Ordinance No. 2018-051, adopted March 26, 2018. [This parking pertains to the day nursery within a church.] Up to four of these parking spaces may be used [by the two-family dwellings] between the hours of 6:00 PM through 8:00 AM

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

(g) The following conditions shall apply to the two-family dwellings:

- i. The two-family dwellings shall be substantially as shown on the Plans attached to this ordinance.
- ii. One off-street parking space per dwelling unit shall be provided within a radius of 500 feet of the Property.
- iii. The height shall not exceed the height shown on the Plans.
- iv. Prior to the issuance of any certificate of occupancy, the establishment of three lots, substantially as shown on the plat attached to this ordinance, shall be accomplished by

obtaining approval from the City and by recording appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

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**

All adjacent properties are located within the same R-6 Residential Zone.

**Neighborhood Participation**

Staff has received a letter of no opposition for this application from the Fan District Association.

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