



CITY OF RICHMOND

Department of Planning & Development Review

Staff Report

Ord. No. 2019-260: To authorize the special use of the property known as 1836 Park Avenue for the purpose of office space and occasional events, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 7, 2019

PETITIONER

Jill and Andy Stefanovich

LOCATION

1836 Park Avenue

PURPOSE

To authorize the special use of the property known as 1836 Park Avenue for the purpose of office space and occasional events, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit which would authorize the use of an existing building, which was previously used for institutional purposes as a church, for office use and occasional special events. These uses are currently not permitted with the R-6 Single Family Attached District. A Special Use Permit is therefore required.

Staff finds the proposed special use would be consistent with the mix of uses found in The Fan neighborhood, as referenced in the Master Plan. Moreover, the intensity of the proposed special use is comparable to possible continued institutional use of the property.

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, with the amendment to Condition 3(f) of the ordinance shown below.

FINDINGS OF FACT

Site Description

The subject property consists of an 8,045 SF (.19 acre) parcel of land improved with a 3,200 sq. ft. building constructed, according to City records, in 1930. The property is located in The Fan neighborhood of the Near West planning district. The property is improved with a building previously used as a place of worship.

Proposed Use of the Property

Commercial office use.

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.

Specifically for The Fan neighborhood, the Master Plan states "The Fan is a neighborhood which exists much as it has since the early 1900's. It is identified on the Land Use Plan map as appropriate for the continuation of a wide range of urban residential uses (with varying housing styles and residential densities) and commercial uses to serve the area. While the Land Use Plan map does not provide specific details regarding the exact location of each type and density of residential and commercial uses, it is intended to reflect the importance of maintaining such a mix in this urban residential neighborhood" (p. 233).

Zoning and Ordinance Conditions

The property is currently located in the R-6 Single Family Attached Residential zoning district. The following conditions have been attached to this ordinance:

3(a) The use of the Property shall be office use, including business, professional, and administrative offices, substantially as shown on the Plans. The Property may also be used for limited special events unrelated to the office use on a non-commercial basis.

(b) No more than 15 employees shall occupy the building in conjunction with the office use of the Property.

(c) The hours of operation for the office use open to the public on the Property shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Friday.

(d) No parking spaces shall be required for the office use of the Property.

(e) No signs shall be permitted for the office use on the Property.

(f) The Property may be used as an event space unrelated to the office use for no more than 12 events per year. Six of these events may host no more than 100 attendees, and the remaining six of these events may host no more than 50 attendees. Each event shall be located within the

building. ~~[Each event shall end no later than 11:00 p.m., Monday through Friday. No event shall occur on Saturday or Sunday.]~~ Each event shall end no later than 10:00 p.m., Sunday through Wednesday, and no later than 11:00 p.m., Thursday through Saturday. For each event, the Owner shall provide valet parking service to one or more off-site parking areas. If amplified music is played during an event, the exterior doors of the building shall remain closed except for ingress and egress. No person associated with the event shall perform any functions related to the event on the Property after 11:00 p.m.~~[, Monday through Friday.]~~ For purposes of this subsection, "event" means the occasional hosting of events unrelated to the office use for the benefit of local nonprofit, community, arts, and other cultural organizations.

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

4(e) The Owner shall make improvements within the right-of-way, including the installation of a street tree along North Meadow Street in a location adjacent to the Property specified by the Director of Public Works which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

All adjacent and nearby properties are located within the same R-6 Single Family Residential District as the subject property. A mix of single, two and multi-family land uses, with some commercial land uses, are present in the vicinity.

Neighborhood Participation

The Fan District Association and adjacent property owners were notified of the proposal. Staff has received letters of support and opposition for the proposed special use from area residents; the Zoning Committee of the Fan District Association has recommended a position of no opposition.

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