



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-166: To authorize the special use of the property known as 3701 R Street for the purpose of the expansion of a community center open to the general public, upon certain terms and conditions.

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

PETITIONER

Adena M. Patterson
McGuire Woods

LOCATION

3701 R Street

PURPOSE

To authorize the special use of the property known as 3701 R Street for the purpose of a community center, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

Currently, the subject property is zoned in the R-5 Single-Family Residential District, which does not allow non-governmental community centers or non-profit private community centers open to the general public. The property is subject to an exception granted by the Board of Zoning Appeals in 1970 (BZA Case No.28-70), which permitted construction of the community center. An application has been received for a special use permit to authorize expansion of the existing 36,000 SF community center.

The Boys & Girls Club community center currently offers programs and services for approximately 500 members and employs a staff of 10. The phased expansion would accommodate an additional 300 members.

Staff finds that the proposed expansion of an established residential support use would provide services for the benefit of the neighborhood. The proposed expansion would be in keeping with the scale, materials, and setbacks of the existing community center.

Staff further finds that the proposed use would not pose an undue burden on the neighborhood's on-street parking capacity.

Staff further finds that with the conditions of the ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Staff therefore recommends approval of the proposed special use permit.

FINDINGS OF FACT

Site Description

The subject property consists of a 1.134 acre (49,397 SF) parcel of land improved with a community center constructed, per tax assessment records, in 1978. Seven on-site surface parking spaces are provided for use by the community center. The property is a triangular parcel of land located at the intersection of P and R Streets, in the Oakwood neighborhood of the East planning district.

Proposed Use of the Property

An approximately 9,000 SF expansion of an existing 36,000 SF community center.

Master Plan

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are single-family detached dwellings at densities up to seven units per acre, with residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133). More specifically for the East planning district, the Master Plan states, "The predominant land uses in the District are residential in nature, and these uses should be preserved," and "infill development of like density and use is appropriate (p. 166)."

Zoning & Ordinance Conditions

Currently, the subject property is zoned in the R-5 Single-Family Residential District, which does not allow non-governmental community centers or non-profit private community centers open to the general public. The property is subject to an exception granted by the Board of Zoning Appeals in 1970 (BZA Case No.28-70), which permitted construction of the community center.

The ordinance conditions limit the use of the property to a community center with limited social service delivery services. The scale and materials used for the expansion of the community center will be compatible with the existing community center.

Hours of operation are limited to 6:00 A.M. to 10:00 P.M., Sunday through Thursday, and 6:00 A.M. to 11:00 P.M., Friday and Saturday.

Requirements for signage, site landscaping, and screening are also included in the ordinance.

Seven on-site parking spaces are provided.

Surrounding Area

All surrounding properties are located within the same R-5 zoning district as the subject property. Single-family residential land use predominates the area, with some institutional, public open space, mixed use, commercial, and two-family and multi-family residential land uses being present as well.

Neighborhood Participation

Staff notified Councilwoman Newbille of the proposal. Staff is not aware of any civic associations in the area. No letters of support or opposition have been received.

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