



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-168: To amend and reordain Ord. No. 2003-323-282, adopted Oct. 13, 2003, which authorized the special use of the property known as 700 Dinwiddie Avenue for the purpose of a shelter and social service delivery use, to authorize the addition of a modular classroom within an existing parking lot, under certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 18, 2018

PETITIONER

T. Preston Lloyd

LOCATION

700 Dinwiddie Avenue

PURPOSE

To amend and reordain Ord. No. 2003-323-282, adopted Oct. 13, 2003, which authorized the special use of the property known as 700 Dinwiddie Avenue for the purpose of a shelter and social service delivery use, to authorize the addition of a modular classroom within an existing parking lot, under certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has proposed the addition of a modular classroom within an existing parking lot which will reduce the number of parking spaces currently required under an existing Special Use Permit. The amendment to the Special Use Permit will reduce the number of spaces from 45 to 41. Such an expansion and modification require an amendment to the special use permit.

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

Staff further 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 property known as 700 Dinwiddie Avenue consists of a 59,958 SF, 1.4 acre, parcel of land currently improved with a 1-story, 23,000 SF building, constructed, per tax assessment records,

in 1959. Currently, the property is owned and occupied by the non-profit organization CARITAS which operates the existing program, The Healing Place. The property is located in the City's Old South Planning District and Old Town Manchester Neighborhood.

Proposed Use of the Property

The applicant has proposed the addition of a modular unit for the purpose of adding additional space for use by existing programming associated with The Healing Place.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject properties as Industrial. Primary uses for this category "...include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-ware- house and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access. Typical zoning classifications that may accommodate this land use category: OS, M-1, and M-2." (City of Richmond Master Plan, p.135).

Zoning and Ordinance Conditions

The current zoning for the subject property is M-2, Heavy Industrial. This special use permit is amended from a 2003 special use permit, and would include the following conditions:

3(h) No less than 41 off-street parking spaces shall be provided as shown on the plans attached to the amendatory ordinance. These parking spaces shall be paved with a dust-free, all weather surface and shall be delineated on the pavement.

(n) Outdoor bicycle storage for no fewer than 20 bicycles shall be provided on the property.

(o) A modular classroom shall be permanently affixed to the property in accordance with all applicable requirements of the Virginia Uniform Statewide Building Code and substantially in the location labeled "Proposed Added Trailer" on the plans attached to the amendatory ordinance.

Surrounding Area

Surrounding properties are also located in the M-2 district and are improved with vacant, industrial, and multi-family land uses.

Neighborhood Participation

Staff has received a letter of support from the Blackwell Community Civic Association for this application.

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