



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-195: To amend Ord. No. 95-185-178, adopted Jul. 10, 1995, which authorized the special use of the property known as 2910 Lamb Avenue, for the construction and occupancy of an accessory building serving the existing funeral home on the adjacent property known as 115 East Brookland Park Boulevard, together with accessory parking, for the purpose of authorizing the expansion of the accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 6, 2014

PETITIONER

Mark Ricketts
Site Improvement Associates, Inc.
800 Juniper Crescent Suite A, Chesapeake, VA 23320

LOCATION

115 East Brookland Park Boulevard

PURPOSE

To amend an existing special use for 2910 Lamb Avenue to allow the expansion of the accessory building serving an existing funeral home.

SUMMARY & RECOMMENDATION

The subject property consists of two parcels and is currently located partially within the UB Urban Business District and partially within the R-5 Single Family Residential District. The property was granted special use permit 95-185-178 for the purpose of constructing an accessory structure to serve the existing funeral home. The accessory structure was limited to the storage of vehicles associated with the funeral home use, and supplies and tools related to normal maintenance and upkeep of such vehicles, and lawn and building maintenance materials and equipment used on the premises. The property is currently in compliance with the requirements of the special use permit, including those for landscaping. The application proposes to amend the special use permit for the purposes of expanding the existing accessory structure.

The Richmond Master Plan designates this property as Community Commercial. Primary uses for this designation include, "office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses." (p.134).

The proposed addition of approximately 498 square feet would provide a fourth garage door. The proposed addition would be built to the same height and design of the existing garage and

continue the residential-style elevation adjacent to the residential properties to the south. The existing garage serves as additional screening between the activities of the funeral home parking area and the adjacent residential uses and provides security for the funeral home vehicles.

Staff finds that the proposed garage expansion is consistent with Master Plan designation of Community Commercial. The garage serves as additional screening between the activities of the funeral home parking area and the adjacent residential uses and provides security for the funeral home vehicles. Staff believes the proposal represents a modest expansion of the funeral home use and would enhance the continued operation of a longstanding community business.

Staff finds that the City Charter conditions relative to the granting of special use permits have been met. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located on the block bounded by E. Brookland Park Boulevard to the north, Lamb Avenue to the east, East Essex Street to the south, and Barton Avenue to the west. The property is occupied by Scotts Funeral home and an accessory garage with three doors.

Proposed Use of the Property

The proposed garage addition of approximately 498 square feet would provide a fourth garage door. The proposed addition would be built to the same height and design of the existing garage and continue the residential-style elevation adjacent to the residential properties to the south. The existing garage serves as additional screening between the activities of the funeral home parking area and the adjacent residential uses and provides security for the funeral home vehicles.

Master Plan

The Richmond Master Plan designates this property as Community Commercial. Primary uses for this designation include, "office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses." (p.134).

Zoning & Ordinance Conditions

The subject property is currently located partially within the UB Urban Business District and partially within the R-5 Single Family Residential District. The entire parcel was granted special use permit 95-185-178 for the purpose of constructing an accessory structure to serve the existing funeral home, which shall be limited to the storage of vehicles associated with the funeral home use, and supplies and tools related to normal maintenance and upkeep of such vehicles, and lawn and building maintenance materials and equipment used on the premises. The property is currently in compliance with the

requirements of the special use permit 95-185-178, including those for landscaping. The application proposes to amend the special use permit for the purposes of expanding the existing garage.

Surrounding Area

The properties to the north are zoned and west are zoned UB Urban Business and are occupied by community commercial businesses. The properties to the east and south are zoned R-5 Single-Family Residential are occupied by single-family residences and Richmond Community High School.

Neighborhood Participation

Staff has contacted 3rd District Council Representative, Chris Hilbert and has received no letters of opposition or support from the public.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734