

AN ORDINANCE NO. 85-236-227

ADOPTED SEP 23 1985

To authorize the use of the real estate known as 6901 Patterson Avenue, containing 24,168 square feet, more or less, located on the south right of way line of Patterson Avenue 250 feet west of the west right of way line of Ripley Avenue, being more completely described as follows: beginning at a point on the south right of way line of Patterson Avenue, said point being 250.00 feet west of the intersection of the south right of way line of Patterson Avenue and the west right of way line of Ripley Avenue; thence extending in a southerly direction 161.10 feet along a property line to a 15-foot alley; thence extending in a westerly direction 150.00 feet along the north right of way line of said 15-foot alley to a property line; thence extending in a northerly direction 161.14 feet along a property line to the south right of way line of Patterson Avenue; thence extending in an easterly direction 150.00 feet along the south right of way line of Patterson Avenue to the point of beginning, for purposes of a dental office facility, together with accessory parking, and to authorize the construction of a building for such purposes, substantially as shown on the plans, entitled: "Collegeview Dental Office Building, 6901 Patterson Avenue, Richmond, Virginia", upon certain terms and conditions.

Patron - City Manager (By Request)

Approved as to form and legality
by City Attorney

1. THE CITY OF RICHMOND HEREBY ORDAINS:
2. § 1. That the real estate known as 6901 Patterson
3. Avenue, containing 24,168 square feet, more or less, located
4. on the south right of way line of Patterson Avenue 250 feet
5. west of the west right of way line of Ripley Avenue, being
6. more completely described as follows: beginning at a point

1. on the south right of way line of Patterson Avenue, said
2. point being 250.00 feet west of the intersection of the
3. south right of way line of Patterson Avenue and the west
4. right of way line of Ripley Avenue; thence extending in a
5. southerly direction 161.10 feet along a property line to a
6. 15-foot alley; thence extending in a westerly direction
7. 150.00 feet along the north right of way line of said
8. 15-foot alley to a property line; thence extending in a
9. northerly direction 161.14 feet along a property line to the
10. south right of way line of Patterson Avenue; thence
11. extending in an easterly direction 150.00 feet along the
12. south right of way line of Patterson Avenue to the point of
13. beginning, is hereby permitted to be used for purposes of a
14. dental office facility, substantially as shown on the plans,
15. entitled: "Collegeview Dental Office Building, 6901
16. Patterson Avenue, Richmond, Virginia", prepared by S. B.
17. Architect, dated June 1, 1985, and last revised August 12,
18. 1985, copies of which are attached to and incorporated as a
19. part of this ordinance, and the building to be constructed
20. on such real estate is hereby permitted to be used for the
21. purposes of a dental office, together with accessory
22. parking.

23. § 2. That the Commissioner of Buildings is hereby
24. authorized to issue to the owner of the real estate, or

1. successor or successors in fee simple title, a building
2. permit for the purpose of constructing the building and
3. permit the occupancy of the property for purposes of a
4. dental office facility. The special use permit shall be
5. transferable to the successor or successors in title of the
6. owner, whether acquired by operation of law, deed or
7. otherwise, and shall run with the land, subject to the
8. following terms and conditions:

9. (a) That the acceptance of the permit and the
10. exercise of the privileges granted by this ordinance by the
11. owner and successor or successors in title shall constitute
12. a warranty on the part of the owner and successor or
13. successors that title to the land and the building shall be
14. vested in the same person or persons or corporation;

15. (b) That the owner shall be bound by, observe and
16. shall comply with all other laws, ordinances and rules and
17. regulations adopted pursuant thereto, applicable to the
18. land and building, except as otherwise provided in this
19. ordinance;

20. (c) That twenty-one parking spaces shall be
21. provided as shown on the attached plan. The parking areas
22. shall be screened from view of public streets and alleys and
23. adjacent properties by evergreen vegetative material not
24. less than four and one-half feet in height as shown on the
25. attached plans;

1. (d) That all parking areas and access aisles shall
2. be paved with a dust-free, all-weather surface and parking
3. spaces shall be delineated on the pavement surface;

4. (e) That occupancy of the building shall be limited
5. to three dentists and twelve employees in the conduct of the
6. business;

7. (f) That existing trees shall be retained and
8. additional landscaping shall be provided as shown on the
9. attached plans. Should it become necessary to remove either
10. or both of the trees adjacent to the driveway, they shall be
11. replaced by a similar species of tree not less than four
12. inches in caliper;

13. (g) That final grading and drainage plans shall be
14. approved by the Director of Public Works prior to the
15. issuance of building permits;

16. (h) That facilities for the collection of refuse
17. shall be provided in accordance with the requirements of the
18. Director of Public Works. Such facilities shall be located
19. or screened as not to be visible from adjacent properties,
20. public streets and public alleys;

21. (i) That storm or surface water shall not be
22. allowed to accumulate on the land, and adequate facilities
23. for drainage of storm or surface water from the land or
24. building shall be provided by the owner at his cost and

1. expense so as not to adversely affect or damage adjacent
2. properties or public streets and the use thereof;

3. (j) That identification of the premises shall be
4. limited to one sign, not exceeding six square feet in area,
5. mounted flat on a vertical surface of the building;

6. (k) The driveway from the street shall be
7. constructed in accordance with the City Driveway Policy
8. standards;

9. (l) That should the owner use the premises for any
10. purpose which is not permitted by this ordinance, or fails,
11. refuses, or neglects to comply with the provisions of fore-
12. going paragraphs (a) through (k) and does not terminate such
13. use or comply with such provisions within ninety days after
14. written notice so to do has been given to the owner by the
15. Zoning Administrator, the privileges granted by this
16. ordinance shall terminate and the special use permit shall
17. become null and void;

18. (m) That when the privileges granted by this
19. ordinance terminate and the special use permit becomes null
20. and void or when use of the premises is abandoned for a
21. period of twenty-four consecutive months, use of the real
22. estate shall be governed thereafter by the zoning
23. regulations prescribed for the district in which the real
24. estate is then situated; and

1. (n) That application for a building permit to
2. construct the building shall be made within twelve months
3. from the effective date of this ordinance, which building
4. permit shall expire by limitation and become null and void
5. if construction of the building is not commenced within one
6. hundred eighty days from the date of the building permit, or
7. if construction of the building is suspended or abandoned
8. for a period of one hundred eighty days at any time after
9. the work is commenced, as provided in Section 109.1 of the
10. Uniform Statewide Building Code. Should application for the
11. building permit not be made within twelve months from the
12. effective date of this ordinance or should the building
13. permit expire and become null and void, the privileges
14. granted by this ordinance shall terminate and the special
15. use permit shall become null and void.

16. § 3. This ordinance shall be in force and effect upon
17. adoption.

18.
19.
20.
21.
22.
23.
24.

SPECIAL USE PERMIT APPLICATION
CITY OF RICHMOND, VIRGINIA



Date 27 May 1985

TO: The Honorable Council of the City of Richmond
c/o The Department of Planning and Community Development
900 East Broad Street
Richmond, Virginia 23219

Application is hereby made for a SPECIAL USE PERMIT for: (proposed use)

Dental Offices

at the premises designated or described as follows: (attach a legal description)

6901 Patterson Avenue

in accordance with attached plans designated: (title, sheet numbers,
prepared by, date) Dental Office Building - College View Associates

Plans and Elevations

The current zoning of the property is R-4

Attached is a check for \$ 500.00 payable to "City of Richmond".

Signature of owner of property *Stephen C Brown D.P.S.*

Address 6911 Patterson Avenue

Phone No. 288-5324

Applicant or owner's representative Same

Address _____

Phone No. _____

Staff Note:

Application, plans, report, fee and other required information received _____

Affects Master Plan Yes _____ No _____

Mary's Hospital and the Tuckahoe Rescue Squad as well as many doctor's offices within the area.

4. No Overcrowding or Undue Concentration. A total of 22 parking spaces are provided which is more than required by code.
5. No Adverse Impact on Public Facilities. Since all persons using this facility will be there for only dental services, there will be no interference with public schools, parks, playgrounds, water supplies, ect. Finally, this office will generate for the city additional tax revenues, which will be a valuable source of funding for the support of these public facilities.
6. No Interference With Adequate Light and Air. As described above, the office will be used exclusively for dental care. The structure will not exceed one story and will be consistent in scale with the other structures in the neighborhood. Therefore, this office will not interfere with adequate light and are.

In summary, it is clear from the City's Master Plan and surrounding uses that this property follows the guidelines of the City's plan and will greatly enhance the appearance, value, and quality of the neighborhood. Therefore, it is respectfully submitted that it is now in the best interest of the city for construction of this office to be encouraged by the issuance of this Special Use Permit.