

INTRODUCED: January 9, 2023

AN ORDINANCE No. 2023-032

To authorize the special use of the property known as 1400 Perry Street for the purpose of a food bank as an accessory use, upon certain terms and conditions.

Patrons – Mayor Stoney (By Request) and Ms. Robertson

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 12 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 1400 Perry Street, which is situated in a R-8 Urban Residential District, desires to use such property for the purpose of a food bank as an accessory use, which use, among other things, is not currently allowed by section 30-413.13, concerning permitted accessory uses and structures, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 13 2023 REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1400 Perry Street and identified as Tax Parcel No. S000-0155/011 in the 2023 records of the City Assessor, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a food bank as an accessory use, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sacred Heart Center, 1400 Perry Street, Richmond, Virginia,” prepared by Phillip Powell, dated October 15, 2001, and last revised October 17, 2022, hereinafter referred to as “the Plans,” a copy of which is attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a food bank as an accessory use and shall be located either in the building labelled “New 56’ x 12’ Mobile Unit With Stainless Steel Ramp,” or within the building labelled “Existing School,” substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) The operations of the Special Use shall cease by 10:00 p.m. daily.

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

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

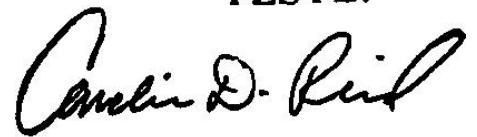
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carlin D. Reil". The signature is fluid and cursive, with the first name "Carlin" being more prominent.

City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2022.0566

O & R Request

DATE: December 13, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

Handwritten signature of Levar M. Stoney in black ink.

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

Handwritten signature of J.E. Lincoln Saunders in black ink.

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

Handwritten signature of Sharon L. Ebert in black ink.

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

Handwritten signature of Kevin J. Vonck in blue ink.

RE: To authorize the special use of the property known as 1400 Perry Street for the purpose of a food bank as an accessory use, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 1400 Perry Street for the purpose of a food bank as an accessory use, upon certain terms and conditions.

REASON: The subject property is located in the R-8 Urban Residential District wherein a food bank is not a permitted use. Therefore, a Special Use Permit is required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 6, 2023 meeting.

BACKGROUND: The 1.058 acre subject property is located on the southeast corner of Perry Street and West 14th Street. It is served by an alley that runs along the southern property line. The property is improved with a 26,736 square foot two-story building that contains a religious institutional building operated by Sacred Heart Catholic Church. Within the paved parking area, a modular structure is located to the rear of the property. This structure is replacing the structure historically used as a food bank on the property.

The Richmond 300 Master Plan recommends Neighborhood Mixed Uses for the subject property. These are urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

BUDGET AMENDMENT NECESSARY: None

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: January 9, 2023

CITY COUNCIL PUBLIC HEARING DATE: February 13, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
February 6, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans and Survey

STAFF: Kevin J. Vonck, Director of Planning & Development Review, 804-646-3741
Matthew Ebinger, Principal Planner, Land Use Administration, 804-646-6308



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☒ **special use permit, new**
☐ **special use permit, plan amendment**
☐ **special use permit, text only amendment**

Project Name/Location

Property Address: 1400 PERRY STREET

Date: 12/1/2022

Tax Map #: S0000155011 Fee: 300

Total area of affected site in acres: 672 SQ FT

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R8

Existing Use: SACRED HEART SCHOOL CONVENT

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

PLEASE SEE REPORT ATTACHED

Existing Use: PLACE OF WORSHIP, CONVENT, MONASTERY, ABBEY

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: LILIANA CASTILLO

Company: SACRED HEART CENTER

Mailing Address: 1400 PERRY STREET

City: RICHMOND

State: VA

Zip Code: 23224

Telephone: (804) 502-0311

Fax: ()

Email: liliana_castillo@shcrichmond.org

Property Owner: BISHOP WALTER SULLIVAN/CATHOLIC DIOCESE OF RICHMOND / FATHER SHAY AUERBACH REPRESENTAT

If Business Entity, name and title of authorized signee: CATHOLIC DIOCESE OF RICHMOND

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 1400 PERRY STREET

City: RICHMOND

State: VA

Zip Code: 23224

Telephone: (804) 232-8964

Fax: ()

Email: sauerbach@richmonddiocese.org

Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



1400 Perry St
Richmond VA 23224
www.shcrichmond.org

City of Richmond, Virginia
900 E Broad St
Richmond, VA 23219

Dear Sir/Madam,

I am writing on behalf of Sacred Heart Center (SHC) at Perry Street 23224. The Sacred Heart Center is a non-profit organization where we connect Latino families with the tools to thrive and flourish. Guided by our values of compassion, inclusion, equity, and collaboration to commit to a compassionate approach, serve vulnerable people in various ways, and co-create empowered communities.

SHC is a 501 c 3, we are part of the Catholic Diocese of Richmond and the SHC is leasing the land from the Catholic Diocese. It is properly permitted as a daycare facility, community center, convent, and school education center. As per the Real Estate Assessor property search site, the exemption code is listed as 400, Place of worship, convent, monastery, and Abbey. The original certificate of Occupancy was issued by the Department of Community Development Bureau of Permits and Inspection in 2003. This will be an identical use to the facility that operated until 2021.

In 1999, SHC started food storage in the building to help families in need. As the need increased, it was necessary to move the food storage to a trailer unit approved by the city. SHC upgraded the storage unit to improve services.

At SHC, the number of people served from 2017 to 2021 increased from 7,700 to 37,000. As the need for service increased we decided to acquire another trailer for food storage and to continue serving our families. This report is part of the application process. We are applying for a permit to utilize the mobile unit for food storage.

The SHC employs about 30 people. Hours of operation are from 9 am to 10 pm Mon- Fri and some weekends, depending on the outreach events and the church programs. The church community, the members that use the center, and the daycare are the community that primarily will benefit from the food. The incremental use is minor compared to total use. We are getting an incremental amount of an average of 5 cars per day when we are providing the food. Food distribution is done after a review of center staff or church and by appointment only.

The previous mobile unit was at the same location for 30 years. As mentioned before, the mobile unit was used for food storage and distribution of food to the community. This process is an organized process that does not affect the neighborhood, nor is detrimental to the safety of the community. The food storage unit won't cause any congestion on the streets, or alleys or create any hazards from fire, panic, or other dangers. Some of the members of the community volunteer and donate food to the center. The mobile unit for storage only won't interfere with public or private schools, and no water supply or sewage disposal will be needed. The concentration of people will be similar to the traffic that the center has on a regular day. The incremental increase will be minimal.

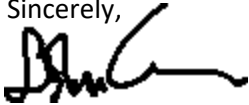
The reasons we feel these conditions will meet are the following:

- The people of the center and our community are the same people who benefit from the food.

- The incremental traffic will be minimal, about 5 cars a day.
- The distribution of food is done by appointment only.
- The previous mobile unit was at the same site for 30 years and there was never a problem nor a complaint from the neighborhood.
- The mobile unit will be adjacent to the existing building so there would no expansion of the building footprint.
- No water lines need to be connected to the mobile unit.
- No sewage disposal
- The mobile unit will be adjacent to the existing building so there would no expansion of the building footprint.
- No need for improvements that will interfere with adequate light and air.

We are enclosing the application form, fees, survey plan, and electronic pdf plans together with this report. If you have any questions or comments, please call me directly at 804-502-0311 or email me at Liliana_castillo@shcrichmond.org. I look forward to discussing this request with you.

Sincerely,



Liliana Castillo

Director of Administration

Tel: 804-502-0311

Liliana_castillo@shcrichmond.org

