



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-181: To authorize the special use of the properties known as 2519 Hermitage Road and 1613 Rhoadmiller Street for the purpose of an animal shelter with an outdoor area, upon certain terms and conditions. (2nd District)

To: City Planning Commission
From: Land Use Administration
Date: July 16, 2024

PETITIONER

Richmond SPCA represented by Baker Development Services

LOCATION

2519 Hermitage Road and 1613 Rhoadmiller Street

PURPOSE

An animal shelter is a permitted use in the B-7 Mixed-Use Business zoning district where the subject properties are located. However, the requested outdoor dog yard is not a permitted use. Therefore, a special use permit is requested.

SUMMARY & RECOMMENDATION

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan for Industrial Mixed uses of the property and neighborhood.

Staff 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 special 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.

FINDINGS OF FACT

Site Description

The properties are located on the southwest corner of Hermitage Road and Rhoadmiller Street, with rear alley access, and combine for 1,772 square feet of lot area. The properties are occupied by an animal shelter operated by the SPCA.

Proposed Use of the Property

Expansion of an existing animal shelter to accommodate outdoor dog areas.

Master Plan

The City's Richmond 300 Master Plan designates the property for Industrial Mixed-Use which are Formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial use.

Development Style: A mix of building types with low-scale, post-industrial buildings that are adapted for a new use are adjacent to new taller residential and/or office buildings. These areas allow "maker uses" to continue while encouraging more individuals to live, work, and play in the

area. Buildings should have street-oriented façades with windows and door openings along street frontages. New light industrial uses are compatible with residential, and office uses, and are attractively buffered. New developments continue or introduce a gridded street pattern to increase connectivity.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Vehicular access to parcels should use alleys where possible. Loading for trucks must be provided off-street. Parking lots and parking areas should be located to the rear of street-facing buildings.

Intensity: : Medium- to high-density, three to eight stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.

Zoning and Ordinance Conditions

Zoning Administration provided the following statement:

The property is within the B-7 (Mixed-use business) zoning district. Sec. 30-446.2. (31) - The use as an animal shelter is permitted, provided that all facilities shall be located within completely enclosed and air-conditioned buildings which are soundproof to the extent that sounds produced by animals kept or treated therein are not audible outside the building. The proposed dog recreation area is outside of the building; therefore, this SUP is required.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as an animal shelter with an outdoor area, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The surrounding neighborhood is in the B-7 Mixed-Use Business District and warehouse and industrial uses.

Neighborhood Participation

Staff notified area residents and property owners. The property is not in an area represented by a civic association. No comments in support or opposition have been received.

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