



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-243: To amend and reordain Ord. No. 84-188-174, adopted Aug. 27, 1984, as previously amended by Ord. No. 89-391-90-16, adopted Jan. 22, 1990, which authorized the special use of 504 and 506 Libbie Avenue, for the purpose of expanding the existing non-medical office use and allowing off-site uses to use the parking area.

To: City Planning Commission
From: Land Use Administration
Date: October 3, 2016

PETITIONER

W. Brett Hayes – Windsor Way, LLC

LOCATION

504 and 506 Libbie Avenue

PURPOSE

To amend and reordain Ord. No. 84-188-174, adopted Aug. 27, 1984, as previously amended by Ord. No. 89-391-90-16, adopted Jan. 22, 1990, which authorized the special use of 504 and 506 Libbie Avenue, for the purpose of expanding the existing non-medical office use and allowing off-site uses to use the parking area.

SUMMARY & RECOMMENDATION

The special use permit currently encumbers a 0.212 acre (9,248 SF) parcel of land (504 Libbie Avenue) improved with a two-story non-medical office building constructed, per tax assessment records, in 1985, and a 0.191 acre (8,320 SF) parcel of land (506 Libbie Avenue) improved with a two-story non-medical office building constructed, per tax assessment records, in 1990. The subject property also contains a surface parking area to the rear and is located in the Three Chopt neighborhood of the Far West planning district.

The applicant has requested authorization to expand the existing non-medical office use and to allow off-site uses to utilize a limited number of the parking spaces within the parking area. An amendment to the special use permit is needed to accomplish this.

Staff finds that the proposed expansion of non-medical office use and establishment of shared parking would be consistent with the Master Plan and would be consistent with the existing mix of uses in the area.

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

Staff further finds that with the conditions of the amended ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Staff therefore recommends approval of the proposed special use permit amendment.

FINDINGS OF FACT

Site Description

The special use permit currently encumbers a 0.212 acre (9,248 SF) parcel of land (504 Libbie Avenue) improved with a two-story non-medical office building constructed, per tax assessment records, in 1985, and a 0.191 acre (8,320 SF) parcel of land (506 Libbie Avenue) improved with a two-story non-medical office building constructed, per tax assessment records, in 1990. The subject property also contains a 25-space parking surface parking area and is located in the Three Chopt neighborhood of the Far West planning district.

Proposed Use of the Property

Expansion of the existing non-medical office use at 504 Libbie Avenue and a shared parking area.

The proposed addition to the building at 504 Libbie Avenue would result in a reduction in the number of on-site parking spaces from 25 to 23 spaces. Only 14 parking spaces are required by the zoning ordinance, the remaining “surplus” spaces would be authorized for use by off-site uses.

Master Plan

The City of Richmond’s Master Plan recommends Mixed Use land use for the property. The Master Plan defines the primary uses for this category as “combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another” (p. 134). Specifically for this portion of the Libbie Avenue corridor, the Plan states “new development and redevelopment should...have parking located to the rear of the building with opportunities for shared parking with adjacent development (2012 Amendment).

Zoning & Ordinance Conditions

The subject property is zoned in the R-4 - Single-Family Residential District.

The amended special use permit would impose additional conditions, including:

No fewer than 23 parking spaces shall be provided, up to nine of which may be used by uses not located on the property.

The parking area shall be hard-surfaced and screened by fencing and/or landscaping.

Facilities for the collection of refuse shall be screened.

Site landscaping shall be approved by the Director of Planning & Development Review.

Signage shall be limited to an aggregate of six square feet in area per building.

The two properties may be under separate ownership provided that an access easement and other appropriate agreements, approved as to form by the City Attorney, ensuring the continued maintenance and availability of the access aisles and driveway shall be recorded.

Surrounding Area

The subject property is zoned in the same R-4 - Single-Family Residential District as surrounding properties. A mix of residential, office, and commercial land uses are present in the area.

Neighborhood Participation

Staff sent notice letters to the Westview Civic Association, Westhampton Citizen's Association, WesthamptonRVA Association, Libbie, Granite and Westview Avenues Civic Association, and Councilman Baliles.

A letter of no opposition was received from the Libbie, Granite and Westview Avenues Civic Association.

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