



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-267: To amend and reordain Ord. No. 84-228-207, adopted Sept. 24, 1984, as previously amended by Ord. No. 84-253-226, adopted Oct. 22, 1984, and Ord. No. 2010-30-38, adopted Feb. 22, 2010, which authorized the special use of the property known as 5611 Grove Avenue for the purposes of personal services and non-medical office uses, to authorize retail stores and shops and art galleries, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 7, 2016

PETITIONER

Ms. Anne Page
The 5611 Company Limited Partnership

LOCATION

5611 Grove Avenue

PURPOSE

To authorize additional personal service, retail and art gallery uses at 5611 Grove Avenue.

SUMMARY & RECOMMENDATION

The subject property is located on the south side of Grove Avenue between Libbie and Granite Avenues and is located on a parcel with approximately 6,682 square feet of land area. The property is improved with a two-story dwelling originally constructed in 1920 with approximately 1,666 square feet of floor area. The property is located in the R-4 Single Family Residential district which does not permit commercial uses. In 1984, Ord. No. 84-253-226 authorized the conversion and special use of the property as an interior design studio with associated retail. In 2010, the ordinance was amended to include additional personal service and office uses. As part of a condition of this ordinance, the building retained its single-family dwelling appearance and scale.

The applicant is requesting an amendment to the existing special use permit that would authorize an additional commercial use to be located in the building. The additional commercial use would be limited to additional personal services uses, retail store and shops and art galleries. No exterior or interior modifications to the building are proposed.

The Master Plan designates the subject property as being in a "Transitional Office" area that includes low to medium intensity professional, business, and administrative offices that are compatible with adjacent residential uses and serve as a separation between residential area and nearby commercial uses.

Staff finds that with the condition to retain the existing building the proposed use of the property would be consistent with the "Transitional Office" land use designation in the Master Plan in that

the single-family character of the property would be maintained and compatible with the adjacent residential uses. Staff finds that the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed 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 request.

FINDINGS OF FACT

Site Description

The subject property is located on the south side of Grove Avenue between Libbie and Granite Avenues and is located on a parcel with approximately 6,682 square feet of land area. The property is improved with a two-story dwelling originally constructed in 1920 with approximately 1,666 square feet of floor area.

Proposed Use of the Property

The applicant is requesting an amendment to the existing special use permit that would authorize an additional commercial use to be located in the building. The additional commercial use would be limited to additional personal service uses, retail store and shops and art galleries. No exterior or interior modifications to the building are proposed.

Master Plan

The Master Plan designates the subject property as being in a "Transitional Office" area that includes low to medium intensity professional, business, and administrative offices that are compatible with adjacent residential uses and serve as a separation between residential area and nearby commercial uses.

Zoning & Ordinance Conditions

The property is located in the R-4 Single Family Residential district which does not permit commercial uses. In 1984, Ord. No. 84-253-226 authorized the conversion and special use of the property as an interior design studio with associated retail. In 2010, the ordinance was amended to include additional personal service and office uses. As part of a condition of this ordinance, the building retained its single-family dwelling appearance and scale.

The applicant is requesting an amendment to the existing special use permit that would authorize an additional commercial use to be located in the building. The additional commercial use would be limited to retail store and shops, art galleries and additional personal service uses, including salons, health spas, therapeutic massage establishments, fitness studios and yoga studios. No exterior or interior modifications to the building are proposed.

Under normal zoning requirements, six parking spaces would be required for the proposed and existing commercial uses. Six parking spaces are currently provided at the rear of the building accessible via a driveway from Granite Avenue. This parking area is paved and screened from adjoining properties by evergreen landscaping.

Surrounding Area

A number of properties to the north across Grove Avenue and adjacent along the street to the east are also single-family detached dwellings in the R-4 districts that are authorized by special use permits for office and retail uses. In total, 9 properties in the immediate vicinity of the subject property are authorized by special use permits for commercial uses. Properties to the west along Grove Avenue are zoned in the UB-P01 Urban Business district and a part of the Libbie and Grove shopping area and include numerous commercial uses including retail, office and restaurant. Properties to the south consist primarily of single-family detached dwellings zoned in the R-4 Single Family Residential district.

Neighborhood Participation

Staff notified the Tuckahoe Terrace Civic Association and the Westhampton Civic Association. Staff has not received any letters of support or opposition at this time for the proposal. Staff has received one phone expressing opposition to the proposal.

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