



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-183: To amend and reordain Ord. No. 84-77-67, adopted Apr. 24, 1984, which authorized the use of the property known as 5901 Patterson Avenue and 804 Maple Avenue for the purpose of medical office use, to authorize the use of the property for office and personal service uses, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 2, 2018

PETITIONER

Lory Markham – Markham Planning

LOCATION

5901 Patterson Avenue

PURPOSE

To amend and reordain Ord. No. 84-77-67, adopted Apr. 24, 1984, which authorized the use of the property known as 5901 Patterson Avenue and 804 Maple Avenue for the purpose of medical office use, to authorize the use of the property for office and personal service uses, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting to amend an existing special use permit that authorized a medical office to include personal service as a permitted use. The property is located in the R-4 Single-Family Residential zoning district, which does not permit the existing or proposed use. The applicant would like to convert the existing building into a beauty salon and has, therefore, requested an amendment to the existing special use permit.

Staff finds that the proposed amendment would enable uses that serve as an appropriate transition between lower and higher intensity uses, as intended for Office Transitional areas by the Master Plan. The setbacks and landscaping of the subject property would be more aligned with the setbacks and landscaping of adjacent residential properties. The subject property would continue to serve as a transitional buffer from the more intensive commercial uses along the 5800 block of Patterson Avenue.

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

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.

However, staff finds that, based upon the gateway designation of the intersection of Maple and Patterson Avenues, surface parking spaces should be limited on the subject property at the corner to minimize the effects of surface parking at the intersection.

Therefore, staff is supportive of the request to amend the special use permit, however, staff is not supportive of surface parking located at the corner of Maple Avenue and Patterson Avenue.

FINDINGS OF FACT

Site Description

The subject property consists of a 13,118 SF or .3 acre parcel of land improved with a 2,944 square foot building constructed, per tax assessment records, in 1950. The building contains a medical office use and is located in the Far West Planning District, at the southwest corner of the intersection of Maple Avenue and Patterson Avenue, a gateway to the Grove-Libbie-Patterson shopping district.

Proposed Use of the Property

The proposed use of the property is to be a single-story beauty salon with accessory off-street parking.

Master Plan

The City of Richmond's current Land Use Plan designates a future land use category for the subject property as Office Transitional. Primary uses for this category include low to medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land uses or features. The scale and intensity of such office uses may vary depending on the density and type of residential uses they are intended to buffer (Richmond Master Plan, p. 134.)

The intersection of Maple Avenue and Patterson Avenue is designated as a gateway by the Master Plan, which states "gateway treatments at key places should mark entrances to the Grove-Libbie-Patterson shopping district" (p. 183A).

Zoning and Ordinance Conditions

The property is located in the R-4 Single Family Residential Zoning District. The R-4 district does not permit any office or commercial uses.

A Special Use Permit Ordinance, adopted in 1984, authorized the continued use as a medical office with off street parking, under certain terms and conditions. Conditions included that the property have no more than five (5) employees and one (1) doctor on premises at any given time, that there shall be no “alterations to the site or exterior of the building except for normal repair and maintenance” and that the existing trees and landscaping be maintained. (City of Richmond, Ordinance number: 84-77-67)

The property has been in continuous use under these conditions. The proposed amendment would expand permitted uses to personal services. This amendment would allow for the proposed beauty salon. Conditions will be imposed by the amended ordinance, including:

2. Permitted uses are office uses, including barber shops and beauty salons

(c) That no more than 12 parking spaces shall be provided as shown on the plans attached to this amendatory ordinance;

(d) That site lighting shall be designed and installed so as to concentrate illumination within the bounds of the property and to prevent glare on adjoining properties and streets;

(f) That facilities for the collection of refuse shall be provided in accordance with the requirements of the Department of Public Works, and such facilities shall be so located or screened as not to be visible from adjacent properties and public streets;

(g) That the building shall not exceed one story in height, substantially as shown on the plans attached to this amendatory ordinance, and building materials and elevations shall be substantially as shown on the plans attached to this amendatory ordinance;

(h) That signage shall be limited to signage permitted in the underlying zoning district, the building signage shown on the plans attached to this amendatory ordinance, and the two freestanding signs shown on the plans attached to this amendatory ordinance. The freestanding signs shall not exceed 16 square feet each and shall not exceed four feet in height each;

(i) That landscaping, fencing, and screening shall be provided as shown on the plans attached to this amendatory ordinance or as otherwise approved by the Director of Planning and Development Review;

(j) That all mechanical equipment serving the property shall be located or screened so as not to be visible from the adjacent public right-of-way;

(k) That bicycle parking for no fewer than five bicycles shall be provided on the property:

Surrounding Area

Surrounding properties are located in the R-4 district, R-53 Multi-Family Residential District, and B-2 Community Business District. A mix of institutional, commercial, and single and multi-family residential land uses are present in the vicinity.

Specifically, adjacent properties on the 6000 -5900 block of Patterson Avenue are single-family detached homes with similar setbacks as those of the subject property (approximately 30-35' from the front property line). More intensive, minimally landscaped commercial uses exist along the 5800 block of Patterson Avenue, with a setback of approximately 50' from the front property line.

Neighborhood Participation

A letter from the Westhampton Planning and Advisory Committee has been received, indicating the application has been in communication with the committee.

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