



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2018-212:** To amend and reordain Ord. No. 93-271-235, adopted Oct. 11, 1993, which authorized the use of the property known as 1133 West Franklin Street for the purpose of conversion and use of the existing building as offices, Sunday school rooms, and meeting rooms accessory to the existing church at 1205 West Franklin Street, and as a single dwelling unit, together with accessory parking, to authorize additional signage, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 4, 2018

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#### **PETITIONER**

Laura Strickler – St James Episcopal Church

#### **LOCATION**

1133 West Franklin Street

#### **PURPOSE**

To amend and reordain Ord. No. 93-271-235, adopted Oct. 11, 1993, which authorized the use of the property known as 1133 West Franklin Street for the purpose of conversion and use of the existing building as offices, Sunday school rooms, and meeting rooms accessory to the existing church at 1205 West Franklin Street, and as a single dwelling unit, together with accessory parking, to authorize additional signage, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The reason for the amendment is to allow the applicant to install a freestanding sign. The property was granted a special use permit in 1993 which authorized the conversion of buildings from residential to offices, Sunday school rooms, and meeting rooms accessory to the existing church at 1205 West Franklin Street. A condition within the ordinance limits signage to one wall sign. The amendment would allow an additional, freestanding sign.

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.

Therefore, staff recommends approval of the special use permit amendment request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of an 11,380 SF or .26 acre parcel of land improved with a three story institutional and office building constructed, per tax assessment records, in 1920 as a single-family dwelling. The property is located in the Fan neighborhood near the VCU Monroe Park Campus and within Near West Planning District. It is also located with the West Franklin Street City Old & Historic District.

### **Proposed Use of the Property**

An additional, freestanding sign pertaining to the institutional church use of the property.

### **Master Plan**

The City's Master Plan recommends the property to be developed as Single-Family Medium Density. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

### **Zoning and Ordinance Conditions**

The property is currently located in the R-6 Single-family Residential zoning district and subject to a special use permit (Ord. No. 93-271-235) and oversight by the Commission of Architectural Review. The following condition regarding signage would apply to the property if the amendment to the special use permit is approved:

Signage on the premises shall be limited to:

- (i) signage permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended,
- (ii) one sign, attached flat against a vertical exterior wall of the front elevation of the building, at the first floor level, which sign shall not exceed four square feet in area, and
- (iii) one freestanding sign substantially as shown on the plans entitled "St. James's Protestant Episcopal Church, 1131 West Franklin Street, City of Richmond, Virginia," prepared by Hulcher & Associates, Inc., dated February 7, 2008, and last revised March 12, 2008, and the plans entitled "St. James Episcopal Church," prepared by Signs Unlimited Inc., and dated November 8, 2017, copies of which are attached to the plans attached to this amendatory ordinance, subject to the requirements of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2015), as amended;

### **Surrounding Area**

Currently, adjacent properties on this block of West Franklin Street are a combination of private institutional and multi-family residential uses. Adjacent and nearby properties are zoned in the same R-6 Single-Family Attached Residential District as the subject property.

### **Neighborhood Participation**

Staff has received a letter of no opposition from the Fan District Association.

**Staff Contact:** Jonathan Brown, PDR, Land Use Administration 646-5734