



## CITY OF RICHMOND

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

**Ord. No. 2018-213:** To authorize the special use of the properties known as 2600 Idlewood Avenue and 309 South Robinson Street for the purpose of a social service delivery use and accessory parking, 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**

Carol D. Adams – Carol Adams Foundation

#### **LOCATION**

2600 Idlewood and 309 South Robinson Street

#### **PURPOSE**

To authorize the special use of the properties known as 2600 Idlewood Avenue and 309 South Robinson Street for the purpose of a social service delivery use and accessory parking, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a special use permit to authorize a social service delivery use within a building accessory to a church and accessory parking within the church's parking area. The R-63 Multi-Family Urban Residential District does not permit social service delivery use. A special use permit is therefore required.

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

Staff finds the special use would be adequately accommodated on the proposed institutional property.

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.

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

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## **FINDINGS OF FACT**

### **Site Description**

2600 Idlewood Avenue consists of a 15,772 SF (0.4 acre) parcel of land improved with a church and an accessory building which is located at the intersection of South Robinson Street and Idlewood Avenue. The accessory building, which would contain the special use, is 4,250 square feet in area and was constructed, per tax assessment records, in 1928. 309 South Robinson Street consists of approximately 9,985 SF (0.23 acres) and is improved with a parking area. The properties are located in the Near West Planning District and the Fan neighborhood.

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

The applicant is requesting a special use permit to authorize a social service delivery use within a building accessory to a church and accessory parking within the church's parking area. The social service delivery use would provide assistance to victims of domestic violence and would provide community educational opportunities. The Carol Adams Foundation would oversee the social service delivery use.

### **Master Plan Recommendations**

The City of Richmond's current Near West Planning District Land Use Plan designates a future land use category for the subject property 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 (p. 133)."

### **Zoning and Ordinance Conditions**

The current zoning designation for 2600 Idlewood Avenue is R-63 Multi-family Urban Residential. If approved, the special use permit would impose conditions on the property, including:

3(a) The Special Use of the portion of the Property known as 2600 Idlewood Avenue shall be as a social service delivery use located within a building accessory to a church, substantially as shown on the Plans and in the Applicant's Report, a copy of which is attached to and incorporated into this ordinance, but shall not include shelter use, medical care services, or feeding services.

(b) Up to four off-street parking spaces shall be provided at the portion of the Property known as 309 South Robinson Street for the Special Use at the portion of the Property known as 2600 Idlewood Avenue.

(c) Signage pertaining to the Special Use on the portion of the Property known as 2600 Idlewood Avenue shall be limited to (i) signage permitted in all districts as set forth in section 30505 of the Code of the City of Richmond (2015), as amended, and (ii) one wall sign no greater than four square feet in area.

(d) 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**

Nearby properties are a combination of the R-63, R-7 Single- and Two-Family Urban Residential and B-6 Mixed-Use Business Districts. A mix of residential, commercial, and industrial land uses are present in the vicinity.

**Neighborhood Participation**

The City has not received any letters of support or opposition for this application.

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