



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-300: To authorize the special use of the property known as 1217 West Leigh Street for the purpose of a veterinary clinic, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 4, 2019

PETITIONER

Justin Jones, DVM

LOCATION

1217 West Leigh Street

PURPOSE

To authorize the special use of the property known as 1217 West Leigh Street for the purpose of a veterinary clinic, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property contains a two-story structure designed for commercial uses on the ground floor and residential on the second floor. The veterinary clinic would occupy the ground floor space. As veterinary clinics are not a permitted use in the R-7 Single- and Two-Family Urban Residential District, a special use permit is required.

Staff finds the request would contribute to the mix of uses recommended by the Pulse Corridor Plan for the area.

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.

FINDINGS OF FACT

Site Description

The .049 acre subject property is located near the corner of West Leigh Street and Norton Street. The property is located in the Carver neighborhood of the Near West Planning District. The property contains a two-story mixed-use structure, built in 1957 per tax assessment records.

Proposed Use of the Property

The veterinary clinic will occupy 950 square feet of space on the ground floor. The second floor will remain residential. No expansion of the building footprint or height is proposed. All existing setbacks shall be maintained. No off-street parking shall be provided on the site as the property is not served by an alleyway and does not have curb cut access in the front. The veterinary clinic will only provide care for animals and will not provide a boarding service. All activity will take place indoors.

Master Plan

The Pulse Corridor Plan calls for a future land use for this property as Neighborhood Mixed-use. Neighborhood Mixed-use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-oriented uses incorporated along key commercial corridors and at corner sites.

Zoning and Ordinance Conditions

The property is located in the R-7 Single- and Two-Family Urban Residential District

If approved, the special use permit would impose development conditions on the property, including:

- (a) The Special Use of the Property shall be as a veterinary clinic, substantially as shown on the Plans, and no more than two dwelling units on the second floor.
- (b) No off-street parking shall be required for the Special Use.
- (c) Signs shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, and the signs substantially as shown on the Plans.
- (d) No overnight boarding of animals shall be permitted.
- (e) All medical waste shall be handled and disposed of in accordance with the applicable provisions of Title 9, Agency 20, Chapter 120 of the Virginia Administrative Code.
- (f) 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

The adjacent properties located to the south, east and west are located in the same R-7 Single-And-Two-Family Urban Residential district as the subject property. Properties to the north, across W. Leigh Street, are in the R-6 Single-Family Attached Residential District. A mix of commercial, mixed-use, institutional, vacant, open spaces, and single-, two-, and multi-family residential land uses are present in the vicinity.

Neighborhood Participation

The Carver Area Civic Improvement League and adjacent property owners and residents were notified of the request by staff. Staff has received no objections or concerns regarding this request.

The applicant has discussed his business plans with neighboring property owners and found them to be supportive of this proposal.

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