



CITY OF RICHMOND

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

Ord. No. 2020-225: To amend Ord. No. 71-180-163, adopted Jun. 14, 1971, as previously amended by Ord. No. 81-204-199, adopted Nov. 23, 1981, which authorized the special use of the property known as 3800 Grove Avenue for the purpose of doctors' offices, permitted an addition at the rear entry way, and authorized the erection of an accessory utility building, to also allow other office uses and personal service uses.

To: City Planning Commission
From: Land Use Administration
Date: November 2, 2020

PETITIONER

Dallas Lindsey, LLC

LOCATION

3800 Grove Avenue

PURPOSE

To amend Ord. No. 71-180-163, adopted Jun. 14, 1971, as previously amended by Ord. No. 81-204-199, adopted Nov. 23, 1981, which authorized the special use of the property known as 3800 Grove Avenue for the purpose of doctors' offices, permitted an addition at the rear entry way, and authorized the erection of an accessory utility building, to also allow other office uses and personal service uses.

SUMMARY & RECOMMENDATION

The applicant is proposing an amendment to an existing special use permit to include office uses and personal service uses as permitted uses within the existing building. The existing special use permit currently allows a doctors' office.

Staff finds the property has a history of small-scale non-residential use. The additional uses proposed by the amendment would be appropriate uses for the property.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the off-street parking provided as a part of this application.

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 amendment 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 this special use permit amendment request.

FINDINGS OF FACT

Site Description

The .257 acre subject property is bounded by Grove Avenue to the South, Reveille Street to the west, and North Hamilton Street to the east, and is located in the Colonial Place neighborhood. The property contains a 1,340 square foot former single-family dwelling that was converted into an office use in 1971.

Proposed Use of Property

The proposed amendment of the special use permit currently in force will expand the permitted uses to include office uses and personal services as well as doctors' offices. Nine parking spaces are currently provided on-site.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single-Family Low Density land uses. The primary use is single-family detached dwellings at densities up to seven 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).

The final version of the Richmond 300 Master Plan designates the property for Residential land use. This designation is described as consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (p. 54).

Directly across the street from the subject property is land designated for Community Mixed-Use land use. This designation is described as a "cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions. Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government" (p. 58).

Zoning and Ordinance Conditions

The existing and uses are authorized by a special use permit most recently amended on November 23, 1981.

Zoning Administration provided the following comments:

No issues with proposed text amendment to allow more permitted uses. Recommended to applicant that they request more signage, but they are ok with current 2 SF limitation.

The special use permit will be amended as summarized below and as more specifically shown in the attached Ord. No. 2020-225:

-The property is permitted to be used for the purpose of offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers, and artists engaged in the graphic arts, and personal service businesses that provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, travel agencies, shoe repair shops, tailor and garment alteration and repair shops, clothing rental stores, watch and jewelry repair shops and similar establishments.

-Exterior alterations to the property would also be allowed as part of this amendment.

Surrounding Area

The properties to the north, south, and west are all located in the R-5 Single-Family Residential District. Across North Hamilton Street to the east are multi-family dwellings on property located in the R-53 Multifamily Residential District.

Neighborhood Participation

Staff notified the Grove Crest Colonial Place and Westhampton Citizens Civic Associations and area residents and property owners. No notifications of opposition or support have been received.

Staff Contact

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