



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-177 - To authorize the special use of the properties known as 618 North 32nd Street and 620 North 32nd Street for the purpose of permitting the expansion of an existing adult care residence from 27 residents to 40 residents, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 7, 2020

PETITIONER

Harvey C. Johnson, III

LOCATION

618 & 620 North 32nd Street

PURPOSE

To authorize the special use of the properties known as 618 North 32nd Street and 620 North 32nd Street for the purpose of permitting the expansion of an existing adult care residence from 27 residents to 40 residents, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The existing facility is located within two buildings and are located on two parcels within an R-63 Multifamily Urban Residential zoning district. The buildings serve as an adult care residence facility housing a total of 27 residents. The applicant is proposing an expansion of the nonconforming facility to increase the number of tenants from 27 to 40. A special use permit is therefore required.

Staff finds that adult care residences provide an important service to the community and generally do not pose a burden upon the availability of on-street parking in the area. Moreover, the proposed expansion maintains the residential appearance of the existing buildings along the North 32nd Street frontage.

Staff further finds, however, that the proposed increase in resident capacity would be too large, particularly given the loss of outdoor space to the rear of the buildings, which would be replaced with the proposed building addition.

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

FINDINGS OF FACT

Site Description

The subject properties are a 2,752 SF corner lot adjacent to a 3,015 SF lot, which are situated on the southwest corner of the intersection of North 32nd and M Streets, in the Church Hill neighborhood of the East planning district. Situated on the lots are two-story brick buildings which comprise an adult care residence use that provides housing for a total of 27 residents.

Proposed Use of the Property

The applicant proposes expanding the existing assisting living facility from 27 to 40 occupants.

Master Plan

The City of Richmond's 2001 Master Plan designates the subject property for Mixed-Use Residential land use. "Primary uses include single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form."

The Richmond 300 Plan designates the property for Neighborhood Mixed-Use land use, which is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses...Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government."

Zoning and Ordinance Conditions

The current zoning for the subject property is R-63 Multifamily Urban Residential, which does not permit adult care residences. The current facility is nonconforming and a special use permit is needed to accomplish the proposed expansion.

In zoning districts in which adult care residences are permitted as a conditional use, the zoning ordinance requires that not more than 30 persons, including staff, shall reside on the premises.

Zoning Administration reviewed the proposal and had no adverse comments regarding the Management Plan.

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

3(a) The Special Use of the Property shall be as an adult care residence, substantially as shown on the Plans and in accordance with the applicant's report and the 54-page management plan, both of which are attached to and made a part of this ordinance.

(b) Twenty-four hour supervision shall be provided for all residents.

(c) Occupancy of the adult care residence shall be limited to a maximum of 40 residents within an age range of 18 years old to 55 years old.

(d) The adult care residence shall be licensed by and remain in compliance with all applicable regulations of the Commonwealth of Virginia.

(e) Alcohol or substance abuse treatment shall not be provided on the Property.

(f) Identification of the Property shall be limited to two signs not exceeding three square feet each in area, which shall be located at the lower level entrance to the Property. These signs may be illuminated by external means, provided that the source of any such illumination is not visible from adjacent properties or public streets. One freestanding sign may be located on the Property, subject to the approval of the Director of Planning and Development Review in accordance with applicable laws and regulations.

(g) No off-street parking shall be required for the Special Use.

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(e) The Owner shall make improvements within the public right-of-way, including installation of street trees along North 32nd Street, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

The subject property and properties to the west, south and east are located in the same R-63 District as the subject property. Properties to the north, across M Street are located in the R-6 Single-Family Attached Residential District. A mix of vacant, single-, two- and multi-family land uses are present in the vicinity.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association and area residents and property owners. Letters of opposition and letters of support have been received.

Staff Contact:

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