

City Planning Commission



Ordinance 2021-196
5605 Grove Avenue
Special Use Permit



July 19th, 2021

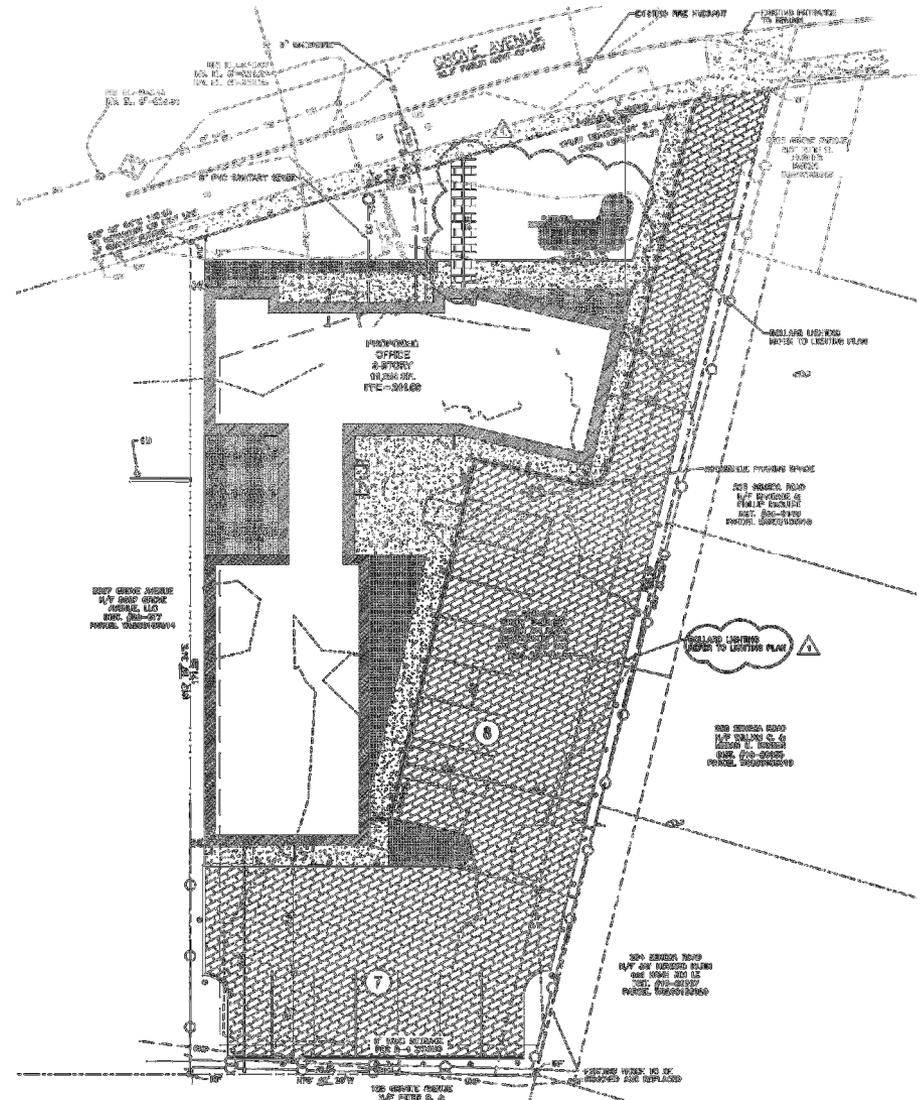
Site Map



Proposal

Request: To authorize the special use of the property known as 5605 Grove Avenue for the purpose of an office use and providing for the repeal of Ord. No. 2009-200-204, adopted November 9, 2009, upon certain terms and conditions.

Purpose: The applicant is requesting to authorize the special use of the property known as 5605 Grove Avenue for the purpose of constructing a new three-story office building with accessory parking. Ord. No. 2009-200-204, which allowed the current building to be used for retail purposes, is requested to be repealed. The property is located in an R-4 Single Family Residential District, which does not permit the proposed office use. Additionally, feature requirements of the R-4 District, including parking, yards (setbacks) and height, are not met for the proposed office building. Therefore, a special use permit is necessary to authorize the proposed office building



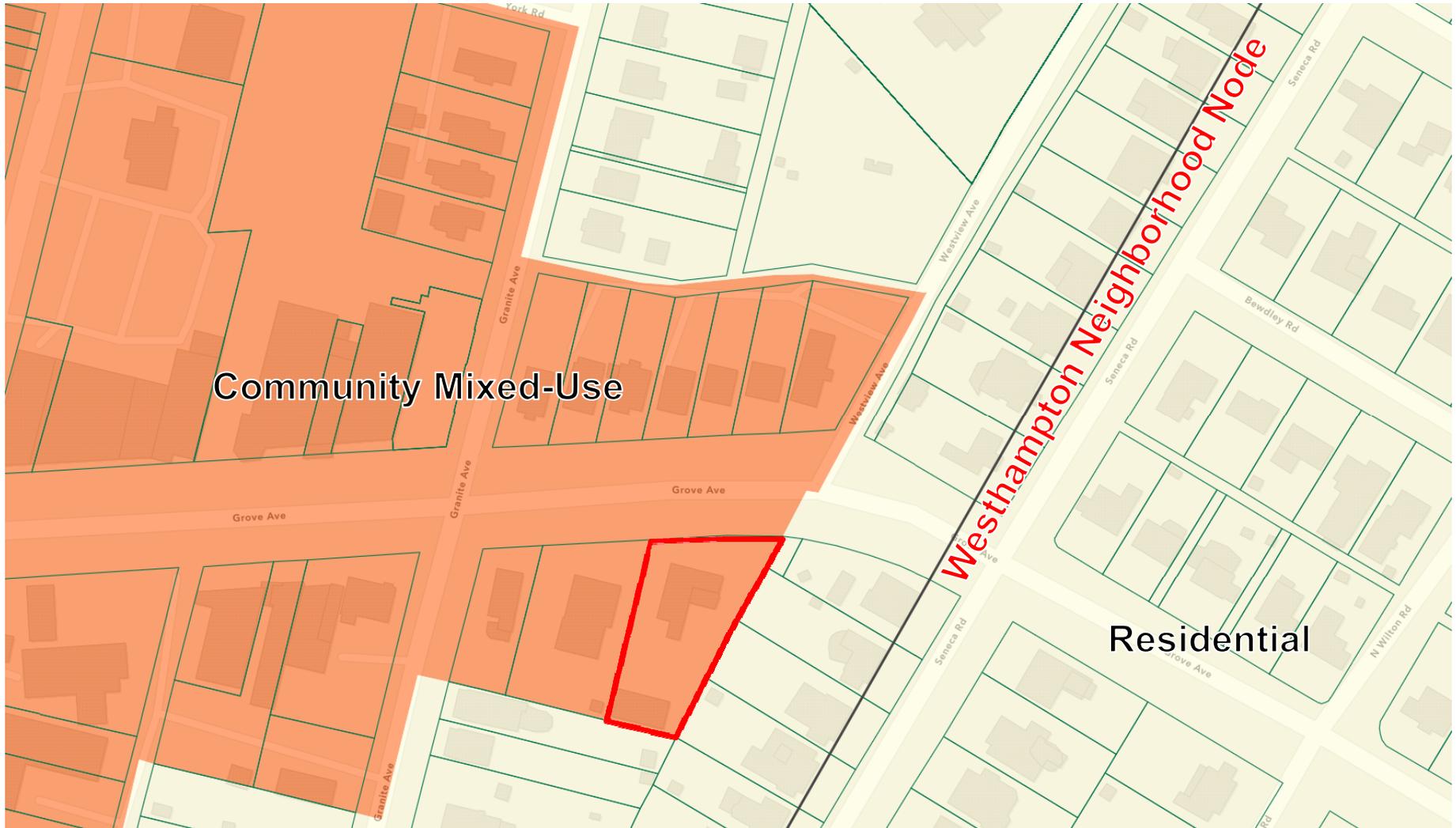
Proposed Elevation and Rendering



Existing Conditions



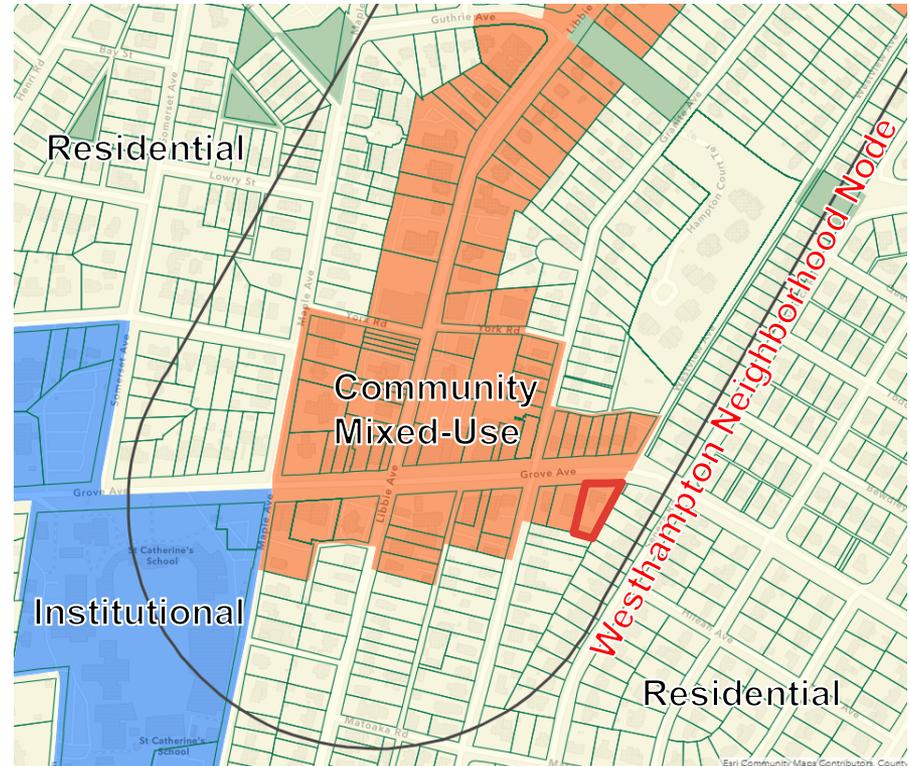
Richmond 300 Land Use Designation: Community Mixed-Use



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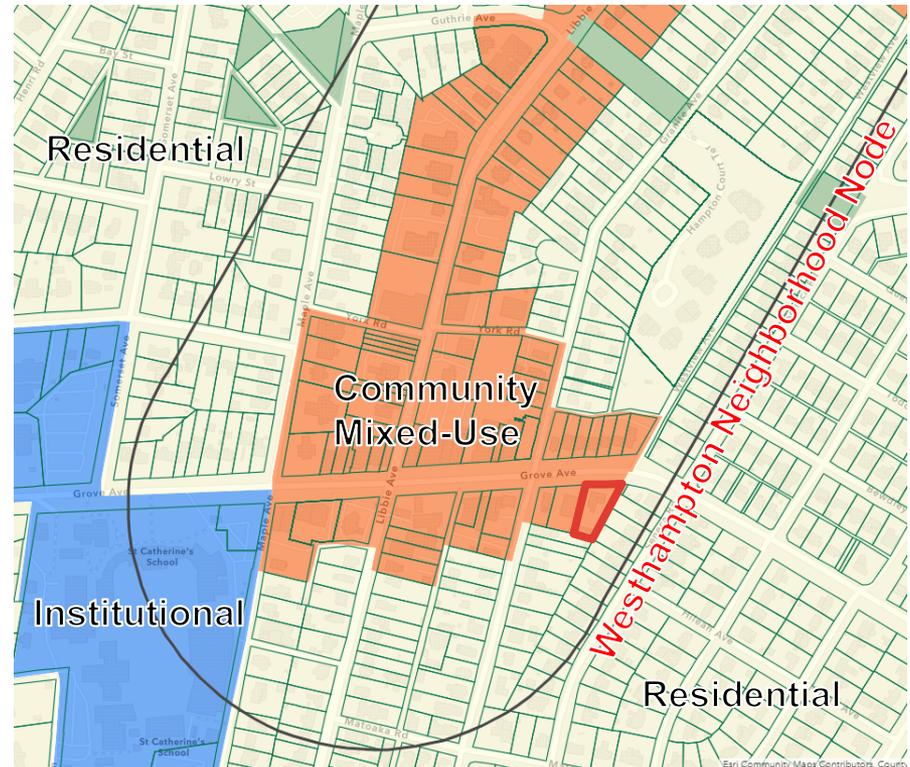


- Primary uses- **retail/office/personal service**, multi-family residential, cultural and open space for primary uses.
- Intensity- 2-6 stories with new buildings stepping back to respect the predominant cornice line of the area
- Form- New development that complements the existing context, while having ground floor uses that engage with an enliven the street with windows, doors and storefront that allow transparency and interaction between the building and street.

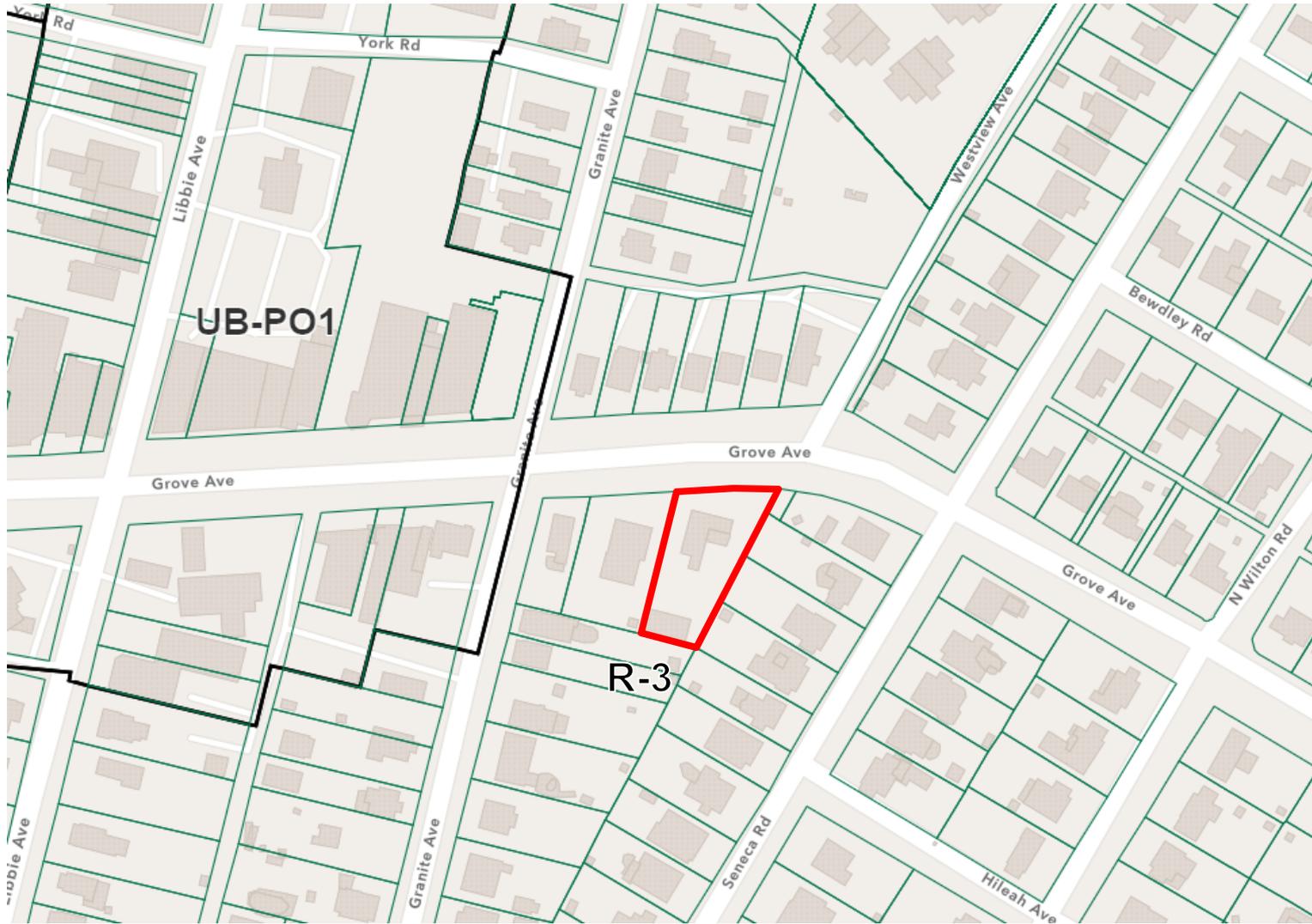


Westhampton Neighborhood Node

- Vision: The Node that stretches from Libbie and Grove to Libbie and Patterson provides retail and services to nearby residents and attracts visitors across the region to its businesses. Over time, a few underdeveloped parcels redevelop in a manner that complements and enhances the existing village-scale feel of the area. The Community Mixed-Use future land use designation permits the creation of additional residential units and businesses, while also ensuring that new buildings are an appropriate scale to the existing commercial buildings and promote walkability by placing vehicular access to the rear of the building.
- A primary next step includes rezoning the area to allow for residential uses by-right in the Community Mixed-use area and retail a maximum height of three stories.
- Another primary next step is to implement design standards to create a high-quality and well-designed neighborhood node that is consistent with the village-feel of the area.



Existing Zoning: R-4 Single-Family Residential



Surrounding Neighborhood



Surrounding Neighborhood



Source: Google

Ordinance Conditions

- (a) The Special Use of the Property shall be as an office use, substantially as shown on the Plans, except that medical offices shall not be permitted.
- (b) No more than 30 employees shall be permitted on the Property at any given time.
- (c) The height of the Special Use shall be limited to 36 feet, substantially as shown on the Plans.
- (d) A minimum of 15 parking spaces shall be provided on the Property, substantially as shown on the Plans.
- (e) A minimum of three bike racks shall be provided on the Property, substantially as shown on the Plans.
- (f) All building materials and site improvements, including, but not limited to, building finishes, landscaping, and lighting, shall be substantially as shown on the Plans.
- (g) Use of the third story patio shown on sheet A1.02 of the Plans shall be accessory to the office use of the Property.
- (h) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (i) Signs on the Property shall be limited to (i) signs in the general locations identified on sheet A2.00 of the Plans and (ii) signs permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended. Signs on the Property visible from any street frontage shall be limited to a total sign area of 20 square feet. Freestanding signs shall not be permitted on the Property.

Neighborhood Participation

- Staff notified adjacent property owners, residents, the Westhampton Citizens Association, the Tuckahoe Terrace Civic Association, the Granite Area Civic Association, the Glenburnie Civic Association and the Westhampton Merchant's Association.
- Numerous letter of support and opposition have been received from area residents. The Glenburnie Civic Association provided a development response form to indicate that both members and board members voted to oppose the special use permit request. A letter of support has been received from the Westhampton Merchant's Association. A letter of opposition has been received from the Westhampton Citizen's Association.

Staff Recommendation: Approval

- Richmond 300 recommends “Community Mixed-Use” and the property is located within the Westhampton Neighborhood Node.
- The proposed office use is a primary use recommended for the land use category.
- The proposed height and significant building step back align with height recommendations of the land use category and specific action strategies called for in the neighborhood node.
- The proposed parking area is located to the rear of the building façade so that it is not visible from Grove Avenue.
- Objective 4.1: “Allow and encourage a variety of architectural styles...Require adequate distribution of windows and architectural features in order to create visual interest...increase building permeability by requiring new buildings to have entrances from the sidewalk and restricting blank walls at ground level”. Staff feels that the building’s design and architectural elements address these strategies.
- As requested by staff, enhanced landscaping has been added to help provide a better buffer along the southern property line.
- Staff feel that the building design with a front entry on Grove, windows that are residential in scale to complement its surroundings, quality building materials (brick and stone), and varied front yard all complement and enhance the existing village-scale of the area.