



Legislation Details (With Text)

**File #:** ORD. 2020-177      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Rejected

**File created:** 1/23/2020      **In control:** City Council

**On agenda:** 12/7/2020      **Final action:** 12/14/2020

**Title:** 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.

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2020-177, 2. Staff Report, 3. Application Form, 4. Applicant's Report, 5. Applicant's Letter, 6. Management Plan, 7. Plans & Survey, 8. Map, 9. Letters of Support, 10. Letters of Opposition, 11. Additional Letter of Opposition, 12. Staff Presentation

Date	Ver.	Action By	Action	Result
12/14/2020	1	City Council	rejected	Fail
12/7/2020	1	Planning Commission	recommendation for denial	Pass
11/9/2020	1	City Council	continued and referred back	
11/2/2020	1	Planning Commission	recommended for continuance	
10/12/2020	1	City Council	continued and referred back	
10/5/2020	1	Planning Commission	recommended for continuance	
9/14/2020	1	City Council	continued and referred back	
9/8/2020	1	Planning Commission	recommended for continuance	
7/27/2020	1	City Council	introduced and referred	

To authorize the special use of the properties known as 618 North 32<sup>nd</sup> Street and 620 North 32<sup>nd</sup> 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.

**O & R Request**

**DATE:** January 24, 2020

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the properties know as 618 and 620 North 32<sup>nd</sup> Street for the purpose of an adult care residence, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the properties know as 618 and 620 North 32<sup>nd</sup> Street for the purpose of an adult care residence, upon certain terms and conditions.

**REASON:** 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 existing assisted living facility housing 27 residents. The applicant is proposing an expansion of the facility to increase the number of tenants from 27 to 40. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its March 16, 2020, meeting. A letter outlining the Commission’s recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** 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 32<sup>nd</sup> 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. The applicant proposes expanding the existing assisting living facility from 27 to 40 occupants.

The City of Richmond’s 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” (p. 304).

**FISCAL IMPACT / COST:** The subject property and properties to the west, south and east are located in the same R-63 district. 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.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** February 24, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** March 23, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
March 16, 2020

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Letter, Draft Ordinance, Plans, Survey, Management Plan

**STAFF:** Leigh V. Kelley, Senior Planner  
Land Use Administration (Room 511) 646-6384

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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