



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Legislation Text

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

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.

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 32nd 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 32nd 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 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. 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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