



City of Richmond

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

Legislation Text

File #: ORD. 2018-213, **Version:** 1

To authorize the special use of the properties known as 2600 Idlewood Avenue and 309 South Robinson Street for the purpose of a social service delivery use and accessory parking, upon certain terms and conditions.

O & R Request

DATE: June 26, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, 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 property known as 2600 Idlewood Avenue and 309 South Robinson Street for the purpose of a social service delivery use and accessory parking, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2600 Idlewood Avenue and 309 South Robinson Street for the purpose of a social service delivery use and accessory parking, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit to authorize a social service delivery use within a building accessory to a church and accessory parking within the church's parking area. The R-63 Multi-Family Urban Residential District does not permit social service delivery use. 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 September 4, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 15,772 SF or .4 acre parcel of land improved with two 2 story buildings as well as a church which, together, total 11,150 square feet. The building directly associated to this application is 4,250 square feet and was constructed, per tax assessment records, in 1928 and is located in the Near West Planning District. The property is located within the Fan neighborhood.

The City of Richmond's current Near West Planning District Land Use Plan designates a future land use category for the subject property as SF-MD (Single Family - Medium Density) "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 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. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7." (Richmond Master Plan, Chapter 10, Land Use, p. 133)

Nearby properties are a combination of the R-63, R-7 Single- & Two-Family Urban Residential and B-6 Mixed-Use Business Districts. A mix of residential, commercial, and industrial 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: \$300 application fee.

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: July 23, 2018

CITY COUNCIL PUBLIC HEARING DATE: September 10, 2018

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, September 4, 2018.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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