



City of Richmond

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

Legislation Text

File #: ORD. 2016-243, **Version:** 1

To amend and reordain Ord. No. 84-188-174, adopted Aug. 27, 1984, as previously amended by Ord. No. 89-391-90-16, adopted Jan. 22, 1990, which authorized the special use of 504 and 506 Libbie Avenue, for the purpose of expanding the existing non-medical office use and allowing off-site uses to use the parking area.

O & R Request

DATE: June 24, 2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic and Planning Development

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

RE: To amend and reordain Ordinance No. 84-188-174, adopted August 27, 1984, and Ordinance No. 89-391-90-16, adopted January 22, 1990, to authorize expansion of the special use and modifications to the parking requirements at 504 Libbie Avenue and 506 Libbie Avenue, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To amend and reordain Ordinance No. 84-188-174, adopted August 27, 1984, and Ordinance No. 89-391-90-16, adopted January 22, 1990, to authorize expansion of the special use and modifications to the parking requirements at 504 Libbie Avenue and 506 Libbie Avenue, upon certain terms and conditions.

REASON: The applicant has requested authorization to expand the existing non-medical office use and to allow off-site uses to utilize the parking area established by the existing special use permit. An amendment to the special use permit is needed to accomplish this.

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 August 15, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The special use permit currently encumbers a 0.212 acre (9,248 SF) parcel of land (504 Libbie Avenue) improved with a two-story non-medical office building constructed, per tax assessment records, in 1985, and a 0.191 acre (8,320 SF) parcel of land (506 Libbie Avenue) improved with a two-story non-medical office building constructed, per tax assessment records, in 1990. The subject property also contains a 25-space parking surface parking area and is located in the Three Chopt neighborhood of the Far West planning district.

The City of Richmond's Master Plan recommends Mixed Use land use for the property. The Master Plan defines the primary uses for this category as "combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another" (p. 134). Specifically for this portion of the Libbie Avenue corridor, the Plan states "new development and redevelopment should...have parking located to the rear of the building with opportunities for shared parking with adjacent development (2012 Amendment).

The subject property is zoned in the same R-4 - Single-Family Residential District as surrounding properties. A mix of residential, office, and commercial land uses are present in the area.

FISCAL IMPACT / COST: The Department 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: \$1,800.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: July 25, 2016

CITY COUNCIL PUBLIC HEARING DATE: September 12, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, August 15, 2016.

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.: Amend and reordain Ordinance No. 84-188-174, adopted August 27, 1984, and Ordinance No. 89-391-90-16, adopted January 22, 1990.

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
804-646-6308

PDR O&R No. 16-14

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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