



City of Richmond

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

Legislation Text

File #: ORD. 2014-195-176, **Version:** 1

To amend Ord. No. 95-185-178, adopted Jul. 10, 1995, which authorized the special use of the property known as 2910 Lamb Avenue, for the construction and occupancy of an accessory building serving the existing funeral home on the adjacent property known as 115 East Brookland Park Boulevard, together with accessory parking, for the purpose of authorizing the expansion of the accessory building, upon certain terms and conditions.

O & R Request

DATE: August 12, 2014

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Byron C. Marshall, Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer for Economic Development and Planning

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

SUBJECT: Special use permit amendment at 2910 Lamb Avenue for an expansion to an accessory building serving the existing funeral home on the adjacent property known as 115 East Brookland Park Boulevard

ORD. OR RES. No. _____

PURPOSE: To amend ordinance 95-185-178, which authorized the special use of the property known as 2910 Lamb Avenue for the purpose of the construction and occupancy of an accessory building serving the existing funeral home on the adjacent property known as 115 East Brookland Park Boulevard, together with accessory parking, to authorize expansion of the accessory building, upon certain terms and conditions.

REASON: The applicant is proposing an addition of approximately 500 square feet to the existing garage, which would provide a fourth garage door. The proposed addition requires an amendment to the existing special use permit.

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 October 6, 2014 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is currently located partially within the UB Urban Business District and partially within the R-5 Single Family Residential District. The entire parcel was granted a special use permit (Ord. No. 95-185-178) for the purpose of constructing an accessory structure to serve the existing funeral home. The existing ordinance limits the use of the accessory structure to the storage of vehicles associated with the funeral home use, and supplies and tools related to normal maintenance and upkeep of such vehicles, and lawn and building maintenance materials and equipment used on the premises. The property is currently in compliance with the requirements of the special use permit, including those for landscaping. The application proposes to amend the special use permit for the purposes of expanding the existing garage.

The proposed garage addition of approximately 500 square feet would provide a fourth garage door. The proposed addition would be built to the same height and design of the existing garage and continue the residential-style elevation adjacent to the residential properties to the south. The existing garage serves as additional screening between the activities of the funeral home parking area and the adjacent residential uses and provides security for funeral home vehicles.

The Richmond Master Plan designates this property as Community Commercial. Primary uses for this designation include, "office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses." (p.134).

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

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$1,200 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: September 8, 2014

CITY COUNCIL PUBLIC HEARING DATE: October 13, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, October 6, 2014

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 ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Plans

STAFF: Willy Thompson, Senior Planner;
Land Use Administration (Room 511)

646-5734

DCD O&R No.14-29