



# City of Richmond

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

## Legislation Text

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File #: ORD. 2021-009, Version: 2

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### O & R Request

**DATE:** January 28, 2021

**EDITION:** 1

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

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

**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer

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

**FROM:** Kevin J. Vonck, Acting Director, Department of Planning and Development Review

**RE:** To amend and reordain Ordinance No. 87-49-74, adopted April 27, 1987, which in turn amended Ordinance No. 81-82-68, adopted May 11, 1981, entitled "to authorize the use of the real estate containing 2770 square feet, known as 307 North Robinson Street."

### **ORD. OR RES. No.**

**PURPOSE:** To amend and reordain Ordinance No. 87-49-74, adopted April 27, 1987, which in turn amended Ordinance No. 81-82-68, adopted May 11, 1981, entitled "to authorize the use of the real estate containing 2770 square feet, known as 307 North Robinson Street."

**REASON:** Since the ordinance authorizing the veterinary office was amended 35 years ago, staffing requirements of the practice have changed. The current facility is limited to three staff and two doctors and the requested amendment will allow two more staff to work at the facility.

**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 February 1, 2021, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The .064 acre subject property is located midblock on North Robinson Street between Stuart and Hanover Avenues in the B-1 Neighborhood Business District. The property contains a single-story structure with a full basement. The veterinary clinic will be the sole occupant of the premises. The property is located in the Fan neighborhood of the Near West Planning District.

Off-street parking shall continue to be provided in the rear of the property and accessed by an alleyway.

The veterinary clinic will only provide care for animals and will not provide a boarding service. All activity will take place indoors. The veterinary practice has been in operation nearly forty years and the modest expansion of the practice is supported by the Fan Area Business Alliance.

The subject property is located in the B-1 Neighborhood Business District. The Master Plan calls for a future land use recommendation for this property as Neighborhood Commercial uses. *Primary uses 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. Typical zoning classifications that may accommodate this land use category: B-1 and UB.*

**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:** \$1,200

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 11, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** February 8, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, February 1, 2021

**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 and Narrative, Plans, Map, FABAs support, Draft Ordinance

**STAFF:** David Watson, Senior Planner, Land Use Administration 804-646-1036

Key Issues:

Retain on Consent Agenda  
Move to Regular Agenda  
Refer Back to Committee  
Remove from Council Agenda

Strike      Withdrawn      Continue to: