



Legislation Details (With Text)

**File #:** ORD. 2017-156    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Adopted

**File created:** 6/29/2017    **In control:** City Council

**On agenda:** 9/11/2017    **Final action:** 9/11/2017

**Title:** To amend Ord. No. 94-139-139, adopted Jun. 27, 1994, as previously amended by Ord. No. 2001-210-197, adopted Jun. 25, 2001, to authorize an expansion of the special use of the property known as 5430 Patterson Avenue, upon certain terms and conditions.

**Sponsors:** Mayor Stoney (By Request)

**Indexes:** Special Use Permit

**Code sections:**

**Attachments:** 1. Ord. No. 2017-156, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Plans & Survey, 5. Letter of Support, 6. Map

Date	Ver.	Action By	Action	Result
9/11/2017	1	City Council	adopted	Pass
9/5/2017	1	Planning Commission	recommended for approval	
7/24/2017	1	City Council	introduced and referred	

To amend Ord. No. 94-139-139, adopted Jun. 27, 1994, as previously amended by Ord. No. 2001-210-197, adopted Jun. 25, 2001, to authorize an expansion of the special use of the property known as 5430 Patterson Avenue, upon certain terms and conditions.

**O & R Request**

**DATE:** June 29, 2017

**EDITION:** 1

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

**THROUGH:** Levar M. Stoney, Mayor (Patron: 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, Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To amend Ordinance No. 94-139-139, adopted June 27, 1994, last amended by Ordinance No. 2001-210-197, adopted June 25, 2001, to authorize an expansion of the special use of the property known as 5430 Patterson Avenue, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize an amendment to the special use of the property known as 5430 Patterson Avenue for the purpose of permitting the construction of a 1,100 sq. ft. addition, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct a 1,100 sq. ft. addition to an existing use (beauty salon) that is authorized by a special use permit. Such an expansion requires an amendment to the 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 August 21, 2017, meeting; or its September 5, 2017, meeting if the August meeting is canceled for the summer recess. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 9,067 SF or .21 acre parcel of land improved with a 737 square foot commercial building constructed, per tax assessment records, in 1925 as a single-family dwelling and is located in the Far West Planning District.

A Special Use Permit Ordinance, adopted in 1994, authorized the change from a single-family residence to commercial uses under certain conditions. A subsequent amendment in 2001 added beauty salon use to the list of authorized uses for the property. The current amendment request would allow for the expansion of the existing beauty salon use, by increasing the number of permitted workstations and employees from four to six and authorizing a 1,100 sq. ft. expansion of the building.

The City of Richmond's designates the subject property for mixed-use land use. Primary uses for this category include "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" (p. 134).

Adjacent properties on the 5400 block of Patterson Avenue have a mix of uses. Nearby properties are a combination the same R-5 Single-Family Residential district as the subject property. R-O2 Residential-Office and B-2 Community Business districts are located 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:** \$1,200 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** July 24, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** September 11, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, August 21, 2017 or September 5, 2017

**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.:** Amendment of Ordinance No. 2001-210-197

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

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

*PDR O&R 17-17*

**Key Issues:**

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

Strike      Withdrawn      Continue to: