Legislation Details (With Text)

File #:	ORD. 2018-168	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Adopted
File created:	4/27/2018			**In control:**	City Council
On agenda:	6/18/2018			**Final action:**	6/25/2018
Title:	To amend and reordain Ord. No. 2003-323-282, adopted Oct. 13, 2003, which authorized the special use of the property known as 700 Dinwiddie Avenue for the purpose of a shelter and social service delivery use, to authorize the addition of a modular classroom within an existing parking lot, under certain terms and conditions.				
Sponsors:	Mayor Stoney (By Request)				
Indexes:					
Code sections:					
Attachments:	1. Ord. No. 2018-168, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Plans, 5. Survey, 6. Map, 7. Letter of Support				

Date	Ver.	Action By	Action	Result
6/25/2018	1	City Council	adopted	Pass
6/18/2018	1	Planning Commission	recommended for approval	
6/4/2018	1	City Council	introduced and referred	

To amend and reordain Ord. No. 2003-323-282, adopted Oct. 13, 2003, which authorized the special use of the property known as 700 Dinwiddie Avenue for the purpose of a shelter and social service delivery use, to authorize the addition of a modular classroom within an existing parking lot, under certain terms and conditions.

O & R Request

DATE: April 30, 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 amend Ordinance No. 2003-323-282, adopted October 13, 2003, authorizing the special use of the property known as 700 Dinwiddie Avenue for the purpose of a shelter and social service

delivery use, to authorize an expansion of the special use, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To amend Ordinance No. 2003-323-282, adopted October 13, 2003, authorizing the special use of the property known as 700 Dinwiddie Avenue for the purpose of a shelter and social service delivery use, to authorize an expansion of the special use, upon certain terms and conditions.

REASON: The applicant has proposed the addition of a modular classroom within an existing parking lot which will reduce the number of parking spaces currently required under an existing Special Use Permit. The amendment to the Special Use Permit will reduce the number of spaces from 45 to 41. Such an expansion and modification require 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 June 18, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The property known as 700 Dinwiddie Avenue consists of a 59,958 SF, 1.4 acre, parcel of land currently improved with a 1- story, 23,000 sq. ft. building, constructed, per tax assessment records, in 1959. Currently, the property is owned and occupied by the non-profit organization CARITAS which operates the existing program The Healing Place, which is a service organization for men with addictions.

The property is located in the City's Old South Planning District and Old Town Manchester Neighborhood. The City of Richmond's current Master Plan designates a future land use category for the subject properties as Industrial. Primary uses for this category "…include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-ware- house and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access. Typical zoning classifications that may accommodate this land use category: OS, M-1, and M-2." (City of Richmond Master Plan, p.135).

The current zoning for the subject property is M-2, Heavy Industrial. The current use of the property is authorized by an existing special use permit approved in 2003 (Ordinance No. 2003-323-282).

Surrounding properties are also located in the M-2 district and are improved with vacant, industrial, and multi-family land uses.

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: $1,800 application fee.

DESIRED EFFECTIVE DATE: Upon Adoption.

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REQUESTED INTRODUCTION DATE: May 29, 2018

CITY COUNCIL PUBLIC HEARING DATE: June 25, 2018

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, June 18, 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.: Amendment of Ord. No. 2003-323-282.

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

PDR O&R No. 18-30

Key Issues:
Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda
Strike Withdrawn Continue to:

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