



City of Richmond

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

Legislation Text

File #: ORD. 2014-192-203, Version: 1

To authorize the special use of the property known as 116 East Brookland Park Boulevard for the purpose of permitting the construction and occupancy of a funeral home chapel with accessory parking, upon certain terms and conditions.
(As Amended)

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: To authorize construction and occupancy of a chapel on the property known as 116 East Brookland Park Boulevard that would serve the funeral home at 115 East Brookland Park Boulevard, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize construction and occupancy of a chapel on the property known as 116 East Brookland Park Boulevard that would serve the funeral home at 115 East Brookland Park Boulevard, upon certain terms and conditions.

REASON: The application proposes the construction of a chapel that would serve the existing funeral home across the street at 115 East Brookland Park Boulevard. The funeral home property is under Special Use Permit 95-185-178. The UB-PO5 District does not permit funeral home uses.

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 within the UB Urban Business District and is occupied by a vacant convenience store. The application proposes the construction of a chapel that would serve the existing

funeral home across the street at 115 East Brookland Park Boulevard. The funeral home property is under an existing special use permit (Ord. No. 95-185-178). The UB-PO5 District does not permit funeral home uses.

The proposed chapel would be 6,644 square feet and include 40 parking spaces with its primary visitors' entrance located on south side fronting East Brookland Park Boulevard.

The Richmond Master Plan designates this property as Community Commercial and Single-Family (Medium Density). Primary uses for the Community Commercial 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). Primary uses for the Single-Family designation are, "single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p. 133).

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: \$1,800 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 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.14-30