



Legislation Text

File #: ORD. 2016-313, **Version:** 1

To authorize the special use of the property known as 2220 Stockton Street for the purpose of a multifamily dwelling with up to 40 dwelling units and commercial, group home, shelter, addiction recovery program, and social service delivery uses, upon certain terms and conditions.

O&R REQUEST

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee-Glen, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer

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

RE: Special use permit for 2220 Stockton Street for Caritas to operate The Healing Place for women and uses associated with the residential recovery program

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2220 Stockton Street for the purpose of a multifamily dwelling with up to 40 dwelling units, commercial, group home, shelter, addiction recovery program and social service delivery uses, upon certain terms and conditions.

REASON: The applicant is proposing to convert an existing warehouse facility into The Healing Place for women. The programmatic operations associated with this residential recovery program, including multifamily dwelling, group home, shelter, addiction recovery program and social service delivery uses, are not permitted in the current M-1 Light Industrial zoning district.

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 January 3, 2017 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located between Stockton Street and Everett Street along East 22nd

Street. The property is approximately 5.1 acres and is improved with a 120,000 square feet vacant warehouse facility that was previously used by Philip Morris and surface parking.

The applicant proposes to rehabilitate the warehouse facility for use by Caritas to operate The Healing Place for women, a residential recovery program for homeless women with a history of substance abuse, as described in detail in the attached applicant's materials.

The propose uses of the property associated with this program would be:

1. Social service delivery with programs and services that include:
 - a. A substance abuse recovery program for women substantially as described in the Management Plan.
 - b. A residential recovery program substantially as described in the Management Plan, provided that there shall be a maximum capacity of 207 persons enrolled in such program. Twenty-four (24) hour a day supervision shall be provided for the participants of said program at all times they are on the premises;
 - c. Case management, counseling, education, training, job placement assistance, healthcare, and on-site group meetings;
2. Multifamily dwelling with up to 40 dwelling units, any number of which may be used as group home units as follows: the 1-bedroom units may house no more than 2 residents each, the 2-bedroom units may house no more than 3 residents each, and the 3-bedroom unit may house no more than 5 residents;
3. Group home with up to 145 beds, inclusive of any beds within multifamily dwelling units used as a group home unit, provided that all group home residents are enrolled in a substance abuse recovery program operated by the operating organization, as defined below;
4. Shelter with up to 138 beds;
5. Non-residential uses permitted in the B-7 Mixed-Use Business District;

The subject property falls within the Mixed Used future land use designation established by the 2000-2020 City of Richmond Master Plan. Such areas are "characterized by a 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. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another. Each type of use could function independently, but all benefit from proximity to one another." (Page 134).

Properties to the west are located in the R-6 Single-Family Attached Residential District and are occupied by single-family detached dwellings. The property to the north and south are located in the M-1 Light Industrial District and are occupied by warehouse buildings historically used by Philip Morris. Property to the east is located in the B-3 General Business District and is occupied by commercial uses fronting on Jefferson Davis Highway.

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: N/A

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 12, 2016

CITY COUNCIL PUBLIC HEARING DATE: January 9, 2017

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, January 3, 2017

AFFECTED AGENCIES: Office of the Deputy Chief Administrative Officer, Office of the City Attorney (review of draft ordinance), Office of the Assessor (preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): N/A

ATTACHMENTS: Draft Ordinance, Plans, Management Plan, Application Form, Applicant's Report

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PDR O&R No. 16-36