



City of Richmond

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

Legislation Text

File #: ORD. 2017-129, Version: 1

To authorize the special use of the property known as 1704 Arlington Road for the purpose of ~~[an]~~ illuminated ~~[canopy with]~~ canopy signage, upon certain terms and conditions. (As Amended)

O & R Request

DATE: May 30, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the special use of the property known as 1704 Arlington Road for the purpose of an illuminated canopy with canopy signage, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1704 Arlington Road for the purpose of an illuminated canopy with canopy signage, upon certain terms and conditions.

REASON: The applicant is proposing an illuminated canopy with canopy signage. An illuminated canopy, as proposed, is not permitted by the zoning ordinance. A special use permit is therefore required.

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 July 17, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 28,567 SF or .656 acre parcel of land improved with a convenience store / gas and service station constructed, per tax assessment records, in 1988. The property is located in the Near West Planning District at the intersection of Arlington Road and North Boulevard, along Interstate 95.

The City of Richmond's current Master Plan designates a land use category for the subject property as Commercial General. Primary uses for this category are "...a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public. Land uses in this category are typically of larger scale and intensity than Community Commercial uses, and may not always be highly compatible with residential areas." (Richmond Master Plan, Chapter 10, Land Use, p. 135)

The City's Master Plan makes further recommendations for that portion of the Boulevard where the above referenced property is located. "The commercial designation is meant to serve highway traffic as well as visitors to the Diamond and Sports Backers stadiums... (and) ...to support linkages to the Museum and tourist activities on the Boulevard, Hermitage Road and Broad Street. Streetscape, design and traffic circulation improvements should be implemented to help revitalize and improve the appearance of the corridor providing an attractive gateway into the City, and enhanced pedestrian environment." (Ibid. p. 240)

Adjacent and nearby properties are primarily of the same M-2 Heavy Industrial with M-1 Light Industrial zoned properties on the opposite side of the Boulevard.

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

REQUESTED INTRODUCTION DATE: June 26, 2017

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2017

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 17, 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.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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

PDR O&R No.17-12

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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