



City of Richmond

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

Legislation Text

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

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: