



City of Richmond

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

Legislation Text

File #: ORD. 2017-169, **Version:** 1

To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, and 2012-163-164, adopted Oct. 8, 2012, concerning the Beaufont Oaks Community Unit Plan, to amend the permitted uses to include a church use.

O & R Request

DATE: August 17, 2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor (Patron: Mayor, by request)
(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: Amendment to the Beaufont Oaks Community Unit Plan to amend the permitted uses to include a church use.

ORD. OR RES. No.

PURPOSE: To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, and 2012-163-164, adopted October 8, 2012 concerning the Beaufont Oaks Community Unit Plan, to amend the permitted uses to include a church use.

REASON: The applicant has requested the permitted uses for the Beaufont Oaks Community Unit Plan be amended to include church use in order to allow a building at 6900 West Carnation Street to be used as a church.

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 September 5, 2017, meeting. A letter outlining the

Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property, known as 6900 West Carnation Street, is a component of the Beaufont Oaks Community Unit Plan. The underlying zoning of the subject property is R-3 (Single-Family Residential). The subject property consists of a 1.58 acre parcel improved with a building constructed, per tax assessment records, in 1984 and was formerly used as a school and daycare center. The subject property is located in the Hioaks neighborhood of the Midlothian planning district.

The proposed church would occupy the existing building and all parking would be accommodated by the existing on-site parking area.

The City of Richmond's Master Plan designates the subject property for General Office development. "Primary uses are professional, business and administrative offices and medical and dental clinics...In some cases, multi-family may be a secondary use; in areas of higher intensity, incidental convenience retail and personal service uses may be included" (p. 134).

Adjacent properties to the east, south, and west are contained within the boundaries of the Beaufont Oaks Community Unit Plan and are within the R-3 zoning district. Property to the north is also within the R-3 zoning district but is not a component of the Community Unit Plan. A mix of vacant, office, institutional, and multi-family residential land uses are present 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: \$1,500 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 11, 2017

CITY COUNCIL PUBLIC HEARING DATE: October 9, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, 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 Ord. No. 2012-163-164

REQUIRED CHANGES TO WORK PROGRAM(S): None.

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

STAFF: Matthew Ebinger, Principal Planner
Land Use Administration (Room 511) 646-6308

PDR O&R 17-27

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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