File #: ORD. 2017-230, **Version:** 1

To amend and reordain Ord. No. 72-151-158, adopted Jul. 24, 1972, as previously amended by Ord. No. 87-50-51, adopted Mar. 23, 1987, and Ord. No. 91-376-92-223, adopted Jun. 23, 1992, which authorized the special use of the property known as 410-414 Libbie Avenue for the purpose of modifications to the signage and parking requirements, upon certain terms and conditions.

O & R Request

DATE: September 29, 2017 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(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 and reordain Ordinance No. 72-151-158, adopted July 24, 1972, and Ordinance No. 87-50-51, adopted March 23, 1987 as last amended by Ordinance No. 91-376-92-223, adopted June 23, 1992, which authorizes a special use of certain property located at 410-414 Libbie Avenue, to authorize modifications to the signage and parking requirements, under certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To amend and reordain Ordinance No. 72-151-158, adopted July 24, 1972, and Ordinance No. 87-50-51, adopted March 23, 1987 as last amended by Ordinance No. 91-376-92-223, adopted June 23, 1992, which authorizes a special use of certain property located at 410-414 Libbie Avenue, to authorize modifications to the signage and parking requirements, under certain terms and conditions.

REASON: The applicant is requesting a special use permit amendment to modify the parking and signage requirements that pertain to 410-414 Libbie Avenue. The new parking requirements account for a decrease in parking spaces to accommodate a trash collection enclosure. The new signage requirements would offer more flexibility for the property and would be more consistent with the signage requirements pertaining to the adjacent UB - Urban Business 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 Planning Commission at its November 6, 2017 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located in the City's Far West Planning district and is located near the corner of York Road and Libbie Avenue. The property contains approximately 39,204 square feet of lot area and is currently improved with two structures. A circa 1947 one and a half story wood framed dwelling that has been converted to a commercial use. The second structure is a circa 1974 two story brick and framed office structure containing approximately 12,172 square feet.

The subject property and surrounding properties to the north and east are located in the RO-1 Residential-Office District. Properties to the west are located in the R-4 Single-Family District. Properties to the south are located in the UB-PO1 Urban Business District (Parking Overlay). Properties are occupied by retail and office uses to the north, south, and east. The properties to the west are single-family dwelling.

The City of Richmond's Master Plan recommends Mixed Use land use for the property. The Master Plan defines the primary uses for this category as "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" (p. 134).

FISCAL IMPACT: The Department of 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.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: $1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: October 9, 2017

CITY COUNCIL PUBLIC HEARING DATE: November 13, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission November 6, 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. 91-376-92-223

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Leigh V. Kelley, Planner II, Land Use Administration (Room 511) 646-6384

PDR O&R No.17-36

Key Issues:
Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda
Strike Withdrawn Continue to: