



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
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Legislation Text

File #: ORD. 2018-183, **Version:** 1

To amend and reordain Ord. No. 84-77-67, adopted Apr. 24, 1984, which authorized the use of the property known as 5901 Patterson Avenue and 804 Maple Avenue for the purpose of medical office use, to authorize the use of the property for office and personal service uses, upon certain terms and conditions.

O & R Request

DATE: May 1, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable 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 and reordain Ord. No. 84-77-67, adopted April 24, 1984, which authorized the use of the property known as 5901 Patterson Avenue and 804 Maple Avenue for the purpose of medical office use, to authorize the use of the property for personal service, including barber shops and beauty salons, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To amend and reordain Ord. No. 84-77-67, adopted April 24, 1984, which authorized the use of the property known as 5901 Patterson Avenue and 804 Maple Avenue for the purpose of medical office use, to authorize the use of the property for personal service, including barber shops and beauty salons, upon certain terms and conditions.

REASON: The applicant is requesting to amend an existing special use permit that authorized a medical office to include personal service as a permitted use. The property is located in the R-4 Single-Family Residential zoning district, which does not permit the existing or proposed use. The applicant would like to convert the existing building into a beauty salon and has, therefore, requested an amendment to the existing 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 June 18, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 13,118 SF or .3 acre parcel of land improved with a 2,944 square foot building constructed, per tax assessment records, in 1950. The building contains a medical office use and is located in the Far West Planning District, at the southwest corner of the intersection of Maple Avenue and Patterson Avenue, a gateway to the Grove-Libbie-Patterson shopping district. A Special Use Permit Ordinance, adopted in 1984, authorized the continued use as a medical office with off-street parking, under certain terms and conditions.

The City of Richmond's current Land Use Plan designates a future land use category for the subject property as Office Transitional. Primary uses for this category include low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land uses or features. The scale and intensity of such office uses may vary depending on the density and type of residential uses they are intended to buffer. Typical zoning classifications that may accommodate this land use category: RO-1 and RO-2. (Richmond Master Plan, p. 134.)

The intersection of Maple Avenue and Patterson Avenue is designated as a gateway by the Master Plan, which states "gateway treatments at key places should mark entrances to the Grove-Libbie-Patterson shopping district" (p. 183A).

The property is located in the R-4 Single-Family Residential Zoning District. The R-4 district does not permit any commercial uses. In 1984, Council approved a special use permit to authorize the use of a medical office with no more than one physician plus no more than five employees. The property has been in continuous use under these conditions. The proposed amendment would expand permitted uses to personal services. This amendment would allow for the proposed beauty salon.

Surrounding properties are located in the R-4 district, R-53 Multi-Family Residential District, and B-2 Community Business District. A mix of institutional, commercial, and single- 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: \$1,200 application fee.

DESIRED EFFECTIVE DATE: Upon Adoption.

REQUESTED INTRODUCTION DATE: May 29, 2018

CITY COUNCIL PUBLIC HEARING DATE: June 25, 2018

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, June 18, 2018.

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 to Ordinance 84-77-67.

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 18-31

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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