



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-170: To authorize the special use of the property known as 616 North 25th Street for the purpose of authorizing a retail store and two-family attached dwelling with no parking required, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 20, 2016

PETITIONER

Kristy Santelli
616 North 25th Street
Richmond, VA 23223

LOCATION

616 North 25th Street/ 2415 Jefferson Avenue

PURPOSE

To authorize the special use of the property known as 616 North 25th Street for the purpose of authorizing a retail store and two-family attached dwelling with no parking required, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is seeking permission to convert an existing garage into a retail store and waive the parking requirements for the retail store and the two-family attached dwelling unit. The property is zoned R-63, which does not permit the proposed retail store. Therefore, the applicant is requesting a special use permit.

The subject property is an improved lot of .078 acre with street frontage on North 25th Street and Jefferson Avenue. There is an existing two-family attached dwelling fronting on North 25th Street and a garage fronting on Jefferson Avenue.

The property is currently zoned R-63 Multi-Family Urban Residential, which does permit the two-family attached dwelling but does not permit the proposed retail store in the existing garage. The garage is 344 square feet in size and would not be expanded as part of the retail store. The applicant has also requested parking waivers for the two-family dwelling (two spaces) and retail store (two spaces) for a total waiver of four spaces. Finally, as part of the proposed SUP, the ordinance would authorize the subdivision of the property for the purposes of splitting the retail store from the residential property.

The Richmond Master Plan designates this area as Single-Family (medium density). "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Included are residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p. 133).

Staff finds that the proposed retail store is in close proximity to other existing corner commercial uses in the North 25th Street and Jefferson Avenue area. The Master Plan states, "Neighborhood commercial uses traditionally provided needed goods and services to adjacent residents...such uses should be restricted to neighborhood commercial uses with limitations on operating hours, number of employees, and signage" (p.170).The applicant has agreed to limit the hours of operation, number of employees, and signage.

Staff finds that the proposal meets the City Charter criteria for the granting of special use permits. Specifically, the proposal would not be detrimental to the safety, health, morals and general welfare of the community established by the City's Master Plan and R-63 zoning district. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is an improved lot of .078 acre with street frontage on North 25th Street and Jefferson Avenue. There is an existing two-family attached dwelling fronting on North 25th Street and a garage fronting on Jefferson Avenue.

Proposed Use of the Property

The applicant is seeking permission to convert an existing garage into a retail store and waive the parking requirements for the retail store and the two-family attached dwelling unit. The property is zoned R-63, which does not permit the proposed retail store.

Master Plan

The Richmond Master Plan designates this area as Single-Family (medium density). "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Included are residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p. 133).

In addition, the Plan states, "Neighborhood commercial uses traditionally provided needed goods and services to adjacent residents...such uses should be restricted to neighborhood commercial uses with limitations on operating hours, number of employees, and signage" (p.170).

Zoning & Ordinance Conditions

The property is currently zoned R-63 Multi-Family Urban Residential, which does permit the two-family attached dwelling but does not permit the proposed retail store in the existing garage. The garage is 344 square feet in size and would not be expanded as part of the retail store. The applicant has also requested parking waivers for the two-family dwelling (two spaces) and retail store (two spaces) for a total waiver of four spaces. Finally, as part

of the proposed SUP, the ordinance would authorize the subdivision of the property for the purposes of splitting the retail store from the residential property.

The special use permit ordinance would limit the hours of operation to the hours between 6:00 a.m. and 8:00 p.m., Sunday through Saturday. The number of employees for the retail store shall be limited to no more than six, and lighting and signage for the retail store shall be provided, substantially as shown on the Plans.

Surrounding Area

The properties to the east and south are zoned R-63 and are predominantly occupied by single and two-family uses. The properties to the north and west are zoned UB Urban Business and are occupied by a mix of commercial and residential uses.

Neighborhood Participation

Staff has contacted 7th District Council Representative, Cynthia Newbille, Union Hill Civic Association and the Church Hill Civic Association. Staff has received a petition of support.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734