



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-295: To amend Ord. No. 2012-200-2013-4, adopted Jan. 28, 2013, which authorized the special use of the property known as 407 South Cherry Street for the purpose of permitting multifamily use and the property known as 811 Albemarle Street for the purpose of establishing a single family dwelling lot and a lot to be used for surface parking accessory to a multifamily use, to modify the number of bedrooms in the multifamily dwelling and to allow balconies, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 4, 2019

PETITIONER

Guy Blundon

LOCATION

407 South Cherry Street

PURPOSE

To amend Ord. No. 2012-200-2013-4, adopted Jan. 28, 2013, which authorized the special use of the property known as 407 South Cherry Street for the purpose of permitting multifamily use and the property known as 811 Albemarle Street for the purpose of establishing a single family dwelling lot and a lot to be used for surface parking accessory to a multifamily use, to modify the number of bedrooms in the multifamily dwelling and to allow balconies, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is subject to a 2013 ordinance granting a Special Use Permit for a single-family dwelling and multi-family dwelling with accessory parking. The applicant wishes to amend the ordinance to allow seven balconies to be constructed on the multi-family dwelling and to increase the number of bedrooms within the multi-family dwelling from 21 to 23 by converting dens into bedrooms.

Staff finds that the proposed amendment would be consistent with the land use recommendation of the Downtown Plan.

Staff finds that the proposed amendment will not pose an undue burden on the availability of on-street parking in the area.

Staff further finds that the addition of balconies may increase the level of safety by including opportunities for more frequent “eyes on the street” in this portion of the Oregon Hill neighborhood.

Staff further finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the

proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the special use permit amendment request.

FINDINGS OF FACT

Site Description

The property at 407 South Cherry Street consists of a 6,076 SF parcel of land improved with an 18,600 SF multi-family building. It is located on South Cherry Street, between Spring Street and Albemarle Street, in the Oregon Hill neighborhood of the Near West Planning District.

Proposed Use of the Property

Additions of bedrooms and balconies to existing multi-family dwelling.

Master Plan Recommendations

The City of Richmond's Downtown Master Plan designates a future land use category for the subject property as Downtown General Urban Area which is "...characterized by medium density, mixed use development, distributed along medium sized blocks. Old Manchester is an example of the general urban condition in Richmond. This district is characterized by single family homes, side yard houses, row houses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses." No residential density is specified for this land use category.

Zoning and Ordinance Conditions

The current zoning for the property is R-7, Single and Two-Family Urban Residential. The property is also subject to Ord. No. 2012-200-2013-4. Proposed amendments to the ordinance include:

3(h) The use of 407 South Cherry Street shall consist of a multifamily dwelling with no more than ~~twelve (12)~~ 12 dwelling units and no more than ~~twenty-one (21)~~ 23 bedrooms, substantially as shown on the plans attached to Ordinance No. 2012-200-2013-4, adopted January 28, 2013, as modified by the plans attached to this amendatory ordinance.

(l) Any encroachments existing, proposed on the ~~attached~~ plans attached to Ordinance No. 2012-200-2013-4, adopted January 28, 2013, and the plans attached to this amendatory ordinance, including three balconies within a ten foot public alley, or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond ~~[(2004)]~~ (2015), as amended.

(m) A total of seven balconies may be added to the multifamily building at 407 South Cherry Street. Three balconies may be added to the north side of the building and four balconies may be added to the south side of the building, substantially as shown on the plans attached to this amendatory ordinance, provided the balconies within the public alley shall be subject to approval as an encroachment pursuant to section 3(l) of this ordinance.

(n) The existing dens of apartment unit numbers 103 and 201 situated within the multifamily building located at 407 South Cherry Street may be converted into second bedrooms, substantially as shown on the plans attached to this amendatory ordinance.

Surrounding Area

Adjacent properties on the 400 block of Cherry Street are primarily single family homes with some institutional land uses and open space present as well. All surrounding properties are within the same R-7 Single and Two Family Urban Residential District as the subject property.

Neighborhood Participation

Staff has received a notice of support for this application from the Oregon Hill Neighborhood Association.

Staff Contact: Jonathan Brown, PDR, Land Use Administration 804-646-6304