



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-112: To authorize the special use of the property known as 2219 Cedar Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 6, 2019

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

2219 Cedar Street

PURPOSE

To authorize the special use of the property known as 2219 Cedar Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to split an existing lot at 2219 Cedar Street and construct two, single-family attached dwellings. The property is currently located in the R-63 Multi-Family Urban Residential District. The R-63 District calls for single-family attached dwellings to be located upon lots with lot areas of not less than 2,200 SF. The proposal does not meet this requirement, a special use permit is therefore required.

Staff finds that the proposed infill development would be consistent with the recommendations of the City's Master Plan pertaining to the housing types and traditional urban form within a Mixed-Use Residential area and that the proposed lot sizes and setbacks are consistent with the existing pattern of development within the neighborhood.

Staff finds that the addition of dwellings as proposed would improve the overall streetscape by filling in "missing teeth" and would add additional "eyes on the street".

Staff 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 request.

FINDINGS OF FACT

Site Description

The subject property consists of a 3,472 SF (.08 acre) unimproved parcel of land on Cedar Street between North 22nd Street and Jessamine Street, and is a part of the Church Hill North neighborhood in the City's East Planning District. The property is also located in the Union Hill City Old & Historic District and does not have alley access.

Proposed Use of the Property

The applicant is proposing to construct two single-family attached dwellings on lots of 1,736 square feet each.

Master Plan

The City of Richmond's Master Plan designates the subject property's future land use as Mixed-Use Residential. The Mixed-Use Residential category includes "...single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8." No residential density is specified for this land use category. The density of the proposed development would be approximately 25 units per acre.

Specifically for the East Planning District, "infill development of like density and use is appropriate" (p. 166).

Zoning and Ordinance Conditions

The current zoning for this property is R-63 Multi-Family Urban Residential. Conditions pertaining to the development of the property would be imposed by the special use permit, including:

3(a) The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) The height of the Special Use shall not exceed the height shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) All building materials, elevations, and landscaping shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.

4(e) The Owner shall make improvements within the right-of-way, including repairing damage to the existing retaining walls and brick sidewalk along that boundary line of the Property abutting

Cedar Street, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Adjacent and nearby properties are located within the same R-63 District as the subject property. A mix of single-, two-, and multi-family residential, vacant, commercial, and institutional land uses are present in the vicinity.

Neighborhood Participation

Staff has not received any letters of support or opposition for this application.

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