



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-111: To authorize the special use of the property known as 425 North 25th Street for the purpose of authorizing two (2) dwelling units and use(s) permitted in the UB Urban Business District, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 6, 2015

PETITIONER

Russell Jones
2618 East Broad Street
Richmond, VA 23223

LOCATION

425 North 25th Street

PURPOSE

To authorize the special use of the property known as 425 North 25th Street for the purpose of authorizing a mixed use building with up to two dwelling units and uses permitted in the UB Urban Business District without any required provisions for parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is located in the City's Church Hill neighborhood on North 25th Street between East Marshall and East Clay Streets. The property is currently vacant.

The applicant proposes to develop a two-story (2) building with two (2) dwelling units on the second floor and uses permitted in the UB Urban Business District on the first floor. Each dwelling unit would have one bedroom and be approximately 575 square feet in area. The commercial space on the first floor would be approximately 1,196 square feet in area.

The property is zoned RO-2 Residential Office, which permits residential uses and some limited commercial uses. It is also located in a parking exempt overlay. However, a parking exemption is granted to only buildings existing on the effective date of the ordinance. Since the applicant proposes to construct a new building, the uses of that building would not be eligible for a parking exemption. Based on the proposed uses, at least one parking space would be required for each dwelling unit and an unknown number of spaces would be required for the commercial uses. The total number of spaces required would depend on the type of commercial use(s). The proposed building would occupy most of the subject property and the applicant would be unable to provide parking on site.

The surrounding properties on the west side of North 25th Street and north side of East Clay Street are located in the UB Urban Business District and are part of a parking exempt overlay

district. The properties to the east are located in the R-63 Multi-family Urban Residential District and the properties to the south are in the RO-2 Residential Office District and are also part of a parking exempt overlay district.

The Richmond Master Plan designates this property as Neighborhood Commercial. "Primary uses include office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses" (p.134). Typical zoning as recommended by the Plan for Neighborhood Commercial area includes the UB District.

The proposed development is consistent with the Master Plan recommendation for this property, which emphasizes small scale commercial uses adjacent to lower density residential uses. The Master Plan states that, "Neighborhood commercial uses traditionally provided needed goods and services to adjacent residents, and when located in multistory buildings, were usually coupled with residential uses above" (p. 170).

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 RO-2 or surrounding UB zoning districts. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located in the City's Church Hill neighborhood on the block bounded by East Clay Street to the north, North 26th Street to the east, East Marshall Street to the south, and North 25th Street to the west. The property is approximately .034 acre in size and is currently vacant.

Proposed Use of the Property

The applicant proposes to develop a two-story (2) building with two (2) dwelling units on the second floor and uses permitted in the UB Urban Business District on the first floor. Each dwelling unit would have one bedroom and be approximately 575 square feet in area. The commercial space on the first floor would be approximately 1,196 square feet in area.

Master Plan

The Richmond Master Plan designates this property as Neighborhood Commercial. "Primary uses include office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible

with adjacent low to medium density residential uses” (p.134). Typical zoning as recommended by the Plan for Neighborhood Commercial area includes the UB District.

Zoning & Ordinance Conditions

The property is zoned RO-2 Residential Office, which permits residential uses and some limited commercial uses. It is also located in a parking exempt overlay. However, a parking exemption is granted to only buildings existing on the effective date of the ordinance. Since the applicant proposes to construct a new building, the uses of that building would not be eligible for a parking exemption. Based on the proposed uses, at least one parking space would be required for each dwelling unit and an unknown number of spaces would be required for the commercial uses. The total number of spaces required would depend on the type of commercial use(s). The proposed building would occupy most of the subject property and the applicant would be unable to provide parking on site.

Surrounding Area

The surrounding properties on the west side of North 25th Street and north side of East Clay Street are located in the UB Urban Business District and are part of a parking exempt overlay district. The properties to the east are located in the R-63 Multi-family Urban Residential District and the properties to the south are in the RO-2 Residential Office District and are also part of a parking exempt overlay district.

Neighborhood Participation

Staff has contacted 7th District Council Representative, Cynthia Newbille, and the Church Hill Association, Church Hill North Civic Association, and Union Hill Civic Association. Staff has received no letters of support or opposition.

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