



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-324: To authorize the special use of the property known as 1703 Maury Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 6, 2020

PETITIONER

Church Hill Ventures, LLC
JGL Properties, LLC

LOCATION

1703 Maury Street

PURPOSE

To authorize the special use of the property known as 1703 Maury Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has proposed a two-family detached dwelling that does not meet the minimum lot area and lot width requirements of the R-7 Single- and Two-Family Urban District. A Special Use Permit is therefore required.

Staff finds that the proposed use is generally consistent with the recommendations of the Master Plan.

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

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 referenced as 1703 Maury Street consists of a vacant 4,340 SF parcel of land with 28 linear feet of street frontage and 155 feet of depth. The property is located in the Blackwell neighborhood of the Old South Planning District.

Proposed Use of the Property

The proposed development will consist of a two-family detached dwelling served by three off-street parking spaces.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Residential at Medium densities. Primary uses for this category "...are single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7. (City of Richmond Master Plan, 133). The density of the proposed development would be approximately 20 units per acre.

There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, a desire for neighborhoods to provide a variety of housing choices.

Zoning and Ordinance Conditions

The property is located in the R-7 Single and Two-Family Urban Residential. Two-family detached dwellings are permitted in this district on parcels not less than 4,400 square feet in area with a lot width not less than 42 feet. The parcel measures 28 x 155 feet for a total of 4,340 square feet of area. Therefore a special use permit is required.

The special use permit ordinance will impose conditions on the property, including:

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

(b) Three off-street parking spaces shall be provided on the Property for the Special Use, substantially as shown on the Plans.

(c) All building materials, material colors, and site improvements including landscaping, shall be substantially as shown on the Plans.

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

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

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(e) The Owner shall make improvements within the right-of-way, including installation of a new sidewalk.

Surrounding Area

Surrounding properties are within the same R-7 District as the subject property. A mix of single-, two-, and multi-family residential and vacant land uses predominate the area, with some commercial and institutional land uses present as well.

Neighborhood Participation

Notice was provided to the Blackwell Historic Community Civic Association and area residents and property owners. Staff has received a letter opposition from an adjacent property owner.

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