



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-041:

To: City Planning Commission
From: Land Use Administration
Date: March 21, 2016

PETITIONER

Mark Baker
Baker Development Resources, LLC
919 East Main Street
Richmond, VA 23219

LOCATION

1608 West Cary Street

PURPOSE

To authorize the special use of the property known as 1608 West Cary Street for the purpose of permitting a two-family attached dwelling unit and accessory parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is a vacant lot located on the block bounded by West Cary Street to the south, South Vine Street to the west, West Main Street to the north, and South Lombardy Street to the east. The lot is approximately 2,345 square feet in area and has a lot width of 25.92 feet and depth of 90.48 feet.

The applicant is requesting an SUP to construct one (1) two-family detached dwelling unit and accessory parking. The building would be three stories in height, and each unit would be approximately 1,500 square feet in size with three bedrooms and two and one-half bathrooms. Three parking spaces would be provided off of the alley to the rear of the building.

The subject property is located in an R-7 District, which permits a two-family detached dwelling use. However, the proposed use does not meet all the site requirements of the zoning ordinance, including lot width, lot area, and minimum yard setbacks.

The Richmond Master Plan designates this property as Single-Family (medium density) in the Near West Planning District. "Primary uses 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 are R-43 and R-48" (133).

Staff finds that the proposed development would not have an adverse impact on the surrounding community. The Master Plan supports the proposed two-family attached dwellings and the continuation of a land use pattern that is predominantly medium-density residential. Additionally, the proposed lot widths of approximately 20 feet correspond with existing lots along this section of West Cary Street. Finally, a least one off-street parking space will be provided for each dwelling unit.

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-7 zoning district. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is a vacant lot located on the block bounded by West Cary Street to the south, South Vine Street to the west, West Main Street to the north, and South Lombardy Street to the east. The lot is approximately 2,345 square feet in area and has a lot width of 25.92 feet and depth of 90.48 feet.

Proposed Use of the Property

The applicant is requesting an SUP to construct one (1) two-family detached dwelling unit and accessory parking. The building would be three stories in height, and each unit would be approximately 1,500 square feet in size with three bedrooms and two and one-half bathrooms. Three parking spaces would be provided off of the alley to the rear of the building.

Master Plan

The Richmond Master Plan designates this property as Single-Family (medium density) in the Near West Planning District. "Primary uses 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 are R-43 and R-48" (133).

Zoning & Ordinance Conditions

The subject property is located in an R-7 District, which permits a two-family detached dwelling use. However, the proposed use does not meet all the site requirements of the zoning ordinance, including lot width, lot area, and minimum yard setbacks. The ordinance requires at least one parking space be provided for each dwelling unit.

Surrounding Area

The properties to the north, south, and west are zoned R-7 and predominantly occupied by single and two-family uses. The property to the east is zoned UB Urban Business.

Neighborhood Participation

Staff has contacted 5th District Council Representative, Parker Agelasto and the Uptown Association. Staff has not received any letters of support nor opposition.

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