



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-133: To repeal Ord. No. 96-148-137, adopted Jun. 10, 1996, and to authorize the special use of the property known as 932 West Franklin Street for the purpose of a dwelling unit to be constructed within a proposed accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 17, 2017

PETITIONER

Ron Nixon

LOCATION

932 West Franklin Street

PURPOSE

To repeal Ord. No. 96-148-137, adopted Jun. 10, 1996, and to authorize the special use of the property known as 932 West Franklin Street for the purpose of a dwelling unit to be constructed within a proposed accessory building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 4,600 SF or .1 acre parcel of land improved with a three (3) unit multi-family dwelling constructed, per tax assessment records, in 1885 as a Single Family dwelling and is a part of the VCU neighborhood and Near West Planning District.

The applicant is proposing to construct a two-story, 1,450 square foot carriage house that would contain a two-car garage and one-bedroom dwelling unit. The property is currently located in the R-73 zoning district and the proposed use is not permitted. A special use permit has therefore been requested by the applicant.

Staff finds that the proposed introduction of a new carriage house is consistent with the surrounding pattern of development and mix of housing types, and is consistent with the recommendations of the Downtown Plan.

Staff further finds that the proposed development would not pose an undue burden on the availability of on-street parking.

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.

FINDINGS OF FACT

Site Description

The subject property consists of a 4,600 SF or .1 acre parcel of land improved with a three (3) unit multi-family dwelling constructed, per tax assessment records, in 1885 as a Single Family dwelling and is a part of the Fan District neighborhood and Near West Planning District.

The existing dwelling is among several buildings that make up the North Harrison Street wall. The existing parking area and curb-cut ingress/egress currently breaks what would otherwise be a contiguous streetscape. Adjacent homes on the block have similar carriage houses.

Proposed Use of the Property

The applicant is proposing a two-story, 1,450 square foot, carriage house that would contain a two-car garage and one-bedroom dwelling unit.

Master Plan

The City of Richmond's Downtown Plan designates the subject property for a Downtown Urban Center Area land use. The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. The apartment buildings along the boulevard are an example of a residential urban center condition in Richmond, with a dense urban fabric of three to five story buildings, and limited retail at key intersections. (Downtown Plan, page 3.25) "Buildings are typically attached in rows, or are larger buildings on larger lots. They are typically no more than four stories in height. (And) buildings are set back from the street behind a narrow yard. Parking is located on-street, or at the rear of the lot. If rear alleys exist, parking is accessed from the alley. The narrow front yard should be landscaped to match the public frontage." (Ibid.)

Zoning and Ordinance Conditions

The current Zoning District for the property is R-73, Multifamily Residential.

Additional conditions will be imposed by the special use permit ordinance, including:

-The Special Use of the Property shall be a dwelling unit located in a newly constructed building accessory to an existing multifamily dwelling, substantially as shown on the Plans.

-The accessory building shall contain no more than one dwelling unit and the multifamily dwelling shall contain no more than three dwelling units, substantially as shown on the Plans.

-All building materials, material colors, and site improvements shall be substantially as shown on the Plans.

-Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

-The height of the accessory dwelling shall not exceed the height shown on the Plans.

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

-Secure storage for no fewer than five bicycles shall be provided on the Property for use by the dwelling units.

-No fewer than two on-site parking spaces shall be provided, substantially as shown on the Plans.

-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.

-The Owner shall make improvements within the public right-of-way, including installation of street trees according to the guidelines of the Urban Forestry Division, and replacement of the existing entrance to Harrison Street with sidewalk, curb and gutter to match existing, as shown on the Plans, 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 a combination the same R-73 Residential (Multi-Family), R-6 Residential (Single-Family Attached) and B-4 (Central Business) Zones and are a part of the West Franklin Street City Old & Historic District. A mix of land uses are present in the area.

Neighborhood Participation

A letter of support from a neighboring property owner and a notice from the Fan District Association to not oppose the project were received.

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