



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-166: To authorize the special use of the property known as 613 North Lombardy Street for the purpose of permitting up to thirteen (13) dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 2, 2014

PETITIONER

H. L. Salomonsky
613 N. Lombardy LLC
1553 E. Main Street, Richmond, VA 23219

LOCATION

613 North Lombardy Street

PURPOSE

To authorize the special use of the property known as 613 North Lombardy Street for the purpose of permitting up to thirteen (13) dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located on the block bounded by West Broad Street to the north, Ryland Street to the east, West Grace Street to the south, and North Lombardy Street to the west. The property consists of one parcel totaling 0.138 and is improved with an 11,874 square foot building.

The property is currently zoned UB Urban Business District and is located in the West Broad Street (PO-4) Parking Overlay District. The Board of Zoning Appeals adopted a Special Exception (Case No. 25-10) on September 1, 2010, to re-establish a nonconforming church use within the building. On September 30, 2011 a Certificate of Occupancy was issued to implement the Board's approval for the church and day nursery uses. Those uses are current, and according to the application, would be abandoned in the event that a special use permit is granted.

Required parking is not provided on the site, but the 160 seat sanctuary established a nonconforming status totaling 20 parking spaces. The proposed dwelling uses would require 3 parking spaces leaving an excess of grandfathered parking for other permitted principal uses of 17 spaces. When calculating the number of parking spaces required for the commercial uses, the 17 grandfathered spaces will be subtracted from the total number required to determine the actual number of parking spaces necessary to meet zoning regulations.

The UB District permits dwelling units contained within the same building as other permitted uses, provided that such dwelling units be located above the ground floor of the building or to

the rear of other permitted principal uses so as not to interrupt commercial frontage in the district. However, portions of three dwelling units are proposed to be located in the basement, below the ground floor, thus initiating a requirement for the special use permit.

For the Near West Planning District, the City of Richmond's Master Plan designates this property as Community Commercial. Primary uses for Community Commercial areas include, "office, retail, personal service, and other commercial and services uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas" (p.134). The Master Plan further states, "Vacant buildings on the corridor (West Broad Street) should be encouraged to develop first floor commercial uses with office and/or residential uses for upper floors" (p.239).

Staff finds that the proposed use, which maintains commercial space along West Broad Street, is consistent with the Community Commercial designation in the Master Plan. It is consistent and compatible with the surrounding land uses along West Broad Street that feature a mix of first-floor commercial uses and residential uses on upper floors.

Staff finds that the City Charter conditions relative to the granting of special use permits has been met. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located on the block bounded by West Broad Street to the north, Ryland Street to the east, West Grace Street to the south, and North Lombardy Street to the west. The property consists of one parcel totaling 0.138 and is improved with an 11,874 square foot building.

Proposed Use of the Property

The applicant proposes to develop the existing building into 13 dwelling units with both residential and commercial uses on the ground floor and the basement. UB Urban Business zoning district does not permit dwelling uses below the ground floor and thus the need for a special use permit.

Master Plan

For the Near West Planning District, the City of Richmond's Master Plan designates this property as Community Commercial. Primary uses for Community Commercial areas include, "office, retail, personal service, and other commercial and services uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas" (p.134). The Master Plan further states, "Vacant buildings on the corridor (West

Broad Street) should be encouraged to develop first floor commercial uses with office and/or residential uses for upper floors” (p.239).

Zoning & Ordinance Conditions

The property is currently zoned UB Urban Business District and is located in the West Broad Street (PO-4) Parking Overlay District. The Board of Zoning Appeals adopted a Special Exception (Case No. 25-10) on September 1, 2010, to re-establish a nonconforming church use within the building. On September 30, 2011 a Certificate of Occupancy was issued to implement the Board’s approval for the church and day nursery uses. Those uses are current, and according to the application, would be abandoned in the event that a special use permit is granted.

The applicant proposes to develop the existing building into 13 dwelling units with both residential and commercial uses on the ground floor. UB Urban Business zoning district does not permit dwelling uses on the ground floor and thus the need for a special use permit.

Required parking is not provided on the site, but the 160 seat sanctuary established a nonconforming status totaling 20 parking spaces. The proposed dwelling uses would require 3 parking spaces leaving an excess grandfathered parking for other permitted principal uses of 17 spaces. When calculating the number of parking spaces required for the commercial uses, the 17 grandfathered spaces will be subtracted from the total number required to determine the actual number of parking spaces necessary to meet zoning regulations.

Surrounding Area

The properties to the north, across West Broad Street, are zoned M-1 Light Industrial and are occupied by various commercial uses, including Lowes Improvement Center and Dollar Tree. The properties to the west and east are zoned UB Urban Business and are occupied by a mix of commercial, residential, and office uses. The properties to the south are zoned R-73 Multifamily Residential and are occupied a mix of residential uses.

Neighborhood Participation

Staff has contacted 2nd District Council Representative, Charles Samuels, and has received an email of support from the West Grace Street Association.

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