



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-260: To authorize the special use of the property known as 2112 Monteiro Street for the purpose of authorizing a multifamily dwelling with up to 18 dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 4, 2016

PETITIONER

Clark Glave
Barton Mansion LLC
2019 West Grace Street
Richmond, VA 23220

LOCATION

2112 Monteiro Avenue

PURPOSE

To authorize the special use of the property known as 2112 Monteiro Street for the purpose of authorizing a multifamily dwelling with up to 18 dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located on a parcel 3.78 acres in size and is improved with the historic Barton Mansion, which was most recently used as a nursing home. The nursing home closed in 2001. The existing structure is approximately 20,000 square feet in size and is accessed by Monteiro Avenue and East Roberts Street.

The property is zoned R-6 Single-Family Attached Residential District, which permits single and two-family attached and detached residential uses. Multi-family use is not permitted. The applicant proposes to develop 18 multi-family dwelling units, of which 10 would be one-bedroom units, 7 two-bedroom units, and 1 studio unit. The plans show 19 off-street parking spaces serving the dwelling uses. In addition the applicant would subdivide the property into 2 parcels, a 0.818 acre parcel serving the proposed multi-family dwellings and a 2.424 acres parcel to be potentially developed in the future. Any future development would require an amendment to the proposed special use permit.

The Richmond Master Plan refers recommendations for land use and development to the 1995 Southern Barton Heights Revitalization. The Revitalization Plan designates this property as Residential Single-Family. The Plan also prohibits new multi-family housing in Southern Barton Heights but it does, "Encourage full rehabilitation and occupation of architecturally significant apartment buildings (Wellford Street, Minor Street, and Monteiro Street)" (p. 28). The Plan also encourages decreasing vacancies and increasing owner-occupancies of existing housing to appropriate market levels.

Staff finds that the recommendations in the Southern Barton Heights Revitalization Plan are mixed as they regard the proposed development. One of the primary goals is to prohibit new multi-family housing. However, the plan also encourages full rehabilitation and occupation of architecturally significant apartment buildings. The Plan also encourages decreasing vacancies and recognizing and promoting the historic significance of Southern Barton Height. The original Barton Mansion was built in 1890 and was expanded in 1920 and 1929 as a medical facility. It was more recently used for nursing care. Converting the existing structure to residential use would be a more appropriate land use and help restore the historical significance of the property. As it exists today, the property stands in great disrepair, a negative contribution to the surrounding community.

Furthermore, staff finds that the proposed density would be less than the underlying zoning density. As proposed, the 18 multi-family dwelling units would create a density of 4.7 units per acre. In comparison, the underlying R-6 district for two-family attached dwellings allows for 14.5 units per acre. For single-family detached, the density allowed is up to 8.7 units per acre.

The proposed redevelopment of this property would make a positive contribution to the Barton Heights Community and it would do so with a lower density than is allowed by the underlying zoning.

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-6 zoning district. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located on a parcel 3.78 acres in size and is improved with the historic Barton Mansion, which was most recently used as a nursing home. The nursing home closed in 2001. The existing structure is approximately 20,000 square feet in size and is accessed by Monteiro Avenue and East Roberts Street.

Proposed Use of the Property

The applicant proposes to develop 18 multi-family dwelling units, of which 10 would be one-bedroom units, 7 two-bedroom units, and 1 studio unit. The plans show 19 off-street parking spaces serving the dwelling uses. In addition the applicant would subdivide the property into 2 parcels, a 0.818 acre parcel serving the proposed multi-family dwellings and a 2.424 acres parcel to be potentially developed in the future. Any future development would require an amendment to the proposed special use permit.

Master Plan

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Zoning & Ordinance Conditions

The property is zoned R-6 Single-Family Attached Residential District, which permits single and two-family attached and detached residential uses. Multi-family uses are not permitted and thus the requirement for a special use permit.

Not less than one parking space for every dwelling unit shall be provided, substantially as shown on the Plans. In addition, landscaping and lighting shall be provided as depicted on the plans. Signage shall be governed by the sign regulations in the R-6 Single-Family Residential Attached district.

Surrounding Area

The surrounding properties are zoned R-6 and are predominantly occupied by single-family dwellings. The properties to the east are comprised of the Richmond Henrico Turnpike and Cannon Creek Parkway.

Neighborhood Participation

Staff has contacted 6th District Council Representative, Ellen Robertson, and the Southern Barton Heights Community Association. Staff has received no letter of support nor opposition.

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