



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-233: To authorize the special use of the property known as 3122 Parkwood Avenue for the purpose of a two-family detached dwelling, with off-street parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 6, 2022

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

3122 Parkwood Avenue

PURPOSE

To authorize the special use of the property known as 3122 Parkwood Avenue for the purpose of a two-family detached dwelling, with off-street parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal would allow for a two-family dwelling, with off street parking, within an R-5 Single-Family Residential District. The proposed is not a permitted principal use within the R-5 District. A Special Use Permit is therefore required.

Staff finds that the proposed development is generally consistent with the land use recommendations of the Richmond 300 Master Plan. The proposed development would fall within the range of residential densities found on the block and the proposed building materials and architectural features are generally consistent with surrounding architecture.

Staff finds that the proposed redevelopment is supported by Objective 1.3f which states “Implement housing strategies that increase housing at all income levels along corridors and at Nodes”. The proposed two-family dwelling is located within the Carytown National/Regional Node.

Staff also finds that the proposed development supports Objective 15.1a which states, “Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles” The proposed units are located within walkable node and along existing Greater Richmond Transit Company, every 30-minute bus route.

Staff further finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area due to the provision of three, off-street parking spaces on the property.

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 property is located in the Carytown neighborhood on Parkwood Avenue, between South Belmont Avenue and McCloy Street. The property is currently a vacant 3,000 sq. ft. (.07 acre) parcel of land.

Proposed Use of the Property

The application is for a two-family dwelling with off street parking.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. This designation is defined as a "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The property is located in the Carytown National/Regional Node. These nodes are defined as "A local crossroads typically within or next to larger residential areas that offers goods and services to nearby residents, employees, and visitors." (p. 24) They are centers "...with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions." (p. 25)

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Residential District. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-410.1. Permitted principal uses.

Any principal use permitted in the R-1 district as set forth in section 30-401.1 shall be permitted in the R-5 single-family residential district.

The proposed two-family dwelling is not a permitted use within the R-5 zone.

This special use permit is conditioned on the following special terms and conditions:

3(a) The Special Use of the Property shall be as a two-family dwelling with off-street parking, substantially as shown on the plat and the Plans.

(b) No fewer than three (3) off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

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

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

(e) All mechanical equipment, including HVAC units, 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.

Surrounding Area

Surrounding properties are within the R-5 Single-Family Residential District. The surrounding land uses include primarily single and two-family residential uses, with some commercial, uses nearby on Cary Street. Residential densities on the block are similar to the proposed use.

Neighborhood Participation

Staff notified area residents, property owners, and the Carytown South Neighborhood Association of the proposed Special Use Permit. Staff has not received any correspondence regarding the application.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734