



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-030: To amend and reordain Ord. No. 91-324-301, adopted Oct. 28, 1991, which authorized the special use of the property known as 412 West Marshall Street for the purpose of converting an existing two-family dwelling into a three-family dwelling, to authorize a dwelling unit within an accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 4, 2019

PETITIONER

Erik Quackenbush

LOCATION

412 West Marshall Street

PURPOSE

To amend and reordain Ord. No. 91-324-301, adopted Oct. 28, 1991, which authorized the special use of the property known as 412 West Marshall Street for the purpose of converting an existing two-family dwelling into a three-family dwelling, to authorize a dwelling unit within an accessory building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to amend an existing Special Use Permit currently authorizing a three family dwelling with accessory off street parking. The amendment would authorize an additional dwelling unit within an accessory building and reduce the number of off-street parking spaces from six to three.

Staff finds that the proposed accessory dwelling is aligned with the City's Pulse Corridor Plan regarding housing types encouraged within the Neighborhood Mixed-Use land use category.

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 Amendment request.

FINDINGS OF FACT

Site Description

The subject property is 5,280 SF or .12 acres and has an existing 3,428 SF, two-story building and rear garage. The property is located in the Downtown Planning District and the Jackson Ward neighborhood and Jackson Ward City Old & Historic District.

Proposed Use of the Property

The applicant is proposing to renovate the existing detached garage to retain parking for three vehicles and to include a one-bedroom dwelling unit in place of three stacked parking spaces.

Master Plan

The City of Richmond's adopted Pulse Corridor Plan designates a land use category for the subject property as Neighborhood Mixed Use. "Neighborhood Mixed Use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed use districts. They are an urban, walkable environment with limited neighborhood oriented uses incorporated along key commercial corridors and at corner sites." Primary uses include Single Family and Multi-family residential uses at low to medium densities. (City of Richmond, Pulse Corridor Plan, p. 29)

Zoning and Ordinance Conditions

The property is currently zoned R-6 (Single Family Attached Residential).

If approved, the amended special use permit would impose additional conditions on the property, including:

2(b) That the maximum use of the property shall be as a three-family dwelling and a dwelling unit within an accessory building;

(c) That three off-street parking spaces shall be provided in the existing garage at the rear of the property. The existing garage doors shall be repaired or replaced so that the parking is useable and available to the tenants of the buildings. The parking may be for either residents of the main dwelling or the unit accessory to the main dwelling.

(d) That 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 as not to be visible from adjacent properties and public streets;

(g) Exterior architectural details, building materials, and colors shall be subject to approval by the Commission of Architectural Review.

(j) The height of the accessory building shall not exceed one story, substantially as shown on the plans attached to this amendatory ordinance.

(k) Secure bicycle parking for no fewer than four bicycles shall be provided on the property.

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

Surrounding Area

Much of the surrounding neighborhood area is zoned R-6. B-4 (Central Business) and RO-2 (Residential Office) districts occupy zones generally to the south and east respectively. A mix of single-, two-, and multi-family residential, commercial, mixed-use, and office uses are present in the vicinity of the subject property.

Neighborhood Participation

Staff has not received any letters of support or opposition regarding this application.

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