



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018- 021: To authorize the special use of the property known as 1121 North 25th Street for the purpose of a building with commercial uses on the first floor, up to two dwelling units on the second floor, and no fewer than two on-site parking spaces, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 20, 2018

PETITIONER

Garrett Augustine

LOCATION

1121 North 25th Street

PURPOSE

To authorize the special use of the property known as 1121 North 25th Street for the purpose of a building with commercial uses on the first floor, up to two dwelling units on the second floor, and no fewer than two on-site parking spaces, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 3500 SF or .08 acre parcel of unimproved land located in the Church Hill North neighborhood. The applicant is proposing a two-story newly constructed building with ground floor commercial uses and up to two dwelling units on the second floor. The proposal does not meet the parking requirements of the zoning ordinance, a special use permit is therefore required.

Staff finds the proposal to be consistent with the recommendations of the Master Plan and would not pose an undue burden on the availability of on-street parking in the area.

Staff further finds that the proposal is in keeping with the existing development pattern of the area and would contribute to the ongoing revitalization of the area.

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 request.

FINDINGS OF FACT

Site Description

The subject property consists of a 3500 SF or .08 acre parcel of unimproved land located in the Church Hill North neighborhood and the East Planning District.

Proposed Use of the Property

A newly constructed building with commercial uses on the first floor, up to two dwelling units on the second floor. No fewer than two on-site parking spaces are proposed to the rear of the building. The density of the parcel if developed as proposed would be approximately 25 units per acre.

Master Plan

The City's Master Plan designates the land use category for the subject property as Mixed Use, which includes combinations of office, retail, personal service, general commercial, and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. No residential density is specified for this land use category.

The Master Plan recommends infill development within the East Planning District "...of like density and use..." as appropriate (City of Richmond Master Plan p. 230). Additional supporting language within the Plan can be found within Chapter 11, East Planning District, Land Use Patterns and Development Trends, where it states how the Church Hill North Conservation Area has been targeted for redevelopment with the goal of eliminating blight. (Ibid. p. 161)

Zoning and Ordinance Conditions

The property is currently located in the UB Urban Business District and the PE-3 North 25th Street and Venable Street Parking Exempt Overlay District.

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

- (a) The Special Use of the Property shall be as a mixed-use building, substantially as shown on the Plans. The first floor of the building shall be a use, other than dwelling units, permitted by section 30-433.2 of the Code of the City of Richmond (2015), as amended. The second floor of the building shall consist of up to two dwelling units meeting the requirements of section 30-433.2 of the Code of the City of Richmond (2015), as amended. An accessory outdoor dining area shall be permitted on the Property in front of the building consistent with the applicable underlying zoning regulations. However, section 30-433.2(21)(a) of the Code of the City of Richmond (2015), as amended, shall not apply to the Special Use of the Property. Operations of the outdoor dining area shall cease by no later than 11:00 p.m. daily.
- (b) No fewer than two on-site parking spaces shall be provided for the Property, substantially as shown on the Plans.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

- (d) The height of the Special Use shall be substantially as shown on the Plans.
- (e) All building materials and elevations shall be substantially as shown on the Plans.
- (f) No fewer than four bicycle parking spaces shall be provided on the Property.

Surrounding Area

Adjacent and nearby properties are primarily within the Urban Business Parking Exempt Zoning Overlay District. Nearby, a combination of B-2, R-6, and R-63 surround the aforementioned District. A mix of commercial, industrial, mixed-use, vacant, government, office, institutional, and residential land uses are present in the vicinity.

Neighborhood Participation

A letter of support was received from the Church Hill Central Civic Association

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