



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-160: To authorize the special use of the property known as 2825 M Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 18, 2018

PETITIONER

Mark Baker – Baker Development Services

LOCATION

2825 M Street

PURPOSE

To authorize the special use of the property known as 2825 M Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to construct two single-family attached dwellings at 2825 M Street. The property is located in the R-63 Multi-Family Urban Residential Zoning District, which permits single-family attached dwellings. However, the proposal would not meet the minimum lot area requirement or off-street parking requirements of the Zoning Ordinance. A special use permit is therefore required.

Staff finds that the proposed development is consistent with the recommendations of the Master Plan and consistent with the historic pattern of development of the area.

Staff further finds that the historic configuration of the subject property does not support on-site parking.

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 vacant parcel totaling 3,570 SF, or .082 acres, of unimproved land. The property is a part of the Church Hill neighborhood in the East Planning District, and the Church Hill North City Old and Historic District.

Proposed Use of the Property

The development will consist of two newly-constructed single-family attached dwellings located on lots approximately 1,785 SF in area. The R-63 minimum lot size for single-family attached dwellings is 2,200 SF. Due to the configuration of the lot, no on-site parking would be provided for the development.

Master Plan

The City of Richmond's Master Plan designates the subject property for Mixed-Use Residential land uses which include, "...single-, two-, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8. (City of Richmond, Master Plan).

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

Zoning and Ordinance Conditions

The current zoning for the subject property is R-63 Multifamily Urban Residential. This special use permit would impose additional conditions, including:

3(a) The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.

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

(c) No off-street parking shall be required for the Special Use.

(d) Prior to the issuance of any final certificate of occupancy for the Special Use, two lots shall be established on the Property, substantially as shown on the Plans, by obtaining any necessary approvals from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

(e) The height of the Special Use shall not exceed the height as shown on the Plans.

(f) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review in accordance with Chapter 30,

Article IX, Division 4 of the Code of the City of Richmond (2015), as amended, prior to the issuance of a building permit for the Property.

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.

(e) The Owner shall make improvements within the public right-of-way, including new curbing and sidewalk, substantially as shown on the Plans.

Surrounding Area

Properties to the east, south, and west, are zoned R-63 Multifamily Urban Residential. Properties to the north are zoned R-6 Single-Family Attached Residential. Residential (single-, two-, and some multifamily) land use predominates the area, with institutional and utility land uses present as well.

Neighborhood Participation

Staff has received a letter of support from a neighboring property owner for this application.

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