



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-203: To authorize the special use of the property known as 1302 Floyd Avenue for the purpose of a multifamily dwelling with up to four dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 4, 2017

PETITIONER

David Johannas, Johannas Design Group

LOCATION

1302 Floyd Avenue

PURPOSE

To authorize the special use of the property known as 1302 Floyd Avenue for the purpose of a multifamily dwelling with up to four dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is a 2,626 SF lot, which is situated on the north side of Floyd Avenue, in the Fan neighborhood of the Near West planning district. The property is improved with a three-story brick building circa 1895, measuring 3,750 SF. The structure is currently vacant and dilapidated.

The applicant is proposing the renovation of the existing shell building into a multi-family dwelling with up to four units. Such a use is not permitted in the R-6 district. Therefore, the applicant is requesting a special use permit.

Staff finds that the proposal would be in keeping with the general pattern of development in the area, would restore an historic structure, and would be development of like density, scale and use of the surrounding area.

Staff further finds that with the proposed use of the property, 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 is a 2,626 SF lot, which is situated on the north side of Floyd Avenue, in the Fan neighborhood of the Near West planning district. The property is improved with a

three-story brick building circa 1895, measuring 3,750 SF. The structure is currently vacant and dilapidated.

Proposed Use of the Property

The applicant proposes renovating the building into a multi-family dwelling with no more than four units. The proposed multi-family dwelling is comprised of two one-bedroom units on the first floor and one two-bedroom unit on the second floor. On the third floor is one 1-bedroom unit on the third floor. On-site parking for two vehicles, and well as on-site secure bicycle storage, will be provided.

Master Plan

The City of Richmond's Master Plan designates the subject property at 1302 Floyd Avenue for Single-Family (medium density) land use. Primary uses in this category are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. This includes residential support uses such as schools, places of worship, neighborhood parks recreation facilities, and limited public and semi-public uses. (p. 133).

The Master Plan also states that, "infill development of like density, scale and use is appropriate." (p. 230) In general, the proposal is in keeping with traditional residential development patterns for the district in regards to density.

Zoning & Ordinance Conditions

The subject property is located in the R-6 Single-Family Attached Residential District.

The following is a summary of the development conditions that would apply to the property if the special use permit is approved:

3(a) The use of the Property shall be as a multifamily dwelling with up to four dwelling units, substantially as shown on the Plans.

(b) Secure storage for no fewer than five bicycles shall be provided, substantially as shown on the Plans.

(c) No fewer than two off-street parking spaces shall be provided for the use of the Property, substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way. Final location or screening of the mechanical equipment shall be approved by the Director of Planning and Development Review.

(e) No leasing office shall be located on the Property.

(f) Signage on the Property shall be limited to signage permitted within the underlying zoning district.

(g) All building materials and elevations shall be substantially as shown on the Plans.

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

All surrounding properties are also located in the R-6 district. Multi-family and two-family residential, and institutional land uses predominate the 1300 block of Floyd Avenue.

Neighborhood Participation

Staff notified Councilman Andreas Addison and the Fan District Association regarding the request. Staff has received a letter of no opposition, with conditions, from the Fan District Association, and letters of opposition from area residents.

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