



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-088: To authorize the special use of the properties known as 2202 West Cary Street, 2206 West Cary Street, 2208 West Cary Street, and 10 South Shields Avenue for the purpose of up to 17 single-family attached dwellings and two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 15, 2019

PETITIONER

Lory Markham – Markham Planning

LOCATION

2202 West Cary Street
2206 West Cary Street
2208 West Cary Street
10 South Shields Avenue

PURPOSE

To authorize the special use of the properties known as 2202 West Cary Street, 2206 West Cary Street, 2208 West Cary Street, and 10 South Shields Avenue for the purpose of up to 17 single-family attached dwellings and two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a special use permit to authorize the development of the above properties as single-family attached and detached dwellings which do not meet the current lot area and lot coverage requirements of the R-63 Multi-Family Urban Residential District. A special use permit is therefore required.

Staff finds that the proposed residential development is in keeping with the intent of the R-63 District and the Master Plan's recommendations to prevent commercial encroachment and encourage infill development of like density, scale and use within the Near West Planning District.

Staff finds that the proposed development is an infill opportunity on an underutilized corner parcel. The plan, as proposed, helps improve the pedestrian experience by completing the streetscape and providing additional "eyes on the street."

Staff finds that the proposed development would not cause an undue burden on the availability of on-street parking in the area.

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 subject properties consist of a contiguous assemblage of parcels totaling 0.6 acres of land partially improved with freestanding billboard signage and residential buildings, constructed, per tax assessment records, in 1910 and are located in the Near West Planning District. An ordinance adopted in 2007 changed the zoning of the property from B-3 (General Business District) to R-63 (Multi-family Urban Residential District). The property is located within the Fan neighborhood.

Proposed Use of the Property

The proposed use of the properties is up to 17 single-family attached dwellings and two single-family detached dwellings, served by bicycle storage for no fewer than five bicycles and no fewer than one off-street parking space per dwelling. Nine of the units would front West Cary Street, one unit would front South Shields Avenue, and nine of the units would front an internal landscaped courtyard. The proposed density of the project is approximately 32 units per acre.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single Family Medium Density land use. "Primary uses are single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses."

Specifically for the Near West Planning District, the Master Plan states "infill development of like density, scale and use is appropriate" and "residential areas should be protected from further commercial encroachment" (p. 230).

Zoning and Ordinance Conditions

The zoning of the subject property is R-63 Multi-Family Urban Residential, which permits single-family attached and detached residential uses. The application calls for lot sizes to range from 1,020 to 1,520 sq. ft. The R-63 minimum lot area for single-family attached is not less than 2,200 sq. ft. and the minimum lot area for single-family detached is not less than 3,000 sq. ft. The application calls for lot coverages that would exceed the allowable 65% lot coverage requirement.

The intent of the R-63 District is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood. The district is intended to be applied within or in close proximity to areas of the City that reflect an urban scale of development and afford convenient access to major employment centers and community facilities, and to encompass

undeveloped or underdeveloped properties comprising areas large enough and with sufficient residential density to enable establishment of a cohesive neighborhood.

If adopted, the special use permit ordinance would impose development conditions on the property, including:

3(a) The Special Use of the Property shall be as up to 17 single-family attached dwellings and two single-family detached dwellings, substantially as shown on the Plans.

(b) Parking shall be provided at a ratio of no fewer than one off-street parking space per dwelling and shall be provided on the Property for the Special Use, substantially as shown on the Plans.

(c) Bicycle storage for no fewer than five bicycles shall be provided, 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.

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

(g) All building materials, elevations, and site improvements 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.

(e) The Owner shall make improvements within the public right-of-way, including installation of one street tree along West Cary Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Nearby properties are located in the same R-63 district as the subject property, with RO-2 (Residential-Office) and R-7 (Residential Single & 2 Family Urban) Zones to the north and south, respectively. A mix of single-, two-, and multi-family residential, commercial and office land uses are present in the vicinity.

Neighborhood Participation

Staff has received a letter of support from the Uptown Association for this application.

Staff Contact: Jonathan Brown, PDR, Land Use Administration 804-646-6304