



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-264: To authorize the special use of the property known as 2617 West Main Street for the purpose of authorizing two two-family attached dwelling units and accessory parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 5, 2014

PETITIONER

Nolen Blackwood
Blackwood Development Co.
7301 Boulder View Lane
North Chesterfield, VA, 23225

LOCATION

2617 West Main Street

PURPOSE

To authorize the special use of the property known as 2617 West Main Street for the purpose of authorizing two (2) two-family attached dwelling units and accessory parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting an SUP to split an existing parcel into two parcels that do not meet the regulations of the R-7 Single- and Two-Family Residential District for two (2) two-family attached dwellings. The proposal is for the construction of two (2) two-family attached dwellings (four units). The R-7 District permits only two-family attached dwellings that legally existed prior to the effective date of the District regulations.

In addition, the R-7 District requires two-family attached dwellings to be on lots of not less than 4,400 square feet in area and a width of not less than thirty-six feet (36'). The proposed lots would contain 3,595 square feet of lot area and widths of twenty feet (20').

The front units would be two stories plus a third floor with a dormered bedroom and a small, roof deck. They would be 1,730 square feet in size and have three bedrooms. The rear units would be two stories with a rear deck and would have two bedrooms. Their size would be 1,320 square feet. At least one parking space would be provided for each unit.

The property is located in the Near West Planning District as defined by the 2000-2020 city-wide Master Plan, which recommends "Single-Family (Medium-Density)" uses for the property. The Richmond Master Plan designates this property as Single-Family (Medium-Density). Primary uses for the Single-Family designation 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” (p. 133).

Staff finds that the proposed development would not have an adverse impact on the surrounding community. The Master Plan supports the proposed two-family attached dwellings and the continuation of a land use pattern that is predominantly medium-density residential. Additionally, the proposed lot widths of approximately 20 feet correspond with existing lots along this section of West Main Street. Finally, a least one off-street parking space will be provided for each dwelling unit.

Staff finds that the City Charter conditions relative to the granting of special use permits has been met. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located in the City’s Near West Planning District on the block bounded by West Main Street to the north, South Robinson Street to the east, West Cary Street to the south, and South Mulberry Street to the west. The property consists of one parcel totaling .165-acre and is currently occupied by a two-story residential dwelling.

Proposed Use of the Property

The applicant is proposing to construct two (2) two-family attached dwelling units and accessory parking. The subject property is located in an R-7 District, which only permits two-family attached dwelling uses that legally existed prior to the effective date of the District regulations.

The front units would be two stories plus a third floor with a dormered bedroom and a small, roof deck. They would each be 1,730 square feet in size and have three bedrooms. The rear units would be two stories with a rear deck and would have two bedrooms. Their size would be 1,320 square feet. At least one parking space would be provided for each unit.

Master Plan

The property is located in the Near West Planning District as defined by the 2000-2020 city-wide Master Plan, which recommends “Single-Family (Medium-Density)” uses for the property. The Richmond Master Plan designates this property as Single-Family (Medium-Density). Primary uses for the Single-Family designation 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” (p. 133).

Zoning & Ordinance Conditions

The applicant is requesting a SUP to split an existing parcel into two parcels that do not meet the regulations of the R-7 Single- and Two-Family Residential District for two (2) two-family attached dwellings. The proposal is for the construction of two (2) two-family

attached dwellings (four units). The R-7 District permits only two-family attached dwellings that legally existed prior to the effective date of the District regulations.

In addition, the R-7 District requires two-family attached dwellings to be on lots of not less than 4,400 square feet in area and a width of not less than thirty-six feet (36'). The proposed lots would contain 3,595 square feet of lot area and widths of twenty feet (20').

Surrounding Area

The properties to the north and east are zoned R-7 and are predominantly occupied and single and two-family dwellings. The properties to the east are zoned B-6 Mixed-Use Business and are occupied by a mix of commercial, office, and residential uses. The property to the west is zoned UB Urban Business and is occupied by Social 52 Kitchen and Craft Bar.

Neighborhood Participation

Staff has contacted 5th District Council Representative, Parker Agelasto, and the Uptown Civic Association, Fan District Association, and Boulevard Association. Staff has received a letter of support from the Uptown Civic Association.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734