



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-324: To amend and reordain Ord. No. 2007-131-174, adopted Jul. 23, 2007, which authorized the special use of the property known as 1400 Grove Avenue for the purpose of permitting a multifamily dwelling consisting of no more than ten units and authorized the special use of the properties known as 1410 and 1412 Grove Avenue for the purpose of allowing single-family attached dwellings on substandard sized lots, together with accessory off-street parking, to remove from the ordinance the provisions pertaining to 1412 Grove Avenue, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 8, 2020

PETITIONER

Joseph Nelson

LOCATION

1400, 1410, and 1412 Grove Avenue

PURPOSE

To amend and reordain Ord. No. 2007-131-174, adopted Jul. 23, 2007, which authorized the special use of the property known as 1400 Grove Avenue for the purpose of permitting a multifamily dwelling consisting of no more than ten units and authorized the special use of the properties known as 1410 and 1412 Grove Avenue for the purpose of allowing single-family attached dwellings on substandard sized lots, together with accessory off-street parking, to remove from the ordinance the provisions pertaining to 1412 Grove Avenue, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The use of the subject properties is currently permitted by Ord. No. 2007-131-174, a special use permit authorizing single-family residential use of 1410 and 1412 Grove Avenue and multi-family residential use of 1400 Grove Avenue. At the time of adoption of Ord. No. 2007-131-174, these properties were one parcel. The parcel has subsequently been subdivided and 1400, 1410 and 1412 Grove Avenue are currently under separate ownership.

The owner of 1412 Grove Avenue has requested a new special use permit to allow 1412 Grove Avenue to be used for a single-family residential use as well as short-term rental use. As part of this request, Ord. No. 2007-131-174 would be amended to remove 1412 Grove Avenue in order to allow 1412 Grove Avenue to be regulated by a new special use permit (Ordinance No. 2018-325). 1400 and 1410 Grove Avenue would continue to be authorized for residential use under the regulations of Ord. No. 2007-131-174 which are to be retained in this amendment (Ordinance No. 2018-324).

Staff is not supportive of Ordinance No. 2018-325, pertaining to the short-term rental use of the property known as 1412 Grove Avenue.

Therefore, staff recommends denial of this special use permit amendment request (Ordinance No. 2018-324).

FINDINGS OF FACT

Site Description

The subject properties are located on Grove Avenue, between North Plum Street and North Harvie Street, in the Fan neighborhood and Near West Planning District. 1410 and 1412 Grove Avenue are improved with single-family dwellings; 1400 Grove Avenue is improved with a 10 unit condominium building.

Proposed Use of the Property

1412 Grove Avenue would be used for residential and short term rental use (regulated by a separate special use permit); 1400 and 1410 Grove would continue to be authorized for residential use.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single-Family Medium Density land use which includes, "...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 and Ordinance Conditions

The subject properties are currently located in the R-6 Single-family Residential zoning district and subject to a special use permit (Ordinance No. 2007-131-174) allowing residential use of the property. As part of the proposed amendment, 1412 Grove Avenue would be removed from this ordinance and 1400 and 1410 Grove would continue to be authorized for residential use following the standards of the 2007 special use permit.

Surrounding Area

Adjacent and nearby properties are within the same R-6 Single Family Attached Residential District as the subject property. Single family, two family, and multi-family residential land use is present in the vicinity of the subject property.

Neighborhood Participation

Letters of opposition have been received for this ordinance, in conjunction with Ordinance No. 2018-325.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734