



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-132:

To: City Planning Commission
From: Land Use Administration
Date: May 16, 2016

PETITIONER

Ian Chavis
1702 Floyd Avenue
Richmond VA 23230

LOCATION

1702 Floyd Avenue

PURPOSE

To authorize the special use of the property known as 1702 Floyd Avenue for the purpose of authorizing a one (1) two-family attached dwelling unit and accessory parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is a .006- acre lot occupied by residential dwelling, located on the block bounded by Floyd Avenue to the south, North Allen Avenue to the West, Grove Avenue to the north, and North Vine Street to the east. The lot has a lot width of approximately 20 feet and a lot depth of approximately 130 feet.

The applicant is requesting an SUP to renovate the basement space for a one-bedroom studio apartment. Currently, the first and second floors are occupied by a two-bedroom dwelling unit. Two parking spaces would be provided off of the alley to the rear of the building.

The subject property is located in an R-6 District, which permits a two-family attached dwelling use. However, the proposed use does not meet all the site requirements of the zoning ordinance, including lot width, lot area, and minimum yard setbacks.

The Richmond Master Plan designates this property as Single-Family (medium density) in the Near West Planning District. "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. Typical zoning classifications that may accommodate this land use category are R-43 and R-48" (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. Finally, at least one off-street parking space will be provided for each dwelling unit.

Staff finds that the proposal meets the City Charter criteria for the granting of special use permits. Specifically, the proposal would not be detrimental to the safety, health, morals and general welfare of the community established by the City's Master Plan and R-6 zoning district. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is a .006- acre lot occupied by residential dwelling, located on the block bounded by Floyd Avenue to the south, North Allen Avenue to the West, Grove Avenue to the north, and North Vine Street to the east. The lot has a lot width of approximately 20 feet and a lot depth of approximately 130 feet.

Proposed Use of the Property

The applicant is requesting an SUP to renovate the basement space for a one-bedroom studio apartment. Currently, the first and second floors are occupied by a two-bedroom dwelling unit. Two parking spaces would be provided off of the alley to the rear of the building.

Master Plan

The Richmond Master Plan designates this property as Single-Family (medium density) in the Near West Planning District. "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. Typical zoning classifications that may accommodate this land use category are R-43 and R-48" (133).

Zoning & Ordinance Conditions

The subject property is located in an R-6 District, which permits a two-family attached dwelling use. However, the proposed use does not meet all the site requirements of the zoning ordinance, including lot width, lot area, and minimum yard setbacks.

Surrounding Area

The properties to the north, south, and west are zoned R-6 and predominantly occupied by single and two-family uses. Binford Middle School is located across Floyd Avenue from the subject property

Neighborhood Participation

Staff has contacted 5th District Council Representative, Parker Agelasto and the Fan District Association. Staff has not received any letters of support nor opposition.

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