



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-029: To authorize the special use of the property known as 1518 Pulaski Street for the purpose of a personal fitness business within an accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 1, 2021

PETITIONER

Russell Moore

LOCATION

1518 Pulaski Street

PURPOSE

To authorize the special use of the property known as 1518 Pulaski Street for the purpose of a personal fitness business within an accessory building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit for the purpose of a personal fitness business within an accessory building within an R-6 Single-Family Residential District. The proposed use is not currently allowed by the zoning regarding permitted accessory uses, a Special Use Permit is therefore required.

Staff finds that the proposed special use would be similar in intensity to home occupations that could take place on the property in compliance with the underlying zoning of the property.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the provision of off-street parking spaces.

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 property is located in the Highland Park Southern Tip neighborhood on Pulaski Street between 4th and 5th Avenues. The property is currently improved with a 1,462 sq. ft. single family detached dwelling situated on a 4,200 sq. ft. (.10 acre) parcel of land. The accessory building would be located to the rear of the dwelling.

Proposed Use of the Property

The applicant is proposing to use an accessory building as a personal fitness business.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for this property as Residential. Residential land uses are neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The recommended development style for this use is housing "...on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary uses include single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural." (p. 54)

Zoning and Ordinance Conditions

The property is located within an R-5 Single Family Residential Zoning District. The proposal is not a permitted use within the R-5 District. A Special Use Permit is therefore required. The City's Zoning Administration reviewed the initial application and provided the following comments:

The proposal is to establish a personal training business (personal service use) in an accessory structure in the rear of an existing single-family detached dwelling. The property is located in the R-6 Single-Family Attached Residential District and has an area of approximately 4,200 square feet (30' x 140'). Please be advised that the following condition of the proposed personal service business does not comply with the current zoning regulations:

HOME OCCUPATION TYPE IN AN ACCESSORY STRUCTURE:

Per Section 30-694.1(2) of the Richmond Zoning Ordinance, home occupations shall be conducted within the dwelling unit or within a completely enclosed accessory building on the same property, provided that the home occupation use of an accessory building shall be permitted only when authorized by exception granted by the Board of Zoning Appeals pursuant to Section 30-1040.3(9) of the Zoning Ordinance. Per Section 30-1040.3(9), home occupation use of accessory buildings shall be limited to offices, including business, professional and administrative offices, and studios of writers, designers or artists engaged in the graphic arts. The proposed personal

service use cannot be approved by the Board of Zoning Appeals and requires a Special Use Permit through City Council.

INTENSITY/TRAFFICE OF A HOME OCCUPATION:

Per Section 30-694.1(5) of the Zoning Ordinance, visitation by clients, customers, vendors or other visitors associated with the home occupation, including deliveries, shall not exceed a total of four vehicles per day, nor more than two persons at any one time, and shall occur only between the hours of 8:00 a.m. and 6:00 p.m. The applicant has indicated that the proposed personal business will operate on a one-on-one basis and there will not be more than one visitor at any time. However, the applicant is proposing the business hours to be between 6am-8pm and by appointment only.

The special use permit would impose conditions on the property, including:

(a) The Special Use of the Property shall be as a personal fitness business within an accessory building, substantially as shown on the Plans.

(b) Two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans. The parking spaces shall be paved with gravel.

(c) Elevations, building materials, and site improvements shall be substantially as shown on the Plans.

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

(e) 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 Special Use shall be limited to one personal trainer and one patron during business hours.

(g) Business hours for the Special Use shall be from 6:00 a.m. to 8:00 p.m., Monday through Friday.

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 adjacent properties are located within the same R-6 District as the subject property. A mix of single-, two-, and multi-family residential land uses predominate the immediate vicinity.

Neighborhood Participation

Staff notified the Green Park Civic Association and area residents and property owners of the proposed Special Use Permit. A petition of support was provided by the applicant.

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