



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-259: To authorize the special use of the property known as 1615 Rear Hanover Avenue for the purpose of up to ten garages as principal uses, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 4, 2021

PETITIONER

Linda K. Foster

LOCATION

1615 Rear Hanover Avenue

PURPOSE

To authorize the special use of the property known as 1615 Rear Hanover Avenue for the purpose of up to ten garages as principal uses, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-6 Single-Family Attached Residential zoning district. The property is improved with a single-story ten bay garage structure for use by property owners on the block. The proposal is to subdivide each garage space into a fee simple property available for sale to the general public. Private garages are not permitted uses in the R-6 Single-Family Attached Residential Zoning District. Therefore a special use permit is required.

The recommended land use is Neighborhood Mixed-Use. The proposed subdivision of a ten bay garage and potential ownership by non-residents on the block does not conflict with this recommendation, as the intensity of the garages will remain the same and access is provided off of public alleys as opposed to public streets. Moreover, such a use is a residential support use.

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.

FINDINGS OF FACT

Site Description

The property is located in the Fan neighborhood and is accessible only by an alleyway extending between North Vine Street and North Lombardy Street. The property is currently improved with a 2,580 square foot detached ten unit garage structure. The property owner reserves two garages for use by the home located at 1615 Hanover Street. The remaining units are leased to nearby

home owners. The applicant wishes to subdivide each garage unit as a standalone fee simple property. The remaining unreserved garage units would be sold.

Proposed Use of the Property

Continued garage use of the existing building.

Master Plan

The City's Richmond 300 Master Plan designates the property as Neighborhood Mixed-Use. This land use category is described as existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: A variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Mobility: Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Buildings heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The Property is currently located within the R-6 Single-Family Residential District.

This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to ten garages as principal uses, substantially as shown on the Plans. The garages shall be provided with alley access and may be used by individuals who are not owners of principal uses on the block in which the garages are located.

(b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(c) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of up to ten lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approval from the City and by recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond

Surrounding Area

The current zoning for this property is R-6 (Single Family Attached Residential). All adjacent properties are located within the same R-6 Residential Zone. A mix of residential densities are present in the area.

Neighborhood Participation

Staff notified area residents and property owners, the Fan Area Business Alliance, and the Fan District Association. Staff has received no comments of support or opposition for the project.

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