



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2017-029: To authorize the special use of a portion of the properties known as 1 South Plum Street, 3 South Plum Street, and 5 South Plum Street for the purpose of a parking area, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 6, 2017

PETITIONER

Bruce Boykin, Eck Enterprises

LOCATION

1 South Plum Street, 3 South Plum Street, and 5 South Plum Street

PURPOSE

To authorize the special use of a portion of the properties known as 1 South Plum Street, 3 South Plum Street, and 5 South Plum Street for the purpose of a parking area, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of three contiguous parcels of land: 1 South Plum Street, 3 South Plum Street and 5 South Plum Street (2,550 SF each) improved with three single-family attached dwellings located between West Main Street and West Cary Street in The Fan neighborhood of the Near West planning district. The proposed expansion pertaining to a non-conforming use is not permitted by the Zoning Ordinance, a special use permit is therefore required.

Staff finds that the proposed use would support the mix of uses supported by the Master Plan and the UB Urban Business district.

Staff further 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 subject property consists of three contiguous parcels of land: 1 South Plum Street, 3 South Plum Street and 5 South Plum Street (2,550 SF each) improved with three single-family attached dwellings located between West Main Street and West Cary Street in The Fan neighborhood of the Near West planning district.

Proposed Use of the Property

A 10-space surface parking area with landscaped buffers, located to the rear of the subject properties.

Master Plan

The City of Richmond's Master Plan recommends Community Commercial land use for the subject property. Primary uses in this category "include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City" (p. 134).

According to the Master Plan, The Fan "is identified on the Land Use Plan map as appropriate for the continuation of a wide range of urban residential uses (with varying housing styles and residential densities) and commercial uses to serve the area" (p. 233).

Zoning & Ordinance Conditions

The subject property is located in the UB Urban Business District - Main Street/Uptown Parking Overlay District (PO-3) and the current use is nonconforming. The proposed expansion to include a parking area to the rear of the single family attached dwellings is not permitted by the Zoning Ordinance, a special use permit is therefore required.

The special use permit ordinance would impose limitations to the number of parking spaces and require improvements to the proposed parking area, as stated in the ordinance.

Surrounding Area

Properties to the west, north and east are in the same UB Urban Business District - Main Street/Uptown Parking Overlay District (PO-3) as the subject properties. Properties to the south are located within the R-7 Single- and Two-Family Urban Residential District and the R-63 Multi-Family Urban Residential District.

Neighborhood Participation

Staff sent notice of this request to the Fan District Association and Councilman Agelasto. Staff has received a letter of support from the Uptown Association.

Staff Contact: Matthew Ebinger, Acting Principal Planner, (804) 646-6308