



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017- 231: To authorize the special use of the property known as 2128 West Cary Street for the purpose of permitting a multifamily dwelling containing up to three dwelling units and uses permitted in the UB Urban Business District, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 4, 2017

PETITIONER

Willy Thompson, Markham Planning

LOCATION

2128 West Cary Street

PURPOSE

To authorize the special use of the property known as 2128 West Cary Street for the purpose of permitting up to three multifamily dwelling units and uses permitted in the UB Urban Business District, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a special use permit to authorize uses permitted in the UB Urban Business District, including office use and up to three multi-family dwelling units, at 2128 West Cary Street. The property is located north of West Cary Street at the intersection of West Cary Street and South Shields Avenue. The property is comprised of .055 acres (2,396 square feet). The existing building, constructed in 1940, is a two-story structure that has been historically used for restaurant uses. The property is located within the Fan neighborhood and the property zoning is R-63 Multi-Family Urban Residential, which permits residential uses and principal permitted commercial uses on corner parcels but does not permit office use.

Staff finds that the proposal is in keeping with the intent of R-63 Multi-Family Urban Residential Zoning District and the existing pattern of development in the area.

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 ordinance.

FINDINGS OF FACT

Site Description

2128 West Cary Street is a 2,396 SF, .055 acre parcel located in the Near West Planning District. The existing building is among the buildings that make up the West Cary Street Corridor. Most of the buildings on the 2100 block were constructed in before 1940, with similarly sized footprints and lot sizes. Recent infill development within the 2100 block of Cary Street follows this same site design and density.

Proposed Use of the Property

The applicant proposes to use the first floor for office spaces and the second floor for two dwelling units. In addition, the applicant would request that the rear office space on the first floor be authorized to be used as an optional third dwelling unit. A minimum of one parking space per dwelling unit would be provided on site. Finally, the applicant proposes that the uses permitted in the UB Urban Business district be permitted for this property.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single Family - Medium Density land use. "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. (p. 133).

Zoning and Ordinance Conditions

The zoning of the subject property is R-63 Multi-Family Urban Residential, which permits residential uses and principal permitted commercial uses on corner parcels but does not permit office use. The intention of the R-63 district relevant to corner properties is to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood.

The following are selected conditions from the special use permit ordinance:

3(a) The use of the Property shall be as a multifamily dwelling containing up to three dwelling units and uses permitted in the UB Urban Business District, substantially as shown on the Plans. Uses permitted in the UB Urban Business District shall be limited to the first floor of the building. No more than two dwelling units shall be located on the second floor of the building. The dwelling unit shown on the first floor of the building may be used for uses permitted in the UB Urban Business District.

(b) A minimum of one parking space per dwelling unit shall be provided for the residential use of the Property, substantially as shown on the Plans. No parking shall be required for nonresidential uses.

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

(d) Signage on the Property shall be limited to (i) those signs permitted in all districts by section 30-505 of the Code of the City of Richmond (2015), as amended, (ii) those signs permitted in R-1, R-2, R-3, R-4, R-5, R-5A, R-6, R-7, and R-8 residential districts by section 30-506 of the Code of the City of Richmond (2015), as amended, and (iii) wall signs, suspended signs and

awning and canopy signs, provided that the aggregate area of all signs directed toward or intended to be viewed from any street frontage shall not exceed one square foot for each linear foot of building frontage along such street, nor in any case 16 square feet, and projecting signs, provided that (a) no projecting sign shall exceed six square feet in area or be located within 25 feet of another projecting sign on the same building wall, (b) no projecting sign, other than a noncommercial flag, shall project greater than three feet from the face of the building or extend above the height of the wall to which it is attached, and (c) the area of the projecting signs shall be included in the calculation of maximum permitted aggregate area of all signs.

Surrounding Area

Nearby properties are located in the same R-63 district as the subject property, with RO-2 (Residential-Office) and R-7 (Residential Single & 2 Family Urban) Zones to the north and south respectively. A mix of single-, two-, and multi-family residential, commercial and office land uses are present in the vicinity.

Neighborhood Participation

Staff received a letter of support from the Uptown Association.

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