CITY OF RICHMOND

Department of Planning & Development Review
Staff Report

Ord. No. 2018-190: To authorize the special use of the property known as 1715 Rear Hanover Avenue for the purpose of a single-family dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 16, 2018

PETITIONER
James and Nancy Storie

LOCATION
1715 Rear Hanover Avenue

PURPOSE
To authorize the special use of the property known as 1715 Rear Hanover Avenue for the purpose of a single-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION
The subject property consists of a 1,260 SF (0.03 acre) parcel of land currently improved with an existing, two story storage building and is a part of the Fan neighborhood in the Near West Planning District. The property is located at the center of the block bound by North Allen Avenue, Hanover Avenue, North Vine Street, and Grove Avenue, and is accessed via alleys.

The applicant is proposing to convert the existing two story building into a single-family dwelling. The parcel does not meet current R-6 requirements for lot area and does not have public street frontage. A special use permit is therefore required.

The R-6 standards require a minimum lot area of 5,000 SF, which would not be met by the existing parcel. The density of the parcel, if developed as proposed, would equate to approximately 33 units per acre. Overall, due to the significant variety of housing types and densities, the proposal is generally consistent with the pattern of development found within this portion of the Fan neighborhood.

Staff finds that the proposed single-family use is supported by the underlying zoning of the property and is consistent with the type of uses recommended by the Master Plan.

Staff further finds that the density, lot coverage, and setbacks of the proposal are consistent with the current pattern of development within the adjacent and nearby community and would be infill development of like density, scale, and use.

Staff further finds that the proposed development would redevelop an underutilized parcel. The addition of residential use would also make the alleys less prone to vandalism by providing additional “eyes on the alleys”.

Staff further finds that, with the provision of on-site parking and availability of mass transit, the proposal would not pose an undue burden on the availability of on-street parking in the area.

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 subject property consists of a 1,260 SF (0.03 acre) parcel of land currently improved with an existing, two story storage building and is a part of the Fan neighborhood in the Near West Planning District. The property is located at the center of the block bound by North Allen Avenue, Hanover Avenue, North Vine Street, and Grove Avenue, and is accessed via alley.

Proposed Use of the Property
The proposed use of the property is a single-family residential dwelling.

Master Plan
The City of Richmond's current Master Plan designates the subject property for Single Family Medium Density land use which includes, "…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: R 5A, R 6 and R 7. (City of Richmond, Master Plan, p.133)

The Master Plan also states "infill development of like density, scale, and use is appropriate" (p. 230) as a guiding land use principle for the Near West planning district.

Zoning and Ordinance Conditions
The current zoning for this property is R-6 (Single Family Residential). The following are selected conditions from the Special Use Permit Ordinance that would apply to the property if approved:

3(a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.

(b) One off-street parking space shall be provided for the Special Use within a radius of 500 feet from the Property.

(c) All building materials and elevations shall be substantially as shown on the Plans.

(d) The height of the Special Use shall not exceed two stories as 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) Prior to the issuance of any final certificate of occupancy for the Special Use, the primary alley access to the Property shall be named in accordance with sections 26-7 through 26- 10 of the Code of the City of Richmond (2015), as amended.

(g) No permit implementing the Special Use shall be issued until written evidence that the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services have confirmed that the alley access to the Property for all-weather travel by public and emergency vehicles is suitable has been submitted to the Zoning Administrator.

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 and nearby properties are located within the same R-6 Single Family Residential District as the subject property. A mix of single, two, and multi-family land uses, with some commercial land uses are present in the vicinity.

Neighborhood Participation
Staff has received letters of opposition and support, and correspondence from the Fan District Association conveying no opposition to this application.

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