



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-192: To authorize the special use of the property known as 2723 East Cary Street for the purpose of a multifamily dwelling with up to 15 dwelling units and accessory parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 18, 2016

PETITIONER

David Johannas, Johannas Design

LOCATION

2723 East Cary Street

PURPOSE

Special use permit for 15 condominiums at 2723 East Cary Street

SUMMARY & RECOMMENDATION

The subject property is an unimproved lot of 0.298 acre located on the block bounded by East Cary Street to the north, Pear Street to the east, and Dock Street to the south. The property is currently located in the City's M-2 Heavy Industrial zoning district, which does not permit residential uses. The applicant proposed to develop a nine-story residential condominium over two stories of partially underground parking. The project would include 15 residential units and parking for each unit.

The Downtown Plan specifically states for Shockoe Bottom, that "It is important that the vacant lots and parking lots in Shockoe be developed responsibly, in a manner that enhances and reinforces the district's historic, urban character." (p. 4.58)

Staff finds that the proposal meets the City Charter criteria for the granting of special use permits. Specifically, the proposal would not be detrimental to the safety, health, morals and general welfare of the community established by the City's Master Plan. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is an unimproved lot of 0.298 acre located on the block bounded by East Cary Street to the north, Pear Street to the east, and Dock Street to the south.

Proposed Use of the Property

The applicant proposed to develop a nine-story residential condominium over two stories of partially underground parking. The project would include 15 residential units and parking for

each unit. The first six floors would accommodate two residential units each with an approximate unit size of 2,275 square feet. The top three floors would be reserved for full-floor penthouse units of approximately 3,250 square feet each.

Master Plan

The Downtown Master Plan designates this area as an Urban Center Area. The Plan states that, "Shockoe Slip is also an example of a classic urban center condition, with a dense mix of office space, apartments, and retail located in four to six-story brick buildings that front the street. Pedestrians have an active presence in these neighborhoods" (p. 3.26).

The Downtown Plan specifically states for Shockoe Bottom, that "It is important that the vacant lots and parking lots in Shockoe be developed responsibly, in a manner that enhances and reinforces the district's historic, urban character." (p. 4.58)

Zoning & Ordinance Conditions

The subject property is zoned M-2 Heavy Industrial, which does not permit residential uses in new construction.

The proposed special use permit ordinance would authorize up to 15 dwelling units and would require the units to be condominiums in accordance with the Code of Virginia. However, the ordinance would not prohibit the owners of the condominiums from being able to lease their individual units.

The ordinance would allow one of the ground floor dwelling units to be used as a commercial use under the B-5 Central Business district zoning regulations.

The ordinance would require one parking space be provided for each units. No parking would be required for the commercial use, as is consistent with the B-5 requirements.

Signage on the property would also be governed by the B-5 district regulations.

Surrounding Area

The subject property is located at the end of East Cary Street and is surrounded by unimproved property to the south and east, a parking area to the west, and the Lucky Strike tobacco warehouse that has been converted to office and residential uses to the north.

Neighborhood Participation

Staff notified the Shockoe Partnership and the Church Hill Association of the proposal. Staff has received a response in support of the proposed special use permit from the Church Hill Association.

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