



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-025: To authorize the special use of the properties known as 1505 West Cary Street and 1507 West Cary Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 22, 2022

PETITIONER

Telfian Brothers LLC, represented by Baker Development Resources

LOCATION

1505 and 1507 West Cary Street

PURPOSE

To authorize the special use of the properties known as 1505 West Cary Street and 1507 West Cary Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting to construct two two-family attached dwellings on two lots. The proposed two-family dwellings are a permitted use in the R-63 Multifamily Urban Residential District. However, lot width and area requirements for the zoning district are not met as proposed.

Staff finds that the proposed two-family dwellings are generally consistent with the recommendations of Richmond 300. The property has a land use designation of Community Mixed Use. Multi-family dwellings are a primary use recommended in this category, and single-family dwellings are a secondary recommended use. The property is located on Cary Street which is designated as a major mixed-use street in the Richmond 300. Objective 6.1 of Richmond 300 is to “increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options,” and action strategy (b) under this objective is to “develop housing at all income levels in and near Nodes and along major corridors.” GRTC Route 5, which is a high frequency bus route, runs directly by the subject property. Staff finds that the proposed two-family dwellings help bring additional density to support future rapid transit in the area.

The two-family dwellings appears from the street as a single residential structure with a full-length covered front porch. The front façade is brick with metal roofing over the porch. The remaining elevations are fiber-cement siding.

Staff finds the proposed special use will not pose an undue burden on the availability of on-street parking in the area, due to the provision of on-site parking in the area and proximity to transit.

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 vacant subject properties are each 19 feet wide and contain a lot area of approximately 2,318 square feet. Two-family attached dwellings are permitted uses in the R-63 Multifamily Urban Residential District on lots not less than 2,600 square feet and no less than 20 feet wide.

Proposed Use of the Property

The proposed Special Use Permit would allow the construction of two two-family attached dwellings on lots less than 20 feet in width and containing less than 2,600 square feet of area. The proposed density is approximately 38 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates the property as Community Mixed Use. This land use category is described as a cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue or introduce a gridded street pattern to increase connectivity.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

Community Mixed-Use Diagram. The building size, density, and zoning districts for these areas may vary depending on historical densities and neighborhood characteristics. The common theme among all Community Mixed-Use areas is that a mix of uses are allowed and buildings must address the street.

Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government.

Zoning and Ordinance Conditions

The proposed two-family dwellings are a permitted use in the R-63 Multifamily Urban Residential District. However, lot width and area requirements for the zoning district are not met as proposed.

If adopted, the Special Use Permit would impose the following conditions on the properties:

- (a) The Special Use of the Property shall be as two two-family attached dwellings, substantially as shown on the Plans.
- (b) All siding shall be fiber cement or wood.
- (c) Each lot within the Property shall contain no fewer than two off-street parking spaces that shall be accessible from the rear alley.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way
- (e) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

Surrounding Area

The adjacent properties on the south side of West Cary Street contain two-family dwellings and are in the same R-63 Multifamily Urban Residential District as the subject property. Across West Cary Street to the north are single and two-family homes in the R-7 Single and Two- Family Urban Residential District.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Your Neighbors Uptown Association and the Fan Area Business Alliance. Staff has not received any letters of support or opposition.

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