City Planning Commission
February 22, 2022

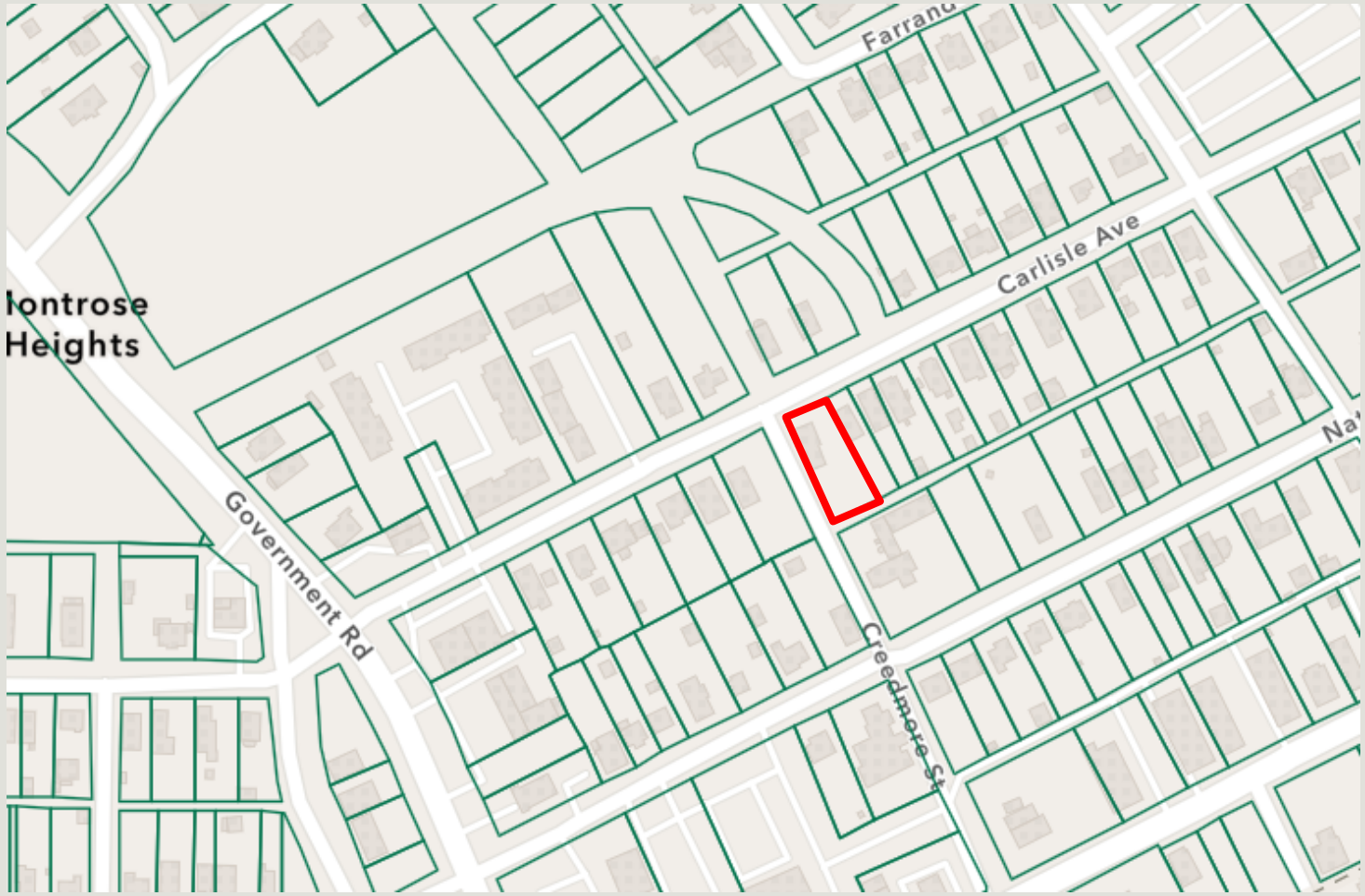
Ord. No. 2022-024
1801 Carlisle Avenue

SPECIAL USE PERMIT

RICHMOND PLANNING & DEVELOPMENT REVIEW
PDR

Purpose

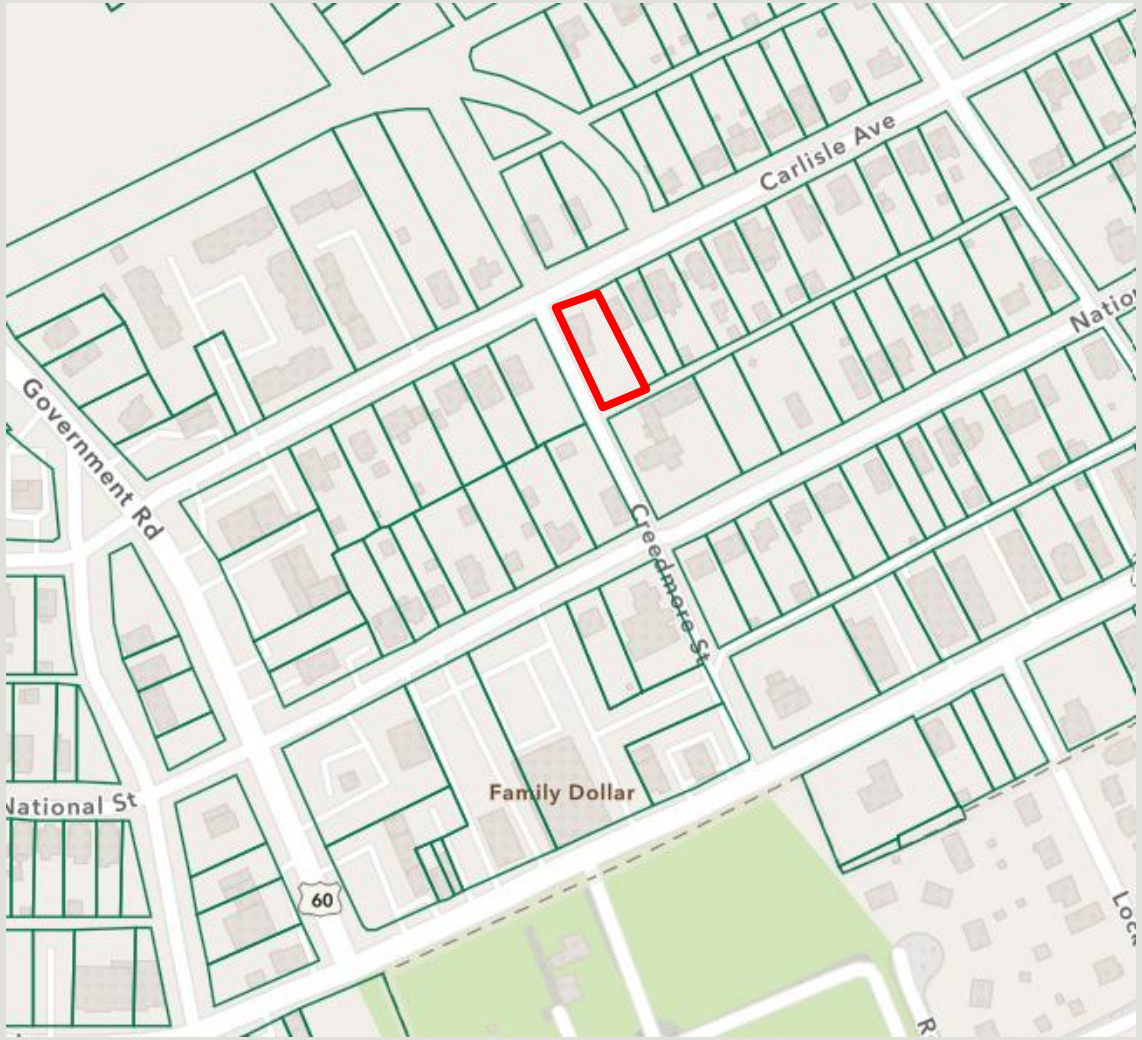
To authorize the special use of the property known as 1801 Carlisle Avenue for the purpose of two two-family detached dwellings, upon certain terms and conditions.



Existing Conditions:

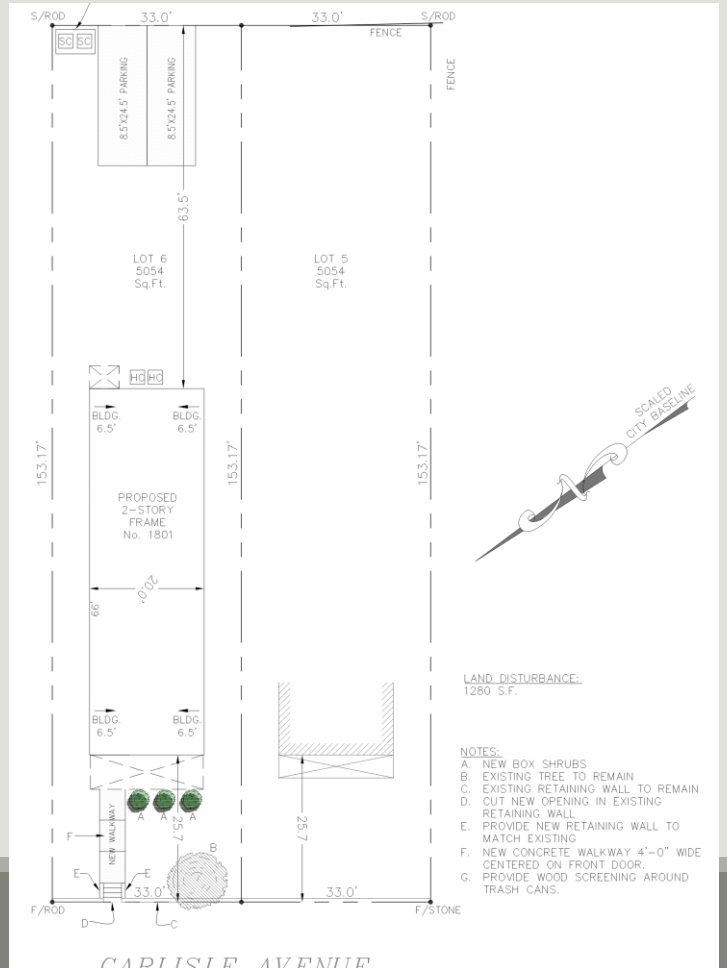
- The property is located in the Montrose Heights neighborhood, at the southeast corner of Carlisle Avenue and Creedmore Street.

- The subject property contains a lot area of approximately 10,108 square feet and is improved with a two story two family detached dwelling. The R 5 District does not permit two family dwellings. The existing two family dwelling is legally nonconforming ("grandfathered").

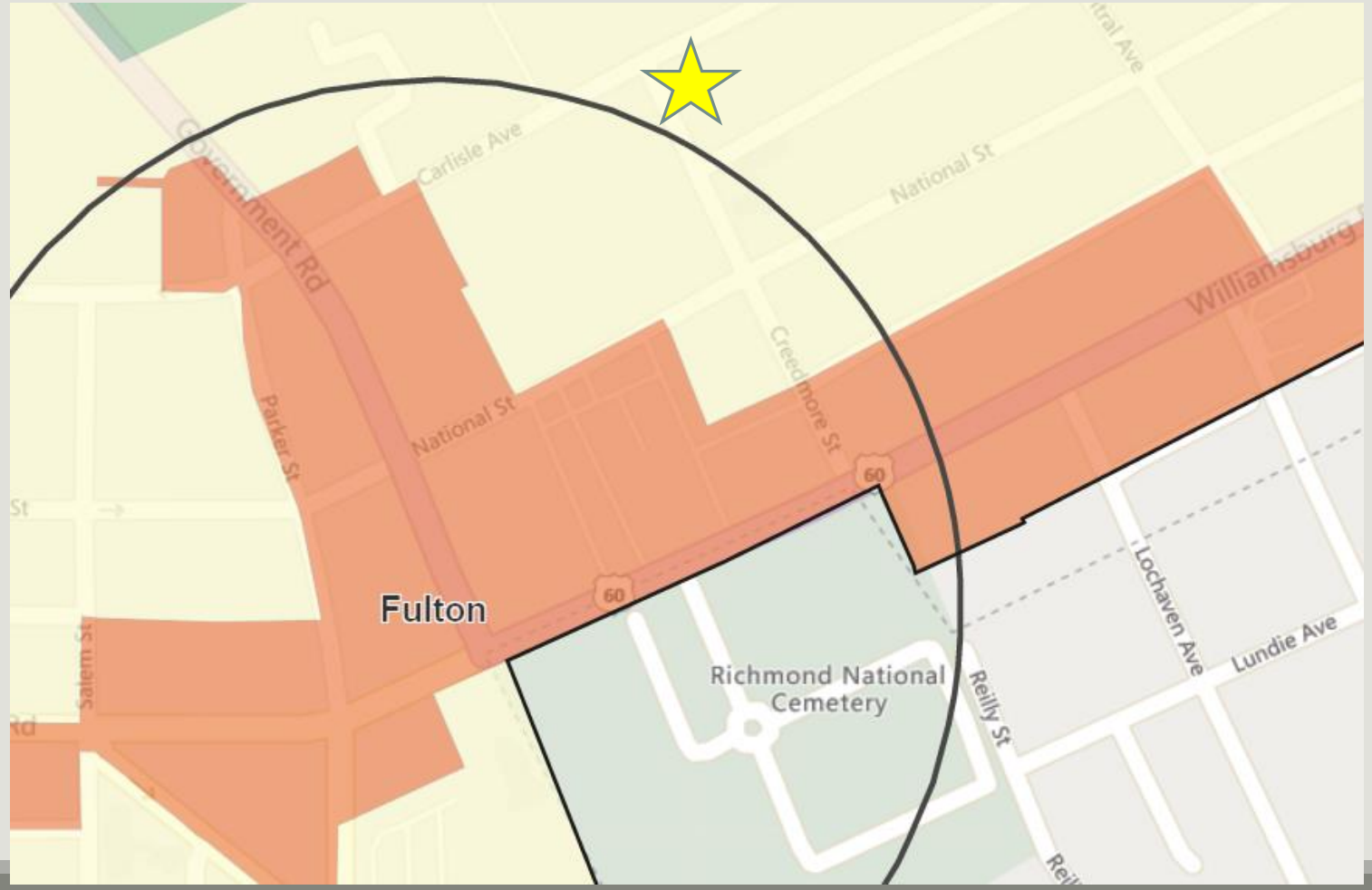


Summary of Proposal

- The proposal will authorize the lot to be split, with a new two-family detached dwelling to be constructed on the new vacant lot.
- The SUP is necessary because two-family dwellings are not a permitted use in the R-5 District.
- Applicable yard, height, and parking requirements are satisfied.



Richmond 300 Land Use Designation: Residential



RICHMOND 300 MASTER PLAN DESIGNATION:

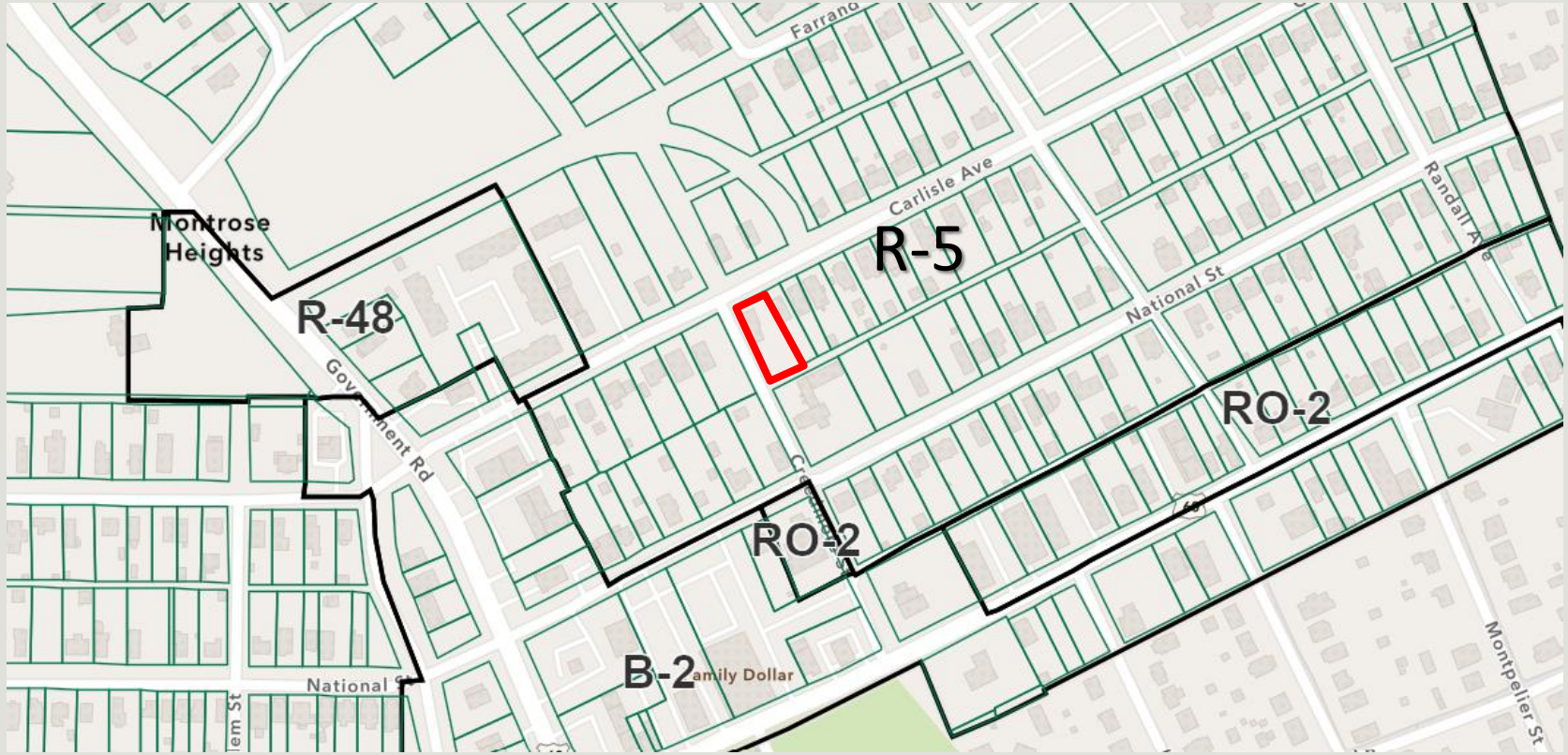
The Richmond 300 Master Plan designates the subject property as Residential and designates the parcel as part of the Fulton Neighborhood Node.

- **Residential**…neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.
- **Development Style**: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.
- **Mobility**: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.
- **Intensity**: Buildings heights generally 1-3 stories, parcels generally between 1,500 and 5,000 SF.
- **Primary Uses**: Single-family houses, accessory dwelling units, and open space.
- **Secondary Uses**: Duplexes and small multi-family buildings, institutional, and cultural. Secondary uses may be found along major streets.

- The property falls within the **Fulton Neighborhood Node**. This area is envisioned to become a neighborhood destination with a mix of uses, including mixed income housing. The character of the surrounding single family neighborhoods should be preserved with programs that allow homeowners to live in high quality homes and programs that increase homeownership opportunities. Primary next steps for the area are to rezone the Fulton Node in accordance with the Future Land Use Map and to implement high frequency transit along Williamsburg Road to the airport with a transit stop at the intersection of Government Road and Williamsburg Road.

EXISTING ZONING: R-5 Single-Family Residential District

The proposed two-family dwelling is a use not permitted in the R-5 District. The existing two-family dwelling is a legally nonconforming use.



ORDINANCE CONDITIONS:

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

(a) The Special Use of the Property shall be as two two-family detached dwellings, substantially as shown on the plans.

(b) No less than two off-street parking spaces shall be provided for each two-family detached dwelling, which parking spaces shall be accessed from the alley abutting the Property.

(c) All building materials and site improvements, including, but not limited to, building finishes and landscaping, shall be substantially as shown on the Plans.

(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) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

AFFORDABILITY, SURROUNDING AREA, & NEIGHBORHOOD PARTICITPATION

The applicant intends to rent the dwelling units at market rate. The rental rates have not yet been determined.

Surrounding properties are predominantly single-family residential, with a church to the south, and two-family and multi-family uses located within a block.

Staff notified area residents and property owners, as well as the Fulton Civic League. Staff has received verbal opposition from the adjacent property owner, and has received no additional support or opposition.

Staff Recommendation: Approval w/ Condition that Plans be amended to replace Vinyl Siding with Cementitious or a Similar Alternative

- Staff finds that the proposed two-family dwelling is consistent with the recommendations of Richmond 300. The property has a land use designation of Residential. Two-family dwellings are a secondary use recommended for the Residential land use category. The property falls within the Fulton Neighborhood Node. This area is envisioned to become a neighborhood destination with a mix of uses, including mixed-income housing.

- Primary next steps for the area are to rezone the area in accordance with the Future Land Use Map and to implement high-frequency transit to the airport with a transit stop at the intersection of Government Road and Williamsburg Road, which is within walking distance of the subject property.

- GRTC Routes 4A and 4B are both within walking distance of the subject property.

- Government Road, which is one block from the subject property, has an on-street bike facility and connects downtown via Glenwood Avenue, Leigh Street and the Leigh Street Viaduct. The Gilles Creek trail network is proximate to the property.

- The property is within a block of the business district of Fulton Hill

- Full length front porch with one entrance so that it has the appearance of a single-family detached dwelling. Applicant intends to use cementitious, was not labelled properly on the plans.