



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2022-122: To authorize the special use of the property known as 3336 Cutshaw Avenue for the purpose of three two-family detached dwellings and a parking area, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 6, 2022

PETITIONER

Cutshaw One, LLC represented by Baker Development

LOCATION

3336 Cutshaw Avenue

PURPOSE

To authorize the special use of the property known as 3336 Cutshaw Avenue for the purpose of three two-family detached dwellings and a parking area, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the UB-2 Urban Business District and contains three two-family dwellings and a parcel currently used as a parking lot. The two-family dwellings are not permitted uses in this district and are designated as legally non-conforming uses. A parking lot is a permitted as an accessory use. Subdividing the property nullifies the accessory use status of the parking area. Therefore, the special use shall authorize the dwellings and the parking area as principal uses and shall allow the option of future redevelopment of the parking area to occur as permitted by the underlying zoning.

Staff finds the proposed special use permit would allow the retention of dwellings that support the historic fabric of the neighborhood while enabling future development of the parking area in a manner consistent with the Richmond 300 Master Plan.

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.

The applicant requested an additional condition in order to clarify use and development options for the newly created parcel containing the parking area (parcel four). Therefore, staff recommends approval of the Special Use Permit ordinance with the following amendment:

The portion of the Property designated on the Plans as "Parcel 4" is permitted to be used as a parking area or may be redeveloped according to the zoning regulations prescribed by the applicable underlying zoning district.

FINDINGS OF FACT

Site Description

The .519 acre subject property is located on the northeast corner of Cutshaw Avenue and Roseneath Road. A public alley runs behind the property, extending the full length of the block. Improvements include three two-family detached dwellings as well as a paved area used as parking.

Proposed Use of the Property

The proposed Special Use Permit would authorize the three two-family detached dwellings as permitted uses. The parking area currently is an authorized accessory use but would become a permitted use with the approval of the special use permit. The special use will also include authorization to subdivide the lot into four parcels.

Master Plan

The City's Richmond 300 Master Plan designates the property and neighborhood as Corridor Mixed-Use. This land use category is found along major commercial corridors and envisioned to provide for medium- to medium-high-density pedestrian- and transit-oriented development.

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 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.

Intensity: Buildings generally ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. 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

Zoning Administration reviewed this request and recommended approval without comment.

If adopted, the Special Use Permit would impose conditions on the property, including:

- (a) The Special Use of the Property shall be as three two-family detached dwellings and a parking area, substantially as shown on the Plans.
- (b) No off-street parking shall be required for the two-family detached dwellings.
- (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) Prior to the issuance of any certificate of occupancy, the division of the Property into four 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.

Surrounding Area

All properties surrounding the subject property are also located within the UB-2 Urban Business District. Properties in the area are developed with a wide range of uses. One block to the north lies the Broad Street corridor which features commercial uses. To the west, fronting Interstate 195 also lie a range of commercial and office uses. Properties to the south consist of residential uses ranging in intensity from single-family detached to multifamily.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Museum District Association and the Fan Area Business Alliance. Staff has received no letters of opposition or support.

Staff Contact: David Watson, Senior Planner, Land Use Administration, 804-646-1036