



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-067: To authorize the special use of the property known as 1619 West Cary Street for the purpose of two two-family detached dwellings, upon certain terms and conditions. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: April 3, 2023

PETITIONER

Concerto LLC represented by Baker Development Resources

LOCATION

1619 West Cary Street

PURPOSE

To authorize the special use of the property known as 1619 West Cary Street for the purpose of two two-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-7 Single and Two-Family Residential District. The proposed project does not meet the lot feature requirements of this zoning district. Therefore, a special use permit is requested.

Staff finds that the proposed project is generally consistent with the Richmond 300 Master Plan designation of Community Mixed-Use.

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 this special use permit request.

FINDINGS OF FACT

Site Description

The 2,861 square foot subject property is located midblock on the south side of West Cary Street and also contains a secondary frontage on Parkwood Avenue. The property is currently vacant, but was previously occupied by a one-story dwelling and detached garage. Both structures have been demolished.¹

Proposed Use of Property

The proposal will subdivide the property and create two parcels that are each 23 feet in width with primary street frontage. A three-story, two-family, detached dwelling is proposed for each lot. The

¹ A demolition permit was obtained for this property in October 2021.

proposed two-family dwellings are permitted uses in the R-7 Single and Two-Family Residential District. However, as proposed the structures do not meet the lot feature requirements of the zoning district, approval of a Special Use Permit is required.

MASTER PLAN

The Richmond 300 Master Plan designates the subject property for Community Mixed-Uses. Primary uses are single-family houses, accessory dwelling units, duplexes, small multi-family buildings and open space. Secondary uses include retail, office, and personal services.

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.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged.

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 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 Analysis

Zoning Administration recommended approval of this request for special use without further comment.

Surrounding Area

The majority of the properties surrounding the subject property are also located within the R-7 Single and Two-Family Residential District and contain single, two-family and multi-family dwellings. There are some commercial uses located to the west of the property, as well as one commercial use directly north of the subject property.

Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

- (a) The Special Use of the Property shall be as two two-family detached dwellings, substantially as shown on the Plans.
- (b) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Vinyl siding shall not be permitted.
- (c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- (d) Off-street parking shall not be required for the Special Use.
- (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 submission of any building permit application for the second newly constructed dwelling, the establishment of two residential lots on the Property, 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

Neighborhood Participation

Staff notified area residents, property owners, and the Fan Area Business Alliance and the Uptown Association. No objections or concerns have been received.

Staff Contact

David Watson AICP, Senior Planner, Land Use Administration, 804-646-1036