



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ordinance 2023 – 049

3145 Rear Floyd Avenue & 1 Rear Auburn Avenue Special Use Permit



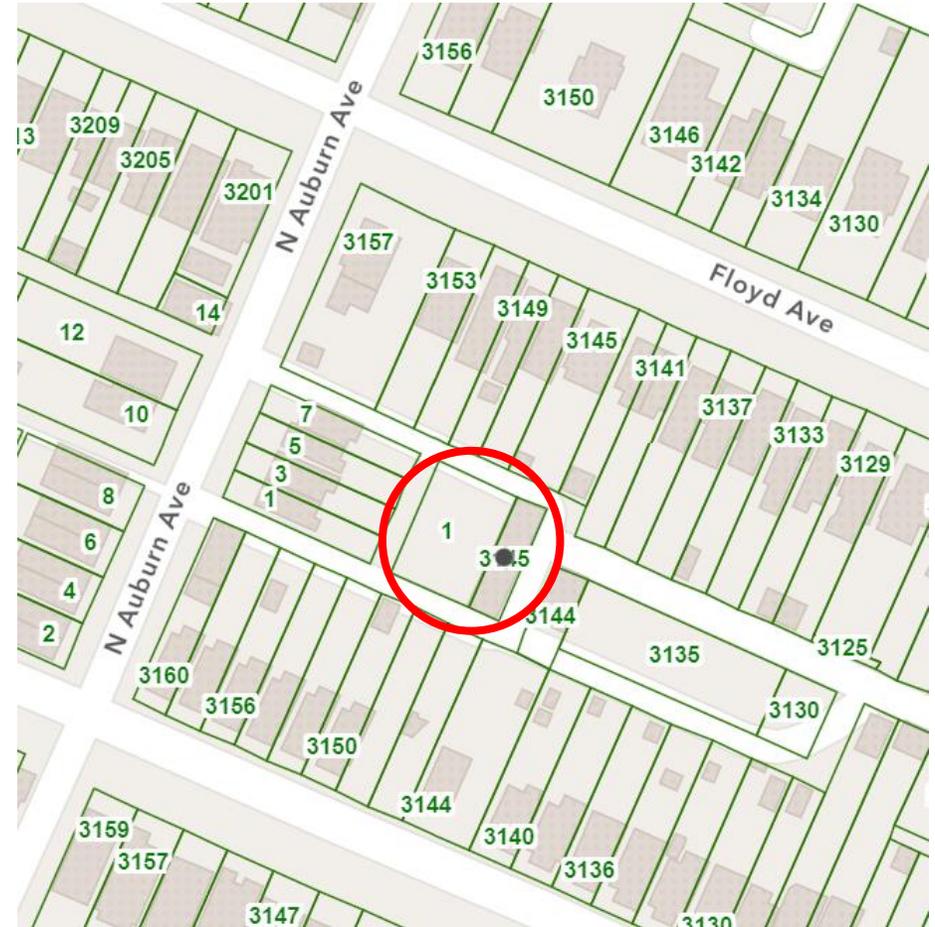
Shaianna Trump – Associate Planner

April 2, 2024

SITE MAP

The properties are in the Museum District neighborhood, in an alley bound by North Auburn Avenue and North Belmont Avenue. Combined, the parcels total 6,560 square feet or 0.15-acres and are improved with garages.

The current zoning for the property is R-6 Single-Family Attached Residential (Single Family Attached). Adjacent properties are within the same R-6 District.

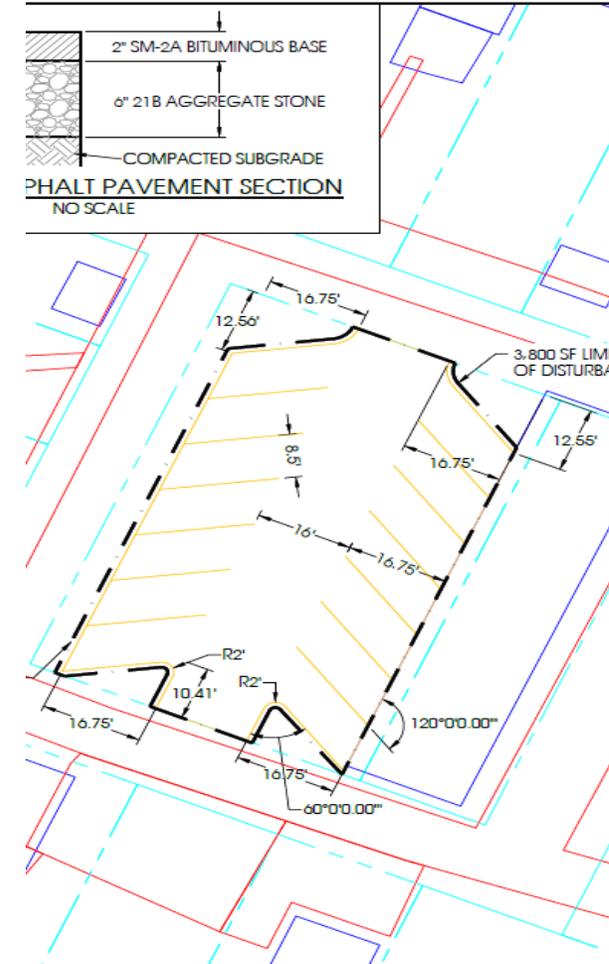


PURPOSE & SUMMARY:

To authorize the special use of the properties known as 1 Rear North Auburn Avenue and 3145 Rear Floyd Avenue for the purpose of a surface parking lot, garages, and electric vehicle charging stations, upon certain terms and conditions.

While the uses are permitted within the R-6 district, they must be customarily incidental and clearly subordinate to permitted principal uses. The applicant would like to rent the garages and parking spaces to members of the general public on a monthly basis, making it a principal use rather than an accessory use.

A Special Use Permit is therefore required.



EXISTING ZONING: R-6 Single-Family Attached Residential

The current zoning for this property is R-6 Single-Family Attached Residential. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-412.2. - Permitted accessory uses and structures.

The proposed use will not be customarily incidental and clearly subordinate to permitted principal uses. As proposed it will be considered a principal use



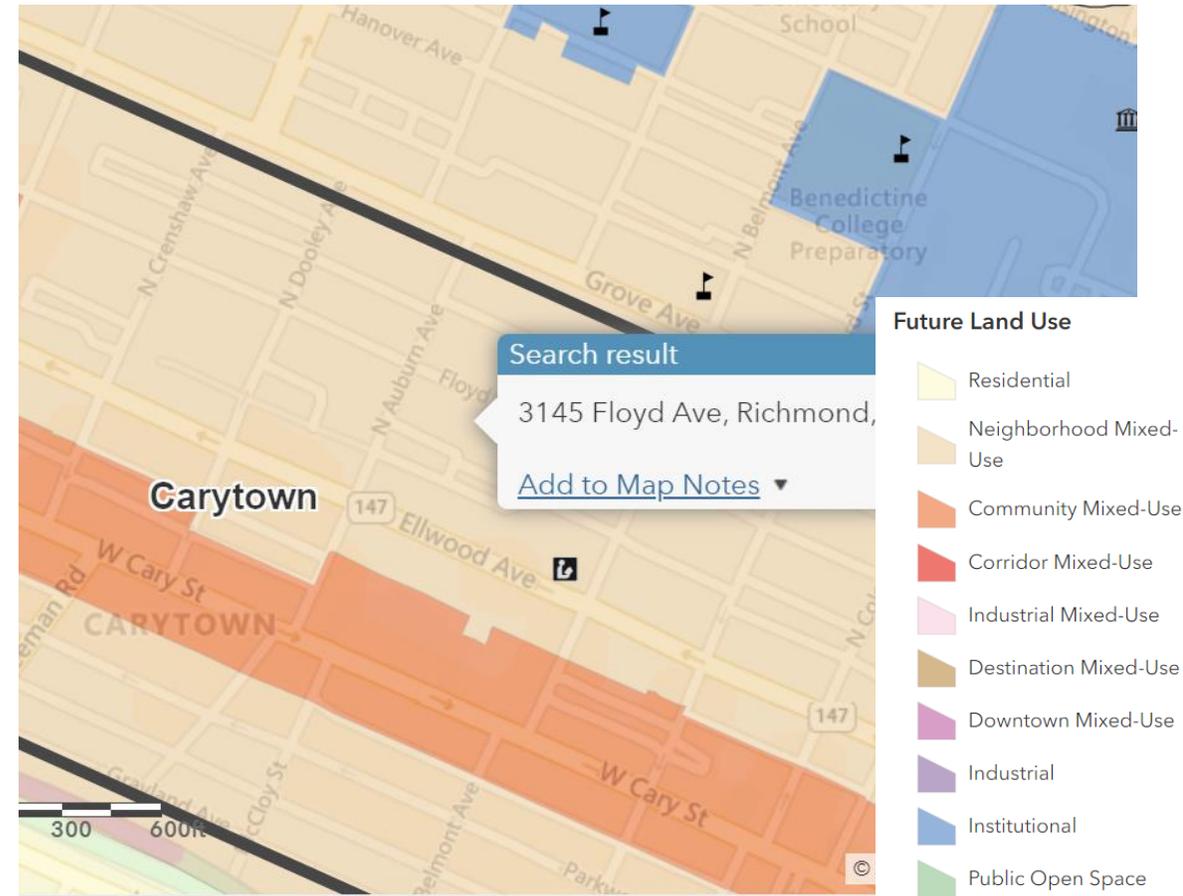
RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

The Richmond 300 Master Plan designates the subject property for **Neighborhood Mixed-Use**.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.



AFFORDABILITY, SURROUNDING AREA, & NEIGHBORHOOD PARTICIPATION

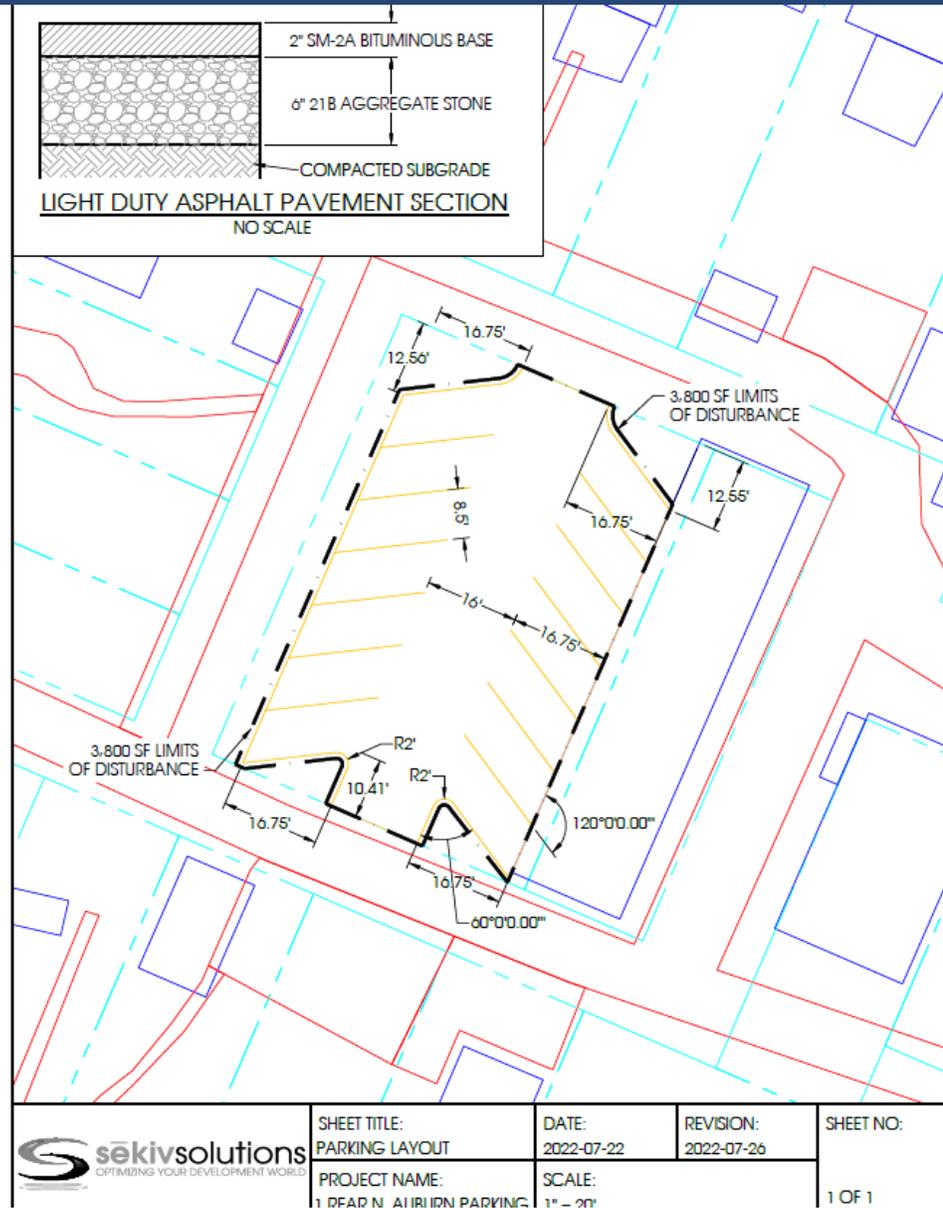
Surrounding Area

The surrounding neighborhood is in the R-6 Single-Family Attached Residential District and contains primarily single-family and two-family dwellings.

Neighborhood Participation

Staff notified area residents, property owners, and the Museum District Association. Letters of opposition have been received from neighbors.

Site Plan



Site



ORDINANCE CONDITIONS:

This special use permit would impose development conditions, including:

- 1) The Special Use of the Property shall be as a surface parking lot, garages, and electric vehicle charging stations, substantially as shown on the Plans.
- 2) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- 3) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

STAFF RECOMMENDATION: APPROVAL W. AMENDMENT

Staff finds that the proposed use is generally consistent with the Master Plan’s Neighborhood Mixed-Use land use designation and Objective 10.4 to increase the number of low-emission vehicles by supporting the expansion of electric charging network for vehicles; and more specifically, with strategy a, which calls to “Support the expansion of the electric charging network for vehicles and bicycles on privately owned land” (Richmond 300, p. 132).

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.

STAFF RECOMMENDATION: APPROVAL W. AMENDMENT

Therefore, staff recommends approval of the Special Use Permit request, with an amendment to the ordinance to include the following language, provided the Zoning Administrator confirms the language is acceptable prior to consideration by City Council:

Use of any parking space or garage shown on the Plans shall be pursuant to a monthly or longer-term written lease (“the Lease”) for the tenant’s sole and exclusive use. Occupancy of any parking space during a term of lease shall be restricted to one or more passenger vehicles registered to the tenant and identified in the Lease by license plate number. The form and terms of tenure contained within the Lease shall be approved as a standard form for use by all tenants by the city attorney before the Certificate of Zoning Compliance required for the implementation of the special use may be issued. Owner shall maintain a master list of tenants and copies of all current leases and shall provide them at the request of the Zoning Administrator. Owner shall notify the Zoning Administrator in writing when any lease for a garage or parking space is initiated, terminated, or expires.