



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-223: To authorize the special use of the property known as 2319 M Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 3, 2014

PETITIONER

Justin Paley - Mangrove Properties, LLC

LOCATION

2319 M Street

PURPOSE

To authorize the special use of the property known as 2319 M Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is zoned in the R-63 Multifamily Urban Residential District, which allows two-family dwellings. However, the property does not meet R-63 minimum lot area standards and a special use permit is therefore required to authorize the proposed conversion to a two-family dwelling.

The City of Richmond's Master Plan recommends Mixed Use (Residential) land use for the property. The Master Plan defines the primary uses for this category as single-, two-, and multi-family dwellings, live/work units and neighborhood-serving commercial uses developed in a traditional urban form.

In regard to the East District, the Master Plan states "vacant and deteriorating housing is a problem District-wide. The East District contains the highest percentage of vacant housing of any area in the City. The abundance of substandard housing imparts a damaging image to the entire District. Given that the majority of the structures throughout the District are historically and architecturally significant, demolition to address problems associated with blighted housing will need to be used sparingly" (p. 163).

"The predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166). "Structures deemed appropriate for rehabilitation should be revitalized in order to maintain as much of the area's stock of architecturally significant buildings as possible and improve the neighborhood" (p. 169).

Staff finds that the layout of the structure lends itself to two-family residential use, which is permitted by the underlying zoning. Moreover, the proposed conversion would rehabilitate an historic structure within the neighborhood.

Staff further finds that the proposed two-family use of the property would not pose an undue burden on the neighborhood's on-street parking capacity.

Staff further finds that with the conditions of the ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Staff therefore recommends approval of the proposed special use permit.

FINDINGS OF FACT

Site Description

The subject property consists of a 0.05 acre (2,178 sq ft) parcel of land improved with a deteriorating single-family dwelling constructed, per tax assessment records, in 1890. The property is located at the southwest corner of the intersection of M Street and N 24th Street in the Union Hill neighborhood of the East planning district. The property is also located within the Union Hill City Old & Historic District and the proposed renovations have been reviewed by the Commission of Architectural Review.

Proposed Use of the Property

Conversion of an existing two-story single-family detached dwelling unit with an English basement to a two-family dwelling unit (one two-story dwelling unit and one English basement dwelling unit).

No parking is proposed for property, which does not have access to an alley. According to the Zoning Office, the dwelling was constructed prior to the parking requirement and retains one nonconforming parking space. The applicant conducted a parking study which indicates the proposed conversion to a two-family dwelling would not cause an undue burden on the neighborhood's on-street parking capacity.

Master Plan

The City of Richmond's Master Plan recommends Mixed Use (Residential) land use for the property. The Master Plan defines the primary uses for this category as single-, two-, and multifamily dwellings, live/work units and neighborhood-serving commercial uses developed in a traditional urban form.

In regard to the East District, the Master Plan states "vacant and deteriorating housing is a problem District-wide. The East District contains the highest percentage of vacant housing of any area in the City. The abundance of substandard housing imparts a damaging image to the entire District. Given that the majority of the structures throughout the District are historically and architecturally significant, demolition to address problems associated with blighted housing will need to be used sparingly" (p. 163).

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Zoning & Ordinance Conditions

The property is zoned in the R-63 Multifamily Urban Residential District, which allows two-family dwellings. However, the property does not meet R-63 minimum lot area standards and a special use permit is therefore required to authorize the proposed conversion to a two-family dwelling.

In the R-63 district, two-family detached dwellings must be located on lots of not less than 3,200 square feet in area with a width of not less than 27 feet. The existing lot is approximately 2,178 square feet and 28.5 feet wide.

Under the proposed special use permit, the existing single-family dwelling would be permitted to be converted to a two-family dwelling without the provision of off-street parking.

A street tree along M Street in front of the property shall be installed.

Any exterior alterations and site improvements shall be subject to the provisions of any applicable Old and Historic Overlay district regulations and any approvals granted by the Commission of Architectural Review.

Surrounding Area

The properties adjacent to the subject property are part of the larger R-63 district that encompasses the majority of the neighborhood. Properties located in the UB – Urban Business district are located in the vicinity, east and south of the subject property. Residential (single-, two-, and multifamily) land uses predominate the area, with mixed-use, office, commercial, and institutional uses present as well.

Neighborhood Participation

A letter of support was received from the Union Hill Association.

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