



## CITY OF RICHMOND

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

**Ord. No. 2015-247:** To authorize the special use of the property known as 202 Rear South Robinson Street for the purpose of permitting up to six single-family attached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 7, 2015

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#### **PETITIONER**

John White - 510 – Architects, LLC

#### **LOCATION**

202 Rear South Robinson Street

#### **PURPOSE**

To authorize the special use of the property known as 202 Rear South Robinson Street for the purpose of permitting up to six single-family attached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of a 0.127 acre (5,532 SF) parcel of land improved with a 1-story garage/outbuilding constructed, per tax assessment records, in 1952. The property is located at the center of the block bound by Grayland Avenue, S. Mulberry Street, Parkwood Avenue, and S. Robinson Street. The property has no street frontage and is accessed by public alleys. It is located in the Fan neighborhood of the Near West planning district.

Currently, the subject property is zoned in the R-7 Single- and Two-Family Urban Residential Zoning District. The proposed use of the property does not meet the minimum lot area and lot width requirements of the Zoning Ordinance. Also, the property does not have frontage on a public or private street. A special use permit is therefore required.

Staff finds that the proposed single-family attached use is supported by the underlying zoning of the property and is consistent the recommendations of the Master Plan. The height of the proposed buildings will not exceed underlying R-7 height requirements, useable open space is provided for each dwelling unit, and the proposed density is within the range of densities present on the surrounding parcels.

Staff further finds that the proposed development, which would redevelop and underutilized parcel, would not pose an undue burden on the neighborhood's on-street parking capacity and would provide improvements for the existing alleys. The addition of residential use would also make the alleys less prone to vandalism by providing additional "eyes on the alley".

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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 0.127 acre (5,532 SF) parcel of land improved with a 1-story garage/outbuilding constructed, per tax assessment records, in 1952. The property is located at the center of the block bound by Grayland Avenue, S. Mulberry Street, Parkwood Avenue, and S. Robinson Street. The property has no street frontage and is accessed by public alleys. It is located in the Fan neighborhood of the Near West planning district.

### **Proposed Use of the Property**

The existing building will be removed and the property will be improved with two new buildings, each containing three single-family attached dwelling units. Each unit will consist of approximately 1,623 square feet and will contain a single-car garage, living areas, two bedrooms, a kitchen/dining area, laundry, bathrooms, and balcony on three floors.

The subject property is to be subdivided into six 645 SF lots and a lot in common. Improvements to the alleys will also be made as part of this development.

The proposed density for the subject property is approximately 47 units per acre. Existing single family attached uses within the block range in density from 25 to 27 units per acre; existing multi-family uses within the block range from 38 to 72 units per acre.

### **Master Plan**

The City of Richmond's Master Plan recommends Single-family (Medium Density) land uses for the property. The Master Plan defines the primary uses for this category as single-family and two-family detached and attached dwellings at densities of 8 to 20 units per acre, and includes residential support uses such as schools, places of worship, and neighborhood parks, among others (p. 133). The density of the proposed development is approximately 47 units per acre. The Master Plan also states "infill development of like density, scale, and use is appropriate" (p. 230) as a guiding land use principle for the Near West planning district.

### **Zoning & Ordinance Conditions**

Currently, the subject property is zoned in the R-7 Single- and Two-Family Urban Residential Zoning District. The proposed use of the property does not meet the minimum lot area and lot width requirements of the Zoning Ordinance. Also, the property does not have frontage on a public or private street.

The special use permit ordinance conditions limit the use of the property to up to six single-family attached dwellings served by no fewer than six on-site garages.

Prior to the issuance of any certificate of occupancy for the Special Use, landscaping on the Property shall be provided.

Signage on the property shall be limited to signage permitted in the R-7 district.

Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of up to six residential lots and one lot in common, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approval from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

Prior to the issuance of any certificate of occupancy for the Special Use, the alley access to the property shall be named in accordance with sections 26-7 through 26-10 of the Code of the City of Richmond (2004), as amended.

No permit implementing the Special Use shall be issued until written evidence that the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services have confirmed that the alley access to the Property for all-weather travel by public and emergency vehicles is suitable has been submitted to the Zoning Administrator.

Appropriate agreements and covenants that provide for the perpetuation and maintenance of all areas to be held in common ownership by property owners within the Property shall be approved by the City Attorney prior to the issuance of any certificate of occupancy for the Special Use.

Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

Refuse facilities shall not be visible from adjacent properties and public streets.

### **Surrounding Area**

Surrounding properties to the north, west, and south are located within the same R-7 zoning district as the subject property. Properties to the east are located within an R-63 Multifamily Urban Residential District. A mix of residential (single-, two-, and multi-family), office, commercial, institutional, public open space, and mixed use land uses are present in the vicinity.

### **Neighborhood Participation**

Staff sent notice of the application to the Uptown Association and the Robinson Street Association. Staff also sent notice to Councilman Agelasto. Staff received letters of support from the Robinson Street Association, Uptown Association, local residents, and a local property owner. A letter of concern from a local resident was also received.

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