



## CITY OF RICHMOND

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

**Ord. No. 2016-297:** To repeal Ord. No. 84-19-28, adopted Feb. 27, 1984, and to authorize the special use of the property known as 3003 Parkwood Avenue for the purpose of permitting up to 32 multifamily dwelling units, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 5, 2016

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#### **PETITIONER**

Jeff Geiger – Hirschler Fleischer

#### **LOCATION**

3003 Parkwood Avenue

#### **PURPOSE**

To repeal Ord. No. 84-19-28, adopted Feb. 27, 1984, and to authorize the special use of the property known as 3003 Parkwood Avenue for the purpose of permitting up to 32 multifamily dwelling units, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of a 29,882 SF (0.686 acre) parcel of land improved with a building containing an assisted living facility, authorized by Ord. No. 84-19-28, and constructed, per tax assessment records, in 1940. The property is located in the Carytown neighborhood of the Near West planning district, in the southwest quadrant of the intersection of Parkwood Avenue and South Sheppard Street.

The applicant is proposing multi-family use of the property, which is not permitted by the underlying R-5 zoning of the property. A special use permit is therefore required.

Staff finds that, while not consistent with the single-family land use recommendation of the Master Plan, the proposed multi-family use of the property would encourage the development of a range of housing types, styles and prices in the neighborhood, and would be an appropriate use of a historically significant building that could not reasonably be used for a single-family use. 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. Therefore, staff recommends approval of the special use permit request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property consists of a 29,882 SF (0.686 acre) parcel of land improved with a building containing an assisted living facility and constructed, per tax assessment records,

in 1940. The property is located in the Carytown neighborhood of the Near West planning district, in the southwest quadrant of the intersection of Parkwood Avenue and South Sheppard Street.

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

Multi-family use containing up to 32 dwelling units, served by no fewer than 27 on-site parking spaces.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are "single-family detached dwellings at densities up to seven units per acre" (p. 133). The density of the parcel if developed as proposed would be approximately 47 units per acre.

The Master Plan lists general polices for new housing throughout the City, including: "Promote the development of new, high-quality housing" and "encourage the development of a range of housing types, styles and prices" (p. 100).

### **Zoning & Ordinance Conditions**

The subject property is located within the R-5 Single-Family Residential District and would be subject to the R-5 zoning regulations as well as development conditions, including:

-The use of the Property shall be a multifamily development consisting of up to 32 dwelling units, served by no fewer than 27 on-site parking spaces, substantially as shown on the Plans.

-Signage on the Property shall be limited to (i) those signs exempt from the signage regulations of the zoning ordinance by section 30-503 of the Code of the City of Richmond (2015), as amended, (ii) those signs permitted in all zoning districts by section 30-505 of the Code of the City of Richmond (2015), as amended, and (iii) signage substantially as shown on the Plans.

-All building materials, material colors, and site improvements shall be substantially as shown on the Plans

-All basement-level dwelling units shall contain windows, substantially as shown on the Plans. The windows of the basement-level dwelling units shall be comparable in dimensions to the windows contained in the dwelling units above the basement level, except that the basement level dwelling unit windows may have a height of approximately three-quarters the height of the windows contained in the dwelling units above the basement level.

-All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

-Secure storage for no fewer than 11 bicycles shall be provided on the Property for use by the dwelling units.

- Prior to the issuance of any final certificate of occupancy for the Special Use, landscaping and landscape buffers shall be provided on the Property substantially as shown on the Plans.

-The Owner shall make improvements within the public right-of-way, including improvements to the alley, as shown on the Plans

- Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

-Ord. No. 84-19-28, which authorized the use of the property as an assisted living facility, would be repealed by the proposed ordinance

### **Surrounding Area**

Properties to the north, west and south of the subject property are located within the R-5 Single-Family Residential District. Properties to the east are located with the R-6 Single-Family Attached Residential District.

A mix of single-, two-family, and some multi-family residential land uses predominate the vicinity of the subject property, with commercial and mixed-use land uses along the Cary Street corridor one block to the north.

### **Neighborhood Participation**

Staff notified Councilman Agelasto of the application. Staff received a letter of support from a resident.

**Staff Contact:** Matthew J. Ebinger, AICP, (804) 646-6308