



CITY OF RICHMOND

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

Ord. No. 2017- 185: To authorize the special use of the property known as 305 Plazaview Road and 309 Plazaview Road for the purpose of permitting two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 2, 2017

PETITIONER

John J. Dutton, Jr.

LOCATION

305 Plazaview Road and 309 Plazaview Road

PURPOSE

To authorize the special use of the property known as 305 Plazaview Road and 309 Plazaview Road for the purpose of permitting two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a special use permit to authorize single family residential use of two buildings originally constructed as single family dwellings. The current zoning of the property is OS Office Service, which does not permit single family residential use. A special use permit is therefore required.

Staff finds that the proposal would re-establish residential use of the property that is supported by the Master Plan.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area.

Staff further 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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The subject property consist of two adjoining parcels each measuring 9,000 SF or .2 acres of land improved with a 2 story, 1,650 SF dwelling and a 1.5 story, 1,237 dwelling. Both properties are located in the Belt Center neighborhood in the Midlothian Planning District.

Proposed Use of the Property

The proposed use of the property is to be two (2) single family detached dwellings, at a density of 5 units per acre, with off-street parking.

Master Plan

The City of Richmond's current Land Use Plan designates a land use category for the subject property as Single Family (Low density). Primary uses for this category are "...single family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R 1, R 2, R 3, R 4, and R 5." (p. 133)

Zoning and Ordinance Conditions

The current zoning for the existing parcels is OS (Office Service District), which does not permit the proposed use. Conditions will be imposed by the amended ordinance, including:

- 3(a) The use of the property shall be two single-family detached dwellings, substantially as shown on the plans attached to this ordinance.
- (b) No fewer than one on-site parking space shall be provided for 305 Plazaview Road and no fewer than one on-site parking space shall be provided for 309 Plazaview Road.
- 4(c) 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.

Surrounding Area

Properties to the east, south and west of the subject property are a located within the same OS Office Service District. Properties to the north are located within the B-3 Business General District, along Belt Boulevard. A mix of residential, office, and commercial, land uses are found in the vicinity, with some public open space and institutional land uses as well.

Neighborhood Participation

The Greater Woodstock Area Civic Association was notified of this application. To this date no letters or correspondence in support of, or in opposition to, the proposed Special Use Permit have been received.

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