



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017- 182: To authorize the special use of the property known as 2911 Ellwood Avenue and 2917 Ellwood Avenue for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

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

PETITIONER

Mark Baker

LOCATION

2911 & 2917 Ellwood Avenue

PURPOSE

To authorize the special use of the property known as 2911 Ellwood Avenue and 2917 Ellwood Avenue for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposed development consisting of five new single family attached dwellings and the renovation of an existing structure to return it to single family. The proposed development would not meet all lot width and setback requirements of the underlying R-6 Single Family Attached Residential District. A special use permit is therefore required.

The property is also located within the City's West of the Boulevard Design Overlay District. The design of the new units substantially adheres to the nine prominent building features within the District's design guidelines.

Staff finds that the proposal would be consistent with the recommendations of 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 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 properties consist of a 7614 SF, .18 acre, parcel of land currently improved with a vacant building and a 11,723 SF, .27 acre, parcel of unimproved land located in the Carytown neighborhood of the Near West planning district. The property is also located within the City's West of the Boulevard Design Overlay District.

Proposed Use of the Property

The proposed use of the property is to be five (5) single family attached dwellings and one (1) single family detached dwelling with alley access and off-street parking, at a density of 13 units per acre. The resulting lot configuration will be six (6) contiguous, individual parcels.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Residential at medium densities. Primary uses for this category "...are single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre." (p.133) The plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship. The Plan also states that infill development within the Near West Planning District "...of like density, scale, and use is appropriate." (p. 230)

Zoning and Ordinance Conditions

The current zoning for the existing parcels is R-6 (Residential Single Family Attached). Additional conditions will be imposed by the amended ordinance, including:

- 3(a) The Special Use of the Property shall be five single-family attached dwellings and one single-family detached dwelling, substantially as shown on the Plans. Residential accessory structures customary to single-family dwellings may also be located on the Property.
- (b) Ten off-street parking spaces shall be provided for the use of the Property, substantially as shown on the Plans.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (e) The height of the Special Use shall be substantially as shown on the Plans.
- (f) All building materials, elevations, and landscaping shall be substantially as shown on the Plans.

4(e) The Owner shall make improvements within the public right-of-way, including entrance improvements along the alley abutting the Property, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Properties to the west, north and east of the subject property are within the same R-6 District as the subject property. Properties to the south are located within the RO-2 Residential Office District. All

surrounding properties are also within the City's West of the Boulevard Design Overlay District. A mix of residential (single, two, and multi-family), vacant, office, commercial, mixed use, and institutional land uses are present in the vicinity.

Neighborhood Participation

A letter of no opposition has been received from the Museum District Association.

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