



## CITY OF RICHMOND

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

**Ord. No. 2017-246:** To authorize the special use of the property known as 225 Plazaview Road for the purpose of a two-family detached dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 3, 2018

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#### **PETITIONER**

Gregory Gerald Green

#### **LOCATION**

225 Plazaview Road

#### **PURPOSE**

To authorize the special use of the property known as 225 Plazaview Road for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consist of a single parcel measuring 9,000 SF or .2 acres of vacant land. The property is located in the Belt Center neighborhood in the Midlothian Planning District. The property was previously improved with a two-family detached dwelling which was subsequently demolished.

The applicant is requesting a special use permit to authorize the construction of a two-family detached residential dwelling. The current zoning of the property is OS Office Service, which does not permit two-family detached residential use. A special use permit is therefore required.

Staff finds that the proposal would re-establish two-family residential use of the property.

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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consist of a single parcel measuring 9,000 SF or .2 acres of vacant land. The property is located in the Belt Center neighborhood in the Midlothian Planning District.

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

The applicant is proposing to construct a two-story, two-family detached dwelling with off-street parking for four vehicles.

### **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 (p. 133).

The Master Plan recommends a Town Center Strategy for the properties along and near the Belt Boulevard corridor which are "...intended to serve as a vibrant center of activity, among a mixture of uses within a modern, well designed urban context. With roadway and transit connections to Downtown and the rest of the City and metropolitan area, the Town Center offers an opportunity for a focal point for south Richmond, with a mixture of higher density residential, office, retail, entertainment, and public uses." (p.221)

### **Zoning and Ordinance Conditions**

The current zoning of the property is OS, Office Service.

Development conditions would apply to the property if the special use permit ordinance is approved, including:

3(a) The use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.

(b) Off-street parking shall be provided for four (4) vehicles.

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**

Adjacent and nearby properties to the east, west and south within the same OS Office Service District as the subject property. Properties to the north are within the B-3 General Business District.

### **Neighborhood Participation**

Staff has received letters of support for this project.

**Staff Contact:** Jonathan Brown, PDR, Land Use Administration 804-646-5734