



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-216: To authorize the special use of the property known as 200 East Cary Street for the purpose of a single-family dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 4, 2018

PETITIONER

Billie Brown

LOCATION

200 East Cary Street

PURPOSE

To authorize the special use of the property known as 200 East Cary Street for the purpose of a single-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting to use both floors of her two-story building as her residence, which would designate the building as a single-family dwelling. She previously operated an office use on the first floor of the building. The B-3 General Business District does not permit residential use of the entire ground floor of the building. A special use permit is therefore required.

The subject property consists of a 2,223 SF or .05 acre parcel of land improved with a two (2) story, 3,224 SF mixed-use building with an office and a residence constructed, per tax assessment records, in 1925. The property is located at the northeast corner of East Cary Street and South 2nd Street in the Monroe Ward neighborhood within the City's Downtown Planning District and the Arts District Station area of the City's Pulse Corridor Plan.

Staff finds the proposed use would not pose an undue burden on the availability of on-street parking in the area.

Staff finds that the property does not have a street oriented commercial frontage designation, per the Zoning Ordinance. And, due to the configuration of the historic property, single-family residential use of the property would not have an adverse effect on the mix of uses present along the West Cary Street Corridor.

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 property consists of a 2,223 SF or .05 acre parcel of land improved with a two (2) story, 3,224 SF mixed use building with an office and a residence constructed, per tax assessment records, in 1925. The property is located at the northeast corner of East Cary Street and South 2nd Street in the Monroe Ward neighborhood within the City's Downtown Planning District and the Arts District Station area of the City's Pulse Corridor Plan.

Proposed Use of the Property

The applicant / owner is proposing to use the property, including the ground floor, as a residence with the option for a home occupation.

Pulse Corridor Plan

The City of Richmond's Pulse Corridor Plan designates the subject property as Downtown Mixed-Use which generally "features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations."

Zoning and Ordinance Conditions

The current zoning designation for this property is B-3 (General Business). If approved, the special use permit would impose conditions on the property, including:

3(a) The Special Use of the Property shall be a single-family dwelling, substantially as shown on the Plans, and may contain a home occupation as defined by Section 30-694 through 30-694.2 of the Code of the City of Richmond (2015), as amended. The Property may also contain the permitted principal and accessory uses of the underlying zoning district.

(b) No parking shall be required for the Special Use.

Surrounding Area

Adjacent properties along the East Cary Street corridor are in the same B-3 District as the subject property. Properties to the north are located in the B-4 Central Business District. A mix of office, mixed-use, commercial, industrial, and residential land uses are present in the vicinity.

Neighborhood Participation

Staff has not received any letters of support or opposition to this application.

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