



## CITY OF RICHMOND

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

**Ord. No. 2018-280:** To authorize the special use of the properties known as 1715 and 1717 Maury Street for the purpose of two two-family attached dwellings, upon certain terms and conditions

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 5, 2018

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#### **PETITIONER**

Daniel Scherotter - Church Hill Ventures, LLC

#### **LOCATION**

1715 and 1717 Maury Street

#### **PURPOSE**

To authorize the special use of the properties known as 1715 and 1717 Maury Street for the purpose of two two-family attached dwellings, upon certain terms and conditions

#### **SUMMARY & RECOMMENDATION**

The applicant has proposed the construction of two two-family attached dwellings that do not meet the minimum lot area and lot with requirements of the R-7 Single- and Two-Family Urban District. A Special Use Permit is therefore required. The properties are located in the Blackwell neighborhood of the Old South Planning District, on Maury Street between East 17<sup>th</sup> and East 19<sup>th</sup> Streets.

Staff finds that the proposed use is consistent with the recommendations of the Master Plan and the intent of the R-7 District, and would contribute to the redevelopment of the Blackwell area.

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

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 is consistent with other uses in the community 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 referenced as 1715 Maury Street consists of a 3,875 SF (.089 acre) parcel of land with 25 linear feet of street frontage. The property has no improvements. 1717 Maury Street consists of 4,340 SF (.10 acre) and has 28 linear feet of street frontage. This property contains a one-story 947 square-foot single-family dwelling that is in very poor condition and will be razed as part of this project. The properties are located in the Blackwell neighborhood of the Old South Planning District, on Maury Street between East 17<sup>th</sup> and East 19<sup>th</sup> Streets.

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### Proposed Use of the Property

The proposed development will consist of a pair of duplex (two-family) dwellings that will share a common center wall, resulting in a single four-unit building. Though the structures on the two adjacent properties are both single-family dwellings, multi-unit structures similar to that which is proposed are located nearby on the 1600 block of Maury Street. The proposed use would yield a residential density of approximately 21 units per acre

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### 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. 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-5A, R-6 and R-7. (City of Richmond Master Plan, 133).

Specifically for the Old South Planning District, the Master Plan states "infill development of like density and use is appropriate" and "redevelopment in...Blackwell...should be implemented" (p. 274).

### Zoning and Ordinance Conditions

The property is located in the R-7 Single and Two-Family Urban Residential. The intent of this district is "to preserve and enhance the established character of older urban residential neighborhoods in the inner areas of the City. The district regulations are designed to reflect the urban nature of such neighborhoods as characterized by a mixture of detached and attached single- and two-family dwellings situated on small lots with narrow yards and modest setbacks. The district regulations, together with the supplemental regulations of this chapter, are intended to encourage continued improvement and efficient use of existing residential buildings and their accessory structures, while ensuring that infill development will be compatible with the established character." (Zoning Ordinance)

Per the Zoning Ordinance, two-family attached dwellings in the R-7 district shall be located on lots of not less than 4,400 square feet in area with a width of not less than 36 feet.

The special use permit ordinance will impose conditions on the property, including:

3 (a) The Special Use of the Property shall be two two-family attached dwellings, substantially as shown on the Plans.

(b) Six off-street parking spaces shall be provided, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed the height as shown on the Plans.

(d) All building materials, elevations, setbacks, and site improvements, shall be substantially as shown on the Plans.

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

(g) Prior to the issuance of any final certificate of occupancy for the Special Use, a boundary line adjustment, substantially as shown on the survey attached to this ordinance, shall be accomplished by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

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**

The neighborhood surrounding the subject property is within the R-7 Single and Two-family Urban Residential District. Single-family, two-family and multi-family land uses are found in the vicinity, as well as vacant and commercial, land uses. The land uses in the neighborhood are consistent with the zoning district and the Master Plan recommendation.

#### **Neighborhood Participation**

No letters of support or opposition have been received from the community or neighboring property owners for this application.

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