



## CITY OF RICHMOND

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

**Ord. No. 2018-305:** To authorize the special use of the property known as 117 East Cary Street for the purpose of a two-family dwelling, upon certain terms and conditions.

---

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

---

**PETITIONER**  
Michael Pellis

**LOCATION**  
117 East Cary Street

**PURPOSE**

To authorize the special use of the property known as 117 East Cary Street for the purpose of a two-family dwelling, upon certain terms and conditions.

**SUMMARY & RECOMMENDATION**

The applicant is requesting authorization for a two-family dwelling within a building formerly containing office use. The underlying B-3 district does not permit residential use on the ground floor of the principal street frontage (East Cary Street). A special use permit is therefore required.

Staff finds that the project is consistent with the City's intent for the upcoming Monroe Ward rezoning and is consistent with the vision outlined by the Pulse Corridor Plan.

Staff finds that the proposed use will 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 property consists of a 2,678 SF or .06 acre parcel of land improved with a three (3) story, 3,975 SF former office building constructed, per tax assessment records, in 1872. The property is located at the southwest 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 is requesting authorization for a two-family dwelling within a building formerly containing office use.

### **Pulse Corridor Plan**

The City of Richmond's current Pulse Corridor Plan designates the subject property as Downtown Mixed-Use which "...features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations. Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites; new development should be urban in form and may be of larger scale than existing context. Active commercial ground floor uses required on street-oriented commercial frontages. Active ground floor uses and design required on priority street frontages. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Little to no setback of new development unless to create pedestrian-oriented amenities like plazas and outdoor dining. Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees. Parking requirements are substantially less in these areas than other areas of the city and are largely eliminated. Potential future zoning districts: B-4, RF-2 (City of Richmond, 2017). No residential densities are specified for this land use designation. The density of the proposed development would be approximately 33 units per acre.

### **Zoning and Ordinance Conditions**

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

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

(b) Two parking spaces shall be provided for the Special Use of the Property, substantially as shown on the Plans.

(c) All building materials and site improvements shall be substantially as shown on the Plans.

(d) The height of the Special Use shall not exceed the height 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.

4(e) The Owner shall make improvements within the right-of-way, including modifications to the entrance on South 2nd Street, substantially as shown on the Plans.

**Surrounding Area**

Adjacent properties along the East Cary Street corridor are in the same B-3 District as the subject property. A mix of B-4 and B-5 Central Business District and M-1 Light Industrial zoning districts are present in the vicinity. 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 for this application.

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