



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-308: To authorize the special use of the property known as 1301 North 30th Street for the purpose of a building with commercial uses on the first floor and up to two dwelling units, upon certain terms and conditions.

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

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

1301 North 30th Street

PURPOSE

To authorize the special use of the property known as 1301 North 30th Street for the purpose of a building with commercial uses on the first floor and up to two dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has proposed to rehabilitate an existing structure in order to provide a commercial use on the first floor and residential use within the building. Commercial uses are not permitted in the R-6 Single-Family Attached Residential District. A Special Use Permit is therefore required.

Staff finds the proposal would be the rehabilitation of an historic structure and would reestablish the mixed-use of the structure.

Staff finds the proposal would contribute to the revitalization of the area while generally addressing the concerns of the Master Plan.

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 1,996 SF (.0458 acre) parcel of land containing a two-story structure. It is located in the Church Hill North neighborhood of the East planning district, at the intersection of 30th Street and S Street.

Proposed Use of the Property

The mixed-use building is intended for a commercial ground floor use and residential dwelling units.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single-Family (Medium Density) uses. Primary uses in this category are "single-family detached dwellings at densities between 8 and 20 units per acre." (See page 133, Richmond Master Plan.) The density of the parcel if developed as proposed would be a ratio of approximately 43 units per acre.

Specifically for the East District, the Master Plan states that "there are numerous isolated single-site commercial uses," in particular corner stores. It is further noted that these "neighborhood commercial uses traditionally provided needed goods and services to adjacent residents, and when located in multi-story buildings were usually coupled with residential uses above." The Master Plan also states that expansion or conversion of these commercial uses to more intense uses should be discouraged. "In all instances, such uses should be restricted to neighborhood commercial uses with limitations on operating hours, number of employees, and signage."

Zoning and Ordinance Conditions

This property is within the R-6 Single-Family Attached Residential Zoning District. The following conditions, among others, are attached to this ordinance:

- 3(a) The use of the Property shall be as a building with commercial uses on the first floor and up to two dwelling units, substantially as shown on the Plans. The area referred to as "retail space" on the Plans, may include an office use or permitted principal uses on corner lots in the R-63 Multifamily Urban Residential District, pursuant to section 30-419.3 of the Code of the City of Richmond, (2015), as amended. The area identified as "retail space" on the Plans may also be used as a live and work unit. The hours of operation for the commercial uses of the Property shall be limited to the hours between 7:00 a.m. through 11:00 p.m., daily.
- (b) No off-street parking spaces shall be required for the Special Use of the Property.
- (c) Signage on the Property shall be limited to (i) signage permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, and (ii) signage permitted in the R-63 Multifamily Urban Residential District as set forth in section 30-507.1 of the Code of the City of Richmond (2015), as amended.
- (d) All building materials and elevations shall be substantially as shown on the Plans.
- (e) The height of the Special Use shall not exceed the height as shown on the Plans.
- (f) 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 installation of a new sidewalk along S Street, two street trees along S Street, and a ramp at the corner of S Street and North 30th Street, substantially as shown on the Plans.

Surrounding Area

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. A mix of single-family residential, single-family attached, and vacant land uses predominate the vicinity of the subject property.

Neighborhood Participation

A letter of support has been received from the Church Hill Central Civic Association.

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