



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-032 To authorize the special use of the property known as 815 North 22nd Street for the purpose of a building with commercial uses on the first floor and one dwelling unit, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 4, 2019

PETITIONER

Street Car Properties, LLC (Sam Tuttle)

LOCATION

815 North 22nd Street

PURPOSE

To authorize the special use of the property known as 815 North 22nd Street for the purpose of a building with commercial uses on the first floor and one dwelling unit, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant proposes mixed uses on the subject property. While mixed use is permitted in the underlying R-63 Multi-Family Urban Residential District, the property is a corner lot and as such certain specific uses may occupy the property provided that "along the principal street frontage of the lot such uses shall extend no greater distance from the street corner than the equivalent of 15 percent of the total length of the block along such frontage." The proposed use will occupy 20% of the principal street frontage. Also, one parking space can be provided on the site, which does not meet the parking requirements. Additional uses are also proposed as permitted uses that are not currently specified by the underlying zoning. A special use permit is therefore required.

Staff finds that the proposed development would be consistent with the land use recommendations of the Master Plan and the intent of R-63 District, and would contribute to the continued revitalization of 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 referenced as 815 N. 22nd Street consists of a 2,040 SF (.047 acre) parcel of land with 33 linear feet of street frontage. The property contains a two-story 2,234 square foot structure. The property is located in the Union Hill neighborhood of the East Planning District, and is also located within the Union Hill City Old & Historic District.

Proposed Use of the Property

The proposed development will consist of a mixed-use building containing up to one dwelling unit and commercial/office uses on the ground floor.

Master Plan

The City of Richmond's Master Plan designates the subject property for Mixed Use Residential uses. Primary uses in this category include "office, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial." (See page 134, Richmond Master Plan.)

Zoning and Ordinance Conditions

The current zoning for this property is R-63 Multi-Family Urban Residential District. The intent of the R-63 district is to encourage development of medium-density neighborhoods comprised of a mix of residential uses and to promote a pedestrian-oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood.

The district is intended to be applied within or in close proximity to areas of the City that reflect an urban scale of development and afford convenient access to major employment centers and community facilities, and to encompass undeveloped or underdeveloped properties comprising areas large enough and with sufficient residential density to enable establishment of a cohesive neighborhood.

The district regulations permit corner commercial uses that are limited in location, type and scale and are intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.

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

- a) The use of the Property shall be as a building with commercial uses on the first floor and one dwelling unit, substantially as shown on the Plans. The first floor of the building may contain (i) uses permitted on corner lots in the R-63 District, pursuant to section 30-419.3 of the Code of the City of Richmond (2015), as amended, (ii) office use, including business, professional and administrative offices, medical and dental offices and clinics, and studios of
- b) One off-street parking space 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 and elevations shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review.
- e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

All properties surrounding the subject property are located within the same R-63 Multi-Family Urban Residential zoning district. A mix of residential, community facilities, parking areas, and vacant land uses predominate the vicinity of the subject property.

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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