



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2019-036: To authorize the special use of the property known as 507 North 30th Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 18, 2019

PETITIONER

Steve Pack

LOCATION

507 North 30th Street

PURPOSE

To authorize the special use of the property known as 507 North 30th Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing a dwelling unit within an existing building accessory to a two-story, four-unit multi-family dwelling. This use would not be permitted by the underlying zoning. A special use permit is therefore required.

Staff finds that the proposal would be consistent with the mix of housing types recommended for this area of the city, as described within the City's Master Plan.

Staff finds that the adaptation of an existing garage into a dwelling unit is supported by the City's Master Plan goal of increasing housing choices in the City and would be consistent with the historic pattern of development in the area.

Staff further finds that the proposal would 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 is located on North 30th Street, between East Clay and East Leigh Streets. The total size of the parcel is 5,270 SF (.12 acres). The existing two-story, four-unit building is 3,472 SF in area with a 684 SF detached accessory structure and was constructed, per tax assessment records, in 1910. The property is a part of the Church Hill neighborhood in the East Planning District.

Proposed Use of the Property

The proposed special use of the property is a dwelling unit within an existing garage to the rear of the main building.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Mixed Use Residential (MUR) uses which include, "...single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban 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 the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8. (City of Richmond, Master Plan).

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

Zoning and Ordinance Conditions

The current zoning for the existing parcels is R-63 (Multi-family Urban Residential). Dwelling units are allowed in buildings that are accessory to single-family detached dwellings in the R-63 District under certain conditions, but this provision does not apply to buildings that are accessory to multi-family dwellings.

Development conditions will be imposed by the special use permit ordinance, including:

3(a) The Special Use of the Property shall be as no more than one dwelling unit within a building accessory to an existing multifamily dwelling, substantially as shown on the Plans.

(b) No fewer than one on-site parking space shall be provided on the Property, which parking space shall be accessed by way of the alley located at the rear of the Property, substantially as shown on the Plans.

(c) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

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

Surrounding Area

Properties to the west of the subject property are zoned R-63, Multi-family Urban Residential. Properties to the south are located within the R-8 Urban Residential District. A mix of residential (single-, two-, and multi-family), vacant, office, commercial, mixed use, and institutional land uses are present in the vicinity.

Neighborhood Participation

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

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