



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2019-006: Preliminary subdivision approval and exception request for the subdivision known as Caryshields Mews located at 2202 West Cary Street, 2206 West Cary Street, 2208 West Cary Street, and 10 South Shields Avenue (19 lots and common area).

To: City Planning Commission
From: Land Use Administration
Date: June 17, 2019

PETITIONER

Nicholas Morgan – McKnight & Associates

LOCATION

2202, 2206, and 2208 West Cary Street and 10 South Shields Avenue

PURPOSE

Establishment of 19 residential lots and common area, substantially in conformance with Special Use Permit Ord. No. 2019-088.

SUMMARY & RECOMMENDATION

The subject properties consist of a contiguous assemblage of parcels totaling 0.6 acres of land partially improved with freestanding billboard signage and residential buildings, constructed, per tax assessment records, in 1910. The properties are located on the north side of West Cary Street, at its intersection with South Shields Avenue, in the City's Near West Planning District and Fan Neighborhood.

The applicant is proposing to record a subdivision plat establishing 19 residential lots and common area, which are substantially in conformance with Special Use Permit Ord. No. 2019-088, but do not meet the standard of Sec. 25-219 of the Subdivision Ordinance which requires an average lot depth of not less than 100 feet. The proposed lot depth, substantially as shown on the adopted special use permit plans, is generally 60'. The applicant is therefore requesting, pursuant to Section 25-9 of the Subdivision Ordinance, an exception to Section 25-219 of the Subdivision Ordinance.

Staff finds that the proposed subdivision of the property would enable development that is substantially in conformance with the approved special use permit for the property and would be consistent with the intent of the underlying R-63 District and the Master Plan's recommendation to encourage infill development of like density, scale and use within the Near West Planning District.

Staff therefore recommends preliminary subdivision approval provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met with an exception to the 100 foot lot depth requirement of Sec. 25-219 of the Subdivision Ordinance.
2. All applicable provisions of the Zoning Ordinance and Ord. No. 2019-088 shall be met.
3. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
4. All applicable City utility and drainage standards and specifications shall be met.
5. All applicable Building Codes shall be met.

FINDINGS OF FACT

Site Description

The subject properties consist of a contiguous assemblage of parcels totaling 0.6 acres of land partially improved with freestanding billboard signage and residential buildings, constructed, per tax assessment records, in 1910. The properties are located on the north side of West Cary Street, at its intersection with South Shields Avenue, in the City's Near West Planning District and Fan Neighborhood.

Proposed Use of the Property

The proposed use of the properties is up to 17 single-family attached dwellings and two single-family detached dwellings, served by bicycle storage for no fewer than five bicycles and no fewer than one off-street parking space per dwelling, substantially in conformance with Special Use Permit Ord. No. 2019-088.

Nine of the units would front West Cary Street, one unit would front South Shields Avenue, and nine of the units would front an internal landscaped courtyard/private access easement.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single Family Medium Density land use. "Primary uses 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."

Specifically for the Near West Planning District, the Master Plan states "infill development of like density, scale and use is appropriate" and "residential areas should be protected from further commercial encroachment" (p. 230).

Zoning

The zoning of the subject property is R-63 Multi-Family Urban Residential and the property is subject to Special Use Permit Ord. No. 2019-088, adopted April 15, 2019, which states:

“The Special Use of the Property shall be as up to 17 single-family attached dwellings and two single-family detached dwellings, substantially as shown on the Plans” and “Parking shall be provided at a ratio of no fewer than one off-street parking space per dwelling and shall be provided on the Property for the Special Use, substantially as shown on the Plans.”

In regards to this subdivision and exception request, the special use permit states:

“Prior to the issuance of any certificate of occupancy for the Special Use, lots shall be established on the Property, substantially as shown on the Plans, by obtaining subdivision approvals from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.”

Surrounding Area

Nearby properties are located in the same R-63 district as the subject property, with RO-2 (Residential-Office) and R-7 (Residential Single & 2 Family Urban) Zones to the north and south, respectively. A mix of single-, two-, and multi-family residential, commercial and office land uses are present in the vicinity.

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