



## CITY OF RICHMOND

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

**Ord. No. 2020-018** - To authorize the special use of the properties known as 2615 West Cary Street, 2617 West Cary Street, and 2619 West Cary Street for the purpose of tourist homes, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 3, 2020

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#### **PETITIONER**

Carol D. Adams

#### **LOCATION**

2615, 2617, and 2619 West Cary

#### **PURPOSE**

To authorize the special use of the properties known as 2615 West Cary Street, 2617 West Cary Street, and 2619 West Cary Street for the purpose of tourist homes, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a special use permit to authorize the use of three two-family attached dwellings, as tourist homes. The B-6 Mixed-Use Business District does not permit tourist homes. A special use permit is therefore required.

Staff finds that the proposed use would be consistent with the mix of uses in the area and the land use recommendation of the Master Plan.

Staff further finds that the special use will provide off-street parking for the tourist home users and, as such, will not place an undue burden on the availability of on-street parking.

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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject properties at 2615, 2617, and 2619 West Cary Street consist three parcels of land at 2,434, 2,437, and 2,424 SF, respectively. Together, the parcels amount to .17 acres of land improved with two-story, residential buildings. The buildings were constructed, per tax assessment records, in 1920 and are located in the Fan neighborhood of the Near West Planning District.

### **Proposed Use of the Property**

Three tourist homes, containing one bedroom per floor, served by six on-site parking spaces.

### **Master Plan Recommendations**

The City of Richmond's Master Plan designates a future land use category for the subject property as Community Commercial. Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas.

### **Zoning and Ordinance Conditions**

The current zoning designation for this property is B-6 Mixed-Use Business District.

The Zoning Ordinance defines a "tourist home" is a building containing not more than ten guestrooms, with or without kitchens and with or without board, intended to be rented for compensation for occupancy by the traveling public and similar transient guests on a daily basis and in which access to individual guest rooms is provided exclusively from within the building, as distinguished from a hotel, motel, lodging house, group home, shelter or similar form of housing.

If approved, the special use permit would impose conditions on the property, including:

3(a) The Special Use of the Property shall be as three tourist homes with up to two rooms or groups of rooms each, which rooms or groups of rooms may be accessible from the exterior of the building, substantially as shown on the Plans.

(b) No rooms or groups of rooms within the three tourist homes shall be rented to more than two adult persons per bedroom at any given time.

(c) The owner shall ensure that the Zoning Administrator is furnished with contact information for the operator of the Special Use.

(d) 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.

(e) No fewer than six on-site parking spaces shall be provided on the Property, substantially as shown on the Plans.

(f) No fewer than two bicycle parking spaces shall be provided for the Special Use.

(g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

**Surrounding Area**

Surrounding properties are a combination the same B-6 District as the subject property, with R-7 properties located to the south. A mix of commercial, office, residential, and industrial land uses are present in the vicinity.

**Neighborhood Participation**

Staff has received letters of support from the Uptown Association as well as the Robinson Street Association for this application.

**Staff Contact:** Jonathan Brown, PDR, Land Use Administration 804-646-6304