



## CITY OF RICHMOND

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

**Ord. No. 2020-121:** To authorize the special use of the property known as 2100 West Cary Street for the purpose of a retail use on the ground floor, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 1, 2020

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#### **PETITIONER**

2100 W. Cary Street LLC

#### **LOCATION**

2100 West Cary Street

#### **PURPOSE**

To authorize the special use of the property known as 2100 West Cary Street for the purpose of a retail use on the ground floor, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The requested special use will allow retail sales to occur as part of an existing café on the premises. No change in the existing building or floorplan are proposed. Retail is not a permitted use on a corner lot in the R-63 Multi-Family Urban Residential District. Therefore a special use permit is required.

Staff finds the proposed special use of the property would enable permitted uses that are compatible with the intent of the underlying R-63 District and with the existing single-family dwellings, multi-family dwellings, office, commercial, and institutional uses in the vicinity of the subject property.

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 this special use request.

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## **FINDINGS OF FACT**

### **Site Description**

The 5,000 square foot subject property is located on the corner of West Cary Street and South Rowland Street within the R-63 Multi-Family Urban Residential District. The property contains a newly constructed three-story mixed-use building. The ground floor was built for commercial uses with frontages facing W. Cary and South Rowland Streets. The upper two stories are residential. The property is located in The Fan neighborhood of the Near West Planning District.

### **Proposed Use of Property**

The requested special use will allow retail sales to occur as part of an existing café on the premises. No change in the existing building or floorplan are proposed.

### **Master Plan**

The City Master Plan calls for a future land use recommendation for this property for single-family medium density uses. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Typical zoning classifications that may accommodate this land use category are R-5A, R-6 and R-7. The property is not within any of these zoning classifications.

### **Zoning and Ordinance Conditions**

The zoning ordinances states that the intent of the R-63 Multi-Family Urban Residential 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.” Within this framework a limited number of service and neighborhood type uses are allowed on corner lots, such as barber shops, grocery stores, delis, etc. However, uses designated as retail are not permitted.

The zoning office reviewed the application and notes that retail is not a permitted use on a corner lot in the R-63 Multi-Family Urban Residential District. Therefore a special use permit is required.

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

- a) The Special Use of the Property shall be as a retail use on the ground floor, substantially as shown on the Plans, in addition to the uses permitted by the underlying zoning district.
- b) No off-street parking shall be required for the Special Use.

- c) 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 surrounding properties are located within the same R-63 District as the subject property. A mix of single-, two-, and multi-family residential, office, commercial and institutional uses are present in the vicinity.

**Neighborhood Participation**

Staff notified the Fan Area Business Alliance and the Uptown Association as well as adjacent residents and property owners. No letters of opposition have been received. A letter of support was received from the Uptown Association.

**Staff Contact**

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