



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-146: To authorize the special use of the property known as 1518 Perry Street for the purpose of a mixed use building containing office and personal service uses on the first floor and one dwelling unit on the second floor, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 21, 2021

PETITIONER

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LOCATION

1518 Perry Street

PURPOSE

To authorize the special use of the property known as 1518 Perry Street for the purpose of a mixed use building containing office and personal service uses on the first floor and one dwelling unit on the second floor, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a special use permit to convert the vacant building that was most recently an assisted living facility into a mixed use building with office and personal service uses on the first floor and one dwelling unit on the second floor. Offices are only permitted on corner lots in the R-63 Multi-Family Urban Residential District, and personal service uses are not permitted in the R-63 District. A special use permit is therefore required.

Staff finds that the proposed mixed-use building is consistent with the recommendations of Richmond 300. The proposed office and personal service uses are community-serving uses, and the location of the property in proximity to Cowardin Avenue, which is designated as a "Major Mixed-Use Street," supports the office and personal service uses as they are recommended secondary uses in the Neighborhood Mixed-Use Land Use category. The dwelling unit is a recommended primary use in the Neighborhood Mixed-Use Land Use category. The ordinance limits the hours of operation for the commercial uses to 8:00 A.M. to 6:00 P.M.

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 contains a lot area of 3,538 square feet (0.08 acres) and is improved with a two story building containing a floor area of 3,812 square feet that was most recently used as an assisted living facility. The property is located in the Manchester neighborhood near the intersection of Perry Street and Cowardin Avenue.

Proposed Use of the Property

The proposed Special Use is for a mixed use building containing office and personal service uses on the first floor and one dwelling unit on the second floor.

Master Plan

The Richmond 300 Master Plan recommends a future land use of “Neighborhood Mixed Use” for the property. The primary uses recommended for Neighborhood Mixed Use are single family houses, accessory dwelling units, duplexes, small multi-family buildings and open space. Secondary uses recommended are large multi-family (10+ units) buildings, retail/office/personal service, institutional, cultural, and government. Pedestrian, bicycle and transit access should be prioritized and accommodated. The property is also located within the “Manchester” primary growth node, which envisions the Manchester area in and around the property as continuing to increase in population and economic activity to support a thriving business corridor along Hull Street. A variety of housing options should continue to be available in Manchester.

Zoning and Ordinance Conditions

The property is currently located within the R-63 Multi-Family Urban Residential Zoning District. Offices are only permitted on corner lots in the R-63 Multi-Family Urban Residential District, and personal service uses are not permitted in the R-63 District.

The ordinance for the Special Use would impose conditions on the Property, including:

- (a) The Special Use of the Property shall be as a mixed-use building containing office and personal service uses on the first floor and one dwelling unit on the second floor, substantially as shown on the Plans.
- (b) There shall be no off-street parking required for the Special Use.
- (c) In addition to signs permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, signs for the Special Use shall be limited to one non-illuminated wall sign not exceeding ten square feet, mounted flat against the face of the building.
- (d) The hours of operation for the Special Use shall be between 8:00 a.m. and 6:00 p.m., Monday through Sunday.

Surrounding Area

Properties to the west, north and south are all also located in the R-63 Multi-family Urban Residential District. Properties to the east are located in the R-8 Urban Residential District.

Vacant commercial land is generally located to the south and west of the property and fronting on Cowardin Avenue. Single and two family dwellings are generally located to the north and east of the property.

Neighborhood Participation

Staff notified area residents, property owners, and the Manchester Alliance of the application. A letter of support was received from the Manchester Alliance.

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