



Legislation Text

File #: ORD. 2017-231, **Version:** 1

To authorize the special use of the property known as 2128 West Cary Street for the purpose of permitting a multifamily dwelling containing up to three dwelling units and uses permitted in the UB Urban Business District, upon certain terms and conditions.

O & R Request

DATE: October 24, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 2128 West Cary Street for the purpose of permitting up to three multi-family dwelling units and uses permitted in the UB Urban Business District, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2128 West Cary Street for the purpose of permitting up to three multi-family dwelling units and uses permitted in the UB Urban Business District, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit to authorize uses permitted in the UB Urban Business District, including up to three multi-family dwelling units, at 2128 West Cary Street. The property zoning is R-63 Multi-Family Urban Residential, which permits residential uses and principal permitted commercial uses on corner parcels but does not permit an office use.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its December 4, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The applicant is requesting a special use permit to authorize uses permitted in the UB Urban Business District, including up to three multi-family dwelling units, at 2128 West Cary Street. The property is located north of West Cary Street at the intersection of West Cary Street and South Shields Avenue. The property is comprised of .055 acres (2,396 square feet). The existing building, constructed in 1940, is a two-story structure that has been historically used for restaurant uses. The property is located within the Fan neighborhood.

The applicant proposes to use the first floor for office spaces and the second floor for two dwelling units. In addition, the applicant would request that the rear office space on the first floor be authorized to be used as an optional third dwelling unit. A minimum of one parking space per dwelling unit would be provided on site. Finally, the applicant proposes that the uses permitted in the UB Urban Business district be permitted for this property.

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. (p. 133).

The zoning of the subject property is R-63 Multi-Family Urban Residential, which permits residential uses and principal permitted commercial uses on corner parcels but does not permit office use. The intention of the R-63 district relevant to corner properties is to provide for the convenience of 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.

Nearby properties are located in the same R-63 district, 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.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 13, 2017

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, December 4, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No.17-40

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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