



## CITY OF RICHMOND

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

**Ord. No. 2020-016:** To authorize the special use of the property known as 1121 North 20th Street for the purpose of up to five single-family attached dwellings, 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**

Mark Baker – Baker Development Resources

#### **LOCATION**

1121 North 20<sup>th</sup> Street

#### **PURPOSE**

To authorize the special use of the property known as 1121 North 20th Street for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing to construct five single-family attached dwellings with off-street parking. The property is currently located in the R-6 Single-Family Attached Residential District which permits the proposed use. However, the application does not satisfy all of the zoning requirements pertaining to R-6 property, including lot area, front yard setbacks, and off-street parking requirements. A special use permit is therefore required.

The applicant has provided a parking study showing the general availability of on-street parking in the area.

Staff finds that the proposed residential development would be generally consistent with the historic pattern of development of the area in terms of use and residential density and would be infill development supported by the Master Plan that contributes to the continued revitalization of the area.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area.

Staff further 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 property consists of a 7,625 SF or 0.175 acre parcel of land located in the Fairmount neighborhood in the East Planning District, at the corner of R and North 20th Streets. The property is improved with a vacant outbuilding.

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

Five single-family attached dwelling units with two off-street parking spaces.

### **Master Plan**

The City of Richmond's current Master Plan designates a land use category for the subject property as Single-Family Medium Density. "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. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7" (City of Richmond Master Plan). The density of the parcel if developed as proposed would be approximately 29 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

### **Zoning and Ordinance Conditions**

The current zoning for the subject property is R-6 Single-Family Attached Residential. The development will consist of five single-family attached dwellings located on lots ranging in area from approximately 1,100 – 2,000 SF in area, with a front setback of 8', served by two parking spaces. The R-6 minimum lot size is 2,200 SF and minimum front setback is 15', with a parking requirement of five spaces. A special use permit is therefore required.

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

3(a) Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to five single-family attached dwellings, substantially as shown on the Plans.

- (b) The height of the Special Use shall not exceed the height as shown on the Plans.
  - (c) No fewer than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.
  - (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
  - (e) All building materials, elevations, and landscaping shall be substantially as shown on the Plans.
  - (f) Prior to the issuance of any certificate of occupancy for the Special Use, up to five lots shall be established on the Property, substantially as shown on the Plans, by obtaining any necessary 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.
- 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.
- (e) The Owner shall make improvements within the right-of-way, including the installation of new sidewalks along North 20th Street and R Street, and a new street tree along North 20th Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

### **Surrounding Area**

The property is a part of a larger R-6 District, with R-53 Multi-Family Residential and R-63 Multi-Family Residential Districts in close proximity to the west and south respectively. A mix of single, two-, and multi-family residential, commercial, institutional, and vacant land uses are present in the area.

### **Affordability**

Based upon the median household income for the Richmond region, and the estimated price provided by the applicant, the units are projected to be affordable to households making below the Area Median Income (AMI)\*

*(U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates)*

*\*(VHDA.com - For fee simple units with 20% down payment at 4% interest. Does not include taxes and private mortgage insurance costs)*

### **Neighborhood Participation**

The New Visions Civic League of East End neighborhood association was notified about this application. Staff has not received any correspondence regarding this Special Use Permit application.

**Staff Contact:** Jonathan Brown, Senior Planner, Land Use Administration, 804.646.5734