



## CITY OF RICHMOND

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

**Ord. No. 2021-297:** To authorize the special use of the property known as 2100 Edwards Avenue for the purpose of up to three single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 1, 2021

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#### **PETITIONER**

Mark Baker – Baker Development Resources

#### **LOCATION**

2100 Edwards Avenue

#### **PURPOSE**

To authorize the special use of the property known as 2100 Edwards Avenue for the purpose of up to three single-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant wishes to construct three single family detached dwellings within an R-5 Single Family Residential District. The proposed use does not meet the requirements within the R-5 District for lot area and lot width. A Special Use Permit is therefore required.

Staff finds that the proposal is generally consistent with the land use recommendations of the Master Plan and the historic pattern of development in the area.

Staff finds that the proposed new dwellings will not pose an undue burden on the availability of on-street parking due to the inclusion of off-street parking as a condition within the ordinance.

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 property is located in the Oak Grove neighborhood on Edwards Avenue, between East 21st and East 22nd Streets. The property is currently an unimproved 11,800 sq. ft. (.27 acre) parcel of land.

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

The application is for three single-family detached dwellings with off street parking.

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

### **Zoning and Ordinance Conditions**

The current zoning for the parcels is R-5, Single-Family Residential. The following zoning regulations are not being met by the proposal, warranting special use permit approval.

1. Sec. 30-410.4. Lot area and width.  
Single-family dwellings in the R-5 single-family residential district shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet.

*The application calls for lots approximately 3,878 square feet in area and approximately 28 feet in width.*

Additional conditions will be imposed by the special use permit ordinance, including:

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

(b) No fewer than three off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) Prior to the issuance of a certificate of occupancy for the Special Use, the establishment of up to three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds 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 four new street trees along East 21st Street, substantially as shown on the Plans. Such improvements may be completed in one or more phases as approved by the Director of Public Works.

### **Affordability**

The median household income for the Richmond region is currently \$68,529 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$20,559 per year, or \$1,713 per month, or less to avoid a housing cost burden.\* Based upon the affordability threshold, the median household income for the Richmond region, and the estimated price of units provided by the applicant, the three housing units are projected to be affordable to households making 62% of the Area Median Income (AMI).\*\*

\*(U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)

\*\*(VHDA, based upon 20 percent down-payment, 30 year, fixed rate, 4 percent loan)

**Surrounding Area**

Surrounding properties are located in the R-5 District with B-3 General Business to the west of the property along U.S. Route 1. Single-family residential is the predominant land-use in the vicinity.

**Neighborhood Participation**

The City notified nearby residents, property owners, and the Oak Grove Civic Association about this application. Staff has not received any letters of support or opposition.

**Staff Contact:** Jonathan Brown, PDR, Land Use Division, 804-646-5734