



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-060: To rezone the properties known as 1400 Bryan Street, 1402 Bryan Street, 1404 Bryan Street, and 1406 Bryan Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District.

To: City Planning Commission
From: Land Use Administration
Date: March 20, 2023

PETITIONER

Baker Development Resources

LOCATION

1400, 1402, 1404, and 1406 Bryan Street

PURPOSE

To rezone the properties known as 1400 Bryan Street, 1402 Bryan Street, 1404 Bryan Street, and 1406 Bryan Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District.

SUMMARY & RECOMMENDATION

The applicant is requesting to rezone four contiguous properties; 1400 Bryan Street, 1402 Bryan Street, 1404 Bryan Street, and 1406 Bryan Street, from the R-6 Single-Family Attached Residential District, to the R-63 Multifamily Urban Residential District, which requires a rezoning application.

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to the Neighborhood Mixed Use category as well as the single-family attached and multifamily housing pattern that is prevalent in the vicinity.

Staff also finds that the application addresses long-standing issues with walkability in this portion of the City. As the area is currently automobile oriented, staff recognizes this rezoning application as an important opportunity toward introducing neighborhood commercial uses and achieving the Richmond 300 vision for walkable communities.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of this rezoning 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 rezoning request.

FINDINGS OF FACT

Site Description

The four vacant properties together consist of approximately 13,939 SF, or .32 acres, of land. The properties are located in the Mosby Neighborhood between Redd and Littlepage Streets. Single-family attached and multi-family housing are the primary uses in the vicinity. The sites are in walking distance to Martin Luther King Middle-School.

Proposed Use of the Property

The proposed rezoning would accommodate existing uses and infill development allowable within the R-63 Multifamily Urban Residential District.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. Such areas are intended to include "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced. Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Zoning

The current zoning for these properties is R-6 Single-Family Attached Residential. The proposal is to rezone the properties to the R-63 Multifamily Urban Residential District.

Surrounding Area

Currently, properties to the east are zoned R-6 Single-Family Attached Residential, and properties to the west are zoned R-53 Multifamily Residential.

Affordability

The median household income for the Richmond region is currently \$71,223 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$21,367 per year, or \$1,781 per month, or less, to avoid a housing cost burden.* There are no proposed units included in this application.

**(U.S. Census Bureau, 2020 American Community Survey 1-Year Estimates)*

Neighborhood Participation

Staff notified area residents, property owners, and the Mosby Court Tenants Council of the proposed Rezoning. As of this date, staff has not received any correspondence regarding the application.

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