



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-024: To authorize the special use of the property known as 1801 Carlisle Avenue for the purpose of two two-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 22, 2022

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

1801 Carlisle Avenue

PURPOSE

To authorize the special use of the property known as 1801 Carlisle Avenue for the purpose of two two-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a special use permit to authorize the use of the property as two two-family dwellings. Two-family dwellings are not permitted in the R-5 Single Family Residential District. There is an existing nonconforming two family dwelling on western portion of the lot, and the applicant is requesting to split the lot and construct a second two-family dwelling on the western portion of the existing lot.

Staff finds that the proposed two-family dwelling is consistent with the recommendations of Richmond 300. The property has a land use designation of Residential. Two-family dwellings are a secondary use recommended for the Residential land use category. The property falls within the Fulton Neighborhood Node. This area is envisioned to become a neighborhood destination with a mix of uses, including mixed-income housing. Primary next steps for the area are to rezone the area in accordance with the Future Land Use Map and to implement high-frequency transit to the airport with a transit stop at the intersection of Government Road and Williamsburg Road, which is within walking distance of the subject property.

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.

FINDINGS OF FACT

Site Description

The subject property contains a lot area of approximately 10,108 square feet and is improved with a two story two-family detached dwelling. The R-5 District does not permit two-family dwellings. The existing two-family dwelling is legally nonconforming (“grandfathered”). The property is located within the Montrose Heights neighborhood.

Proposed Use of the Property

The proposed Special Use Permit would allow for an additional two-family dwelling to be located on the eastern portion of the property, on a newly created lot. The proposed density is approximately 17 units per acre.

Master Plan

The City’s Richmond 300 Master Plan designates the property as Residential. This land use category is described as a neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: 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.

Mobility: 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 from one to three stories. Lot sizes generally range up to 5,000 to 20,000+ square feet. General 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, institutional, and cultural. Secondary uses may be found along major streets.

The property falls within the Fulton Neighborhood Node. This area is envisioned to become a neighborhood destination with a mix of uses, including mixed-income housing. The character of the surrounding single-family neighborhoods should be preserved with programs that allow homeowners to live in high-quality homes and programs that increase homeownership opportunities. Primary next steps for the area are to rezone the Fulton Node in accordance with

the Future Land Use Map and to implement high-frequency transit along Williamsburg Road to the airport with a transit stop at the intersection of Government Road and Williamsburg Road.

Zoning and Ordinance Conditions

The subject property is located within the R-5 Single-Family Residential District. The R-5 district does not permit two-family dwellings. If adopted, the Special Use Permit would impose the following conditions on the properties:

- (a) The Special Use of the Property shall be as two two-family detached dwellings, substantially as shown on the plans.
- (b) No less than two off-street parking spaces shall be provided for each two-family detached dwelling, which parking spaces shall be accessed from the alley abutting the Property.
- (c) All building materials and site improvements, including, but not limited to, building finishes and landscaping, shall be 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) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of two 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.

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. The developer intends to lease the units at market rate, but has not yet determined what the rents will be.

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

*** (Based upon VHDA fixed-rate, 30-year mortgage, with 20% down and 4% interest)*

Surrounding Area

Surrounding properties are predominantly single-family residential, with a church to the south, and two-family and multi-family uses located within a block.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Fulton Civic League. Staff has not received any letters of support or opposition.

Staff Contact: Richard Saunders, Senior Planner, Land Use Administration, 804-646-5648