



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-041: To authorize the special use of the properties known as 1218, 1224, 1226, and 1228 East Brookland Park Boulevard for the purpose of permitting a multifamily dwelling containing up to 76 dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 5, 2018

PETITIONER

Mark Kronenthal – Roth Jackson

LOCATION

1218, 1224, 1226, and 1228 East Brookland Park Boulevard

PURPOSE

To authorize the special use of the properties known as 1218, 1224, 1226, and 1228 East Brookland Park Boulevard for the purpose of permitting a multifamily dwelling containing up to 76 dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject properties combined consist of a total of 34,489 SF or .79 acre parcel of land improved with two residential buildings and one institutional building all of which are currently vacant and are located in the Highland Terrace neighborhood within the City's North Planning District, just west of the Six Points area of the Meadowbridge Road Service Center.

The applicant is proposing a development consisting of a newly constructed multi-family dwelling that does not meet the requirement of the UB and UB-2 districts to restrict residential uses on the first floor of the building. A special use permit is therefore required.

Staff finds that while the Master Plan recommends single-family use for the majority of the subject property, the underlying zoning allows for multifamily use within mixed-use buildings. While the proposed special use permit would authorize a multifamily dwelling, rather than a mixed-use building, it also contains a provision to allow for future commercial use of portions of the ground floor of the multifamily dwelling closest to the Six Points commercial area.

Staff further finds that the proposed multifamily dwelling would be adjacent to and within the Neighborhood Commercial area recommended by the Master Plan. Higher density residential use in this area would support existing and future commercial uses, thereby contributing to the continued revitalization of the Meadowbridge Road Service Area.

Staff further finds that the proposed development would provide needed affordable housing within the City and would be consistent with the architectural character of other buildings of similar scale in the area, including the historic church locating on the subject property. Elements of the church building are to be preserved and incorporated into the proposed development.

Staff further finds that the UB2 district permits buildings at heights up to three to four stories under certain circumstances and that the proposed building has been designed to diminish the effects of the fourth story of the building.

Staff further finds that with the provision of on-site parking, bicycle storage, and the availability of mass transit, the proposed development should 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 this special use permit request.

FINDINGS OF FACT

Site Description

The subject properties combined consist of a total of 34,489 SF or .79 acre parcel of land improved with two residential buildings and one institutional building all of which are currently vacant and are located in the Highland Terrace neighborhood within the City's North Planning District, just west of the Six Points area of the Meadowbridge Road Service Center.

Proposed Use of the Property

The applicant is proposing to construct a 76 unit, multi-family development with accessory parking, bicycle storage, and amenity space. The proposed density would be approximately 96 units per acre.

The intent of the applicant is that all units would be affordable according to the following breakdown: 8 units @ 40% AMI; 30 units @ 50% AMI; and 38 @ 60% AMI.

Master Plan

The City's Master Plan recommends three of the parcels (1218-1226 East Brookland Park Blvd) to be Single Family Low Density (SF-LD) and one of the parcels (1228 East Brookland Park Blvd) to be Neighborhood Commercial (CM-NB).

Single Family Low Density primarily consists of "...single family detached dwellings at densities up to seven 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-1, R-2, R-3, R-4, and R-5." (City of Richmond Master Plan, p. 133)

Neighborhood Commercial uses consist of "...office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses. Typical zoning classifications that may accommodate this land use category: B-1 and UB." (Ibid, 134)

Specifically for the North District, the Master Plan states "infill development and redevelopment should match the scale and architectural character of existing buildings" (Ibid, 255). Specifically for the Meadowbridge Road Service Area, the Master Plan states "revitalization efforts should promote the area as a neighborhood commercial district, emphasizing traditional pedestrian-oriented goods and services over more recent and inappropriate auto-related land uses" (Ibid, 258).

A policy for housing, as stated in the Master Plan, is to "continue efforts to provide safe housing for low and moderate income families and individuals" (Ibid, 100).

Zoning and Ordinance Conditions

The subject properties are zoned UB-PE8 (1228 East Brookland Park Blvd) and UB2-PE8 (1218-1226 East Brookland Park Blvd) Urban Business, and all are located within the PE-8 Meadowbridge Road and Six Points Parking Exempt Overlay District. If approved, the special use permit would impose additional development conditions on the property, including:

3(a) The Special Use of the Property shall be as a multifamily dwelling containing up to 76 dwelling units, amenity areas, and flexible space, substantially as shown on the Plans. The areas designated on the Plans as “Community Room,” “Leasing,” “Community Oriented Flex Space,” and “Fitness” may contain alternative uses that are permitted in and governed by the zoning regulations prescribed for the district in which the Property is situated.

(b) No fewer than 19 parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(d) The height of the Special Use shall be limited to four stories, substantially as shown on the Plans.

(e) All building materials, elevations, site improvements, and landscaping shall be substantially as shown on the Plans, unless otherwise approved by the Advisory Council on Historic Preservation to the extent required by Section 106 of the National Historic Preservation Act, 54 U.S.C. § 306108, prior to the issuance of a building permit for the Property.

(f) No fewer than 20 bicycle storage spaces and no fewer than six bicycle parking spaces shall be provided, substantially as shown on the Plans.

(g) Signage on the Property shall be generally as shown on the Plans and subject to a determination by the Director of Planning and Development Review that the type, dimensions, and location of the signs are consistent with the findings made in section 1 of this ordinance.

4(e) The Owner shall make improvements within the public right-of-way, consisting of the installation of street trees along East Brookland Park Boulevard, substantially as shown on the Plans.

(f) The Owner shall relocate the existing public sidewalk and construct a parking area along Newbury Avenue, substantially as shown on the Plans.

Surrounding Area

Currently, nearby properties are a combination of multifamily, two family, and single family dwellings, with commercial, mixed-use and institutional uses present as well, particularly surrounding the Six Points area.

Properties to the west and south are located in the UB2 District. Properties to the east and north are located in the UB District. All are within the PE-8 Meadowbridge Road and Six Points Parking Exempt Overlay District.

Neighborhood Participation

Notice was sent to the Green Park Civic Association and the Highland Park Plaza Civic Association. Staff has not received any letters of support or opposition to this application.

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