



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-136: To authorize the special use of the property known as 3115 Jefferson Davis Highway for the purpose of a multifamily dwelling containing up to ten dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 3, 2019

PETITIONER

William Jones

LOCATION

3115 Jefferson Davis Highway

PURPOSE

To authorize the special use of the property known as 3115 Jefferson Davis Highway for the purpose of a multifamily dwelling containing up to ten dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has requested a Special Use Permit to rehabilitate a vacant building into 10 apartments. The property was originally a non-conforming residential dwelling within a business district. However, all non-conforming use rights expired on August 30, 2004. The property is subject to the current B-3 zoning district regulations which do not permit a standalone multi-family use. A special use permit is therefore required.

Staff finds that the proposed residential development would contribute to the mix of uses supported by the Master Plan for the area.

Staff finds that the proposed development will not have an adverse impact on the availability of on-street parking as the application calls for the addition of seven newly created public parking spaces adjacent to the property.

Staff also finds that the proposed development will provide affordable dwelling units to a portion of the City that is in need of affordable rental housing.

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 known as 3115 Jefferson Davis Highway consists of a 6,689 SF (.15 acre) parcel of land currently improved with a 2-story building totaling approximately 5,200 sq. ft. of vacant, residential space. The property is roughly 20' from the Chesapeake Bay Resource Management Area protecting nearby Goode Creek which feeds into the James River.

Proposed Use of the Property

The applicant has proposed rehabilitation of the building including ten dwelling units and establishing seven on-street parking spaces.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject properties as Mixed-Use (MU). Primary uses for this category "...include combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another. Each type of use could function independently, but all benefit from proximity to one another. The mix of uses and predominant land use character may vary considerably by location, and are described in each case in the text of the District Plans. Typical zoning classifications that may accommodate this land use category: B-5, UB, UB-2, B-6, and B-7." (City of Richmond Master Plan)

Zoning and Ordinance Conditions

The subject property is located in the B-3 General Business Zoning District. The special use permit ordinance would impose development conditions on the property, including:

3(a) The Special Use of the Property shall be as a multifamily dwelling containing up to ten dwelling units, substantially as shown on the Plans.

(b) No fewer than seven parking spaces shall be provided in relation to the Special Use. All parking spaces shall be provided substantially as shown on the Plans and, because part of each space is located within the public right-of-way, shall be considered available for use by the public. No later than the date on which the Chief Administrative Officer or the designee thereof accepts the improvements and work relating to these parking spaces as provided in subsection (e) of section 4 of this ordinance, the Owner shall deliver to the City an easement for public access to those portions of these parking spaces located on the Property approved as to content by the Director of Public Works and as to form by the City Attorney. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

(d) All improvements, including installation of landscaping and fencing, shall be substantially as shown on the Plans.

(e) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

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

(g) Exterior bicycle parking for no fewer than five bicycles shall be provided on the Property.

4(e) The Owner shall make improvements within the public right-of-way, including installation of two street trees, sidewalk infrastructure improvements, and seven parking spaces, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

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 at or below the Area Median Income (AMI)*

(U.S. Census Bureau, 2017 American Community Survey 5-Year Estimates)

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

Surrounding Area

The subject property and adjacent properties to the north, south and west are located in the B-3 General Business Zoning District. Properties to the north, within the same block, are currently being used for residential purposes.

Neighborhood Participation

Staff has not received any letter of support or opposition for this proposal.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Division 804-646-5734