



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-326: To authorize the special use of the property known as 2110 P Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 2, 2019

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

2110 P Street

PURPOSE

To authorize the special use of the property known as 2110 P Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a vacant, 3,875 SF (.09 acre) parcel of land. The property is located in the City's East Planning District in the Fairmont neighborhood, on P Street between North 21st and North 22nd Streets.

The applicant is proposing to construct a four-unit multi-family dwelling with off-street parking. The property is currently located in the R-63 Urban Residential District which permits multi-family buildings. However, the application does not satisfy all of the site or off-street parking requirements within the R-63 District. Specifically, the application does not satisfy sections 30-419.5(5), 30-419.6(2)b, and 30-710.1 regarding lot area, side yard widths, and off-street parking, respectively. A special use permit is therefore required.

Staff finds the proposal to be consistent with the recommendations of the Master Plan and intent of the R-63 District, and would aid in stabilizing the neighborhood.

Staff finds the proposed use would have the appearance of a duplex with setbacks consistent with the historic pattern of development in the area.

Staff finds the proposal would not pose an undue burden on the availability of on-street parking in the area and would contribute to a variety of housing choices 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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The subject property consists of a vacant, 3,875 SF (.09 acre) parcel of land. The property is located in the City's East Planning District in the Fairmont neighborhood, on P Street between North 21st and North 22nd Streets. This property is within walking distance from the North 25th Street, mixed-use corridor.

Proposed Use of the Property

The applicant is proposing to construct a four-unit multi-family dwelling served by off-street parking for three vehicles. The density of the parcel if developed as proposed would be approximately 44 units per acre.

Master Plan

The City of Richmond's current East Planning District Land Use Plan designates a land use category for the subject property as Mixed Use Residential. "Primary uses include single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8." (City of Richmond Master Plan)

The Plan states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

Specifically for the East District, the Master Plan states "a continued need exists to stabilize older low-income residential neighborhoods throughout the District, particularly north of Broad Street in the Church Hill, Oakwood/Chimborazo, and Fairmount Neighborhoods (p. 163)."

Zoning and Ordinance Conditions

The current Zoning District for the property is R-63 Multi-Family Urban Residential. According to the Zoning Ordinance, the intent of the R-63 district is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood. The district is intended to be applied within or in close proximity to areas of the City that reflect an urban scale of development and afford convenient access to major employment centers and community facilities, and to encompass undeveloped or underdeveloped properties comprising areas large enough and with sufficient residential density to enable establishment of a cohesive

neighborhood. The district regulations permit corner commercial uses that are limited in location, type and scale and are intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood. The district regulations are also intended to promote a streetscape that is urban in character by requiring minimal building setbacks uninterrupted by parking areas along principal street frontages, and to enhance public safety and encourage an active pedestrian environment appropriate to the residential character of the district by providing for windows in building facades along street frontages.

The R-63 District requires multi-family dwellings to be located on lots of not less than 4,000 square feet in total area. The subject property consists of a 3,875 SF or .09 acres. The R-63 District requires side yards for multi-family buildings to be at least five feet. A side yard of three feet is proposed along the southeastern property line of the property. Per Sec. 30-710.1. in the R-63 District one off-street parking space is required per dwelling unit. Four off-street parking spaces are required in the R-63 District; Three on-site parking spaces are proposed.

If adopted, the special use permit would impose development conditions on the property, including

- (a) The Special Use of the Property shall be as a multifamily dwelling containing up to four dwelling units, substantially as shown on the Plans.
 - (b) The height of the Special Use shall not exceed the height 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) No fewer than three on-site parking spaces shall be provided for the use of the Property, substantially shown on the Plans.
 - (e) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- 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 a sidewalk and a street tree along P Street, substantially as shown on the Plans

Surrounding Area

The property is a part of a larger R-63 District encompassing the neighborhood. A mix of single, two, and multi-family residential and vacant land uses are present in the area, with some institutional and commercial land uses present as well.

Affordability

Based upon the median household income of for the Richmond region and the estimated monthly rent of the units provided by the applicant, the proposed infill development is 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)

Neighborhood Participation

Staff has received a letter of support from the New Visions Civic League regarding this Special Use Permit application.

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