



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2022-231: To authorize the special use of the property known as 3001 Midlothian Turnpike for the purpose of two single-family attached dwellings and a single-family detached dwelling, with off-street parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 19, 2022

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

3001 Midlothian Turnpike

PURPOSE

To authorize the special use of the property known as 3001 Midlothian Turnpike for the purpose of two single-family attached dwellings and a single-family detached dwelling, with off-street parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize two single-family attached dwellings and a single-family detached dwelling. The proposed does not meet the current permitted principal uses, lot area and width, and lot coverage requirements within the R-5 Single-Family Residential District. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the varied housing types within the Residential land use category and is located on a Major Residential Street. The proposal includes elements of Major Residential Streets such as sidewalks, street trees, and is on Midlothian Turnpike which is a GRTC Blue line carrying high volumes each day.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the inclusion of one off-street parking space for each unit.

Staff further finds that the proposed use would be consistent with the historic pattern of development in the area which is primarily single-family attached and detached dwellings with yards. What is more, at 16 units per acre, the overall density of the proposed is similar to the existing densities in the neighborhood.

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 is located in the Swansboro neighborhood on 3001 Midlothian Turnpike between West Broad Rock Road and West 30th Street. The property is currently a 7,980 sq. ft. (.18 acre) parcel of land.

Proposed Use of the Property

The proposed use of the property is two single-family attached dwellings and a single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...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 up to 5,000 to 20,000+ sq. ft. 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 (typically 3-10 units), institutional, and cultural.”

The property is located on a designated Major Residential Street which include the following characteristics:

- Carry high volumes of vehicles, as well as pedestrians and bicycles, through residential neighborhoods
- Prioritize for creating sidewalks and crosswalks
- Install street trees as a buffer between sidewalk and street
- Ideal locations for transit routes and transit stops
- Ensure low street speed by utilizing traffic calming measures

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single Family Residential District. The following zoning regulations are not being met by the proposal, warranting special use permit approval.

PERMITTED PRINCIPAL USES

Sec. 30-410.1.

Single-family attached is not a permitted use within the R-5 zone. Two of the proposed units are attached.

LOT AREA AND WIDTH

Sec. 30-410.4. Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet.

The proposed lots are approximately 2,526 and 2,925 sq. ft. in area and 19 ft. to 22 ft. in width.

Additional conditions will be imposed by the amended ordinance, including:

3(a) The Special Use of the Property shall be as two single-family attached dwellings and a single-family detached dwelling, with off-street parking, substantially as shown on the Plans.

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

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

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(e) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Prior to the issuance of a certificate of occupancy for any one of the dwellings constituting the Special Use, the establishment of three 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.

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) All improvements and work within the public right-of-way, including new street trees, substantially as shown on the Plans, shall be (i) completed in accordance with the requirements of the Director of Public Works.

Surrounding Area

Surrounding properties are located in the same R-5 district as the property in question. Single-family and small multi-family residential is the dominant land-use in the vicinity.

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. Based upon the median household income for the Richmond region, and the estimated pricing provided by the applicant, the proposed rental units are projected to be affordable to households making between 72% to 89% of the Area Median Income (AMI) affordability threshold** These units are projected to be affordable to more than half of Richmond households.

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

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

Neighborhood Participation

Staff notified area property owners, residents, and the Swansboro Neighborhood Association about this application. Staff has not received any letters of support opposition.

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