



## CITY OF RICHMOND

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

**Ord. No. 2021-013** - To authorize the special use of the property known as 2206 Joplin Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 1, 2021

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#### **PETITIONER**

Mark Baker – Baker Development Resources

#### **LOCATION**

2206 Joplin Avenue

#### **PURPOSE**

To authorize the special use of the property known as 2206 Joplin Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a special use permit to allow the construction of two single-family detached dwellings on individual lots. The resulting properties, being currently located in the R-5 Single Family Residential District, would not permit the proposed lot area and width. A special use permit is therefore required.

Staff finds that the proposed use is in keeping with the historic development pattern in the area and generally consistent with the recommendations of the Master Plan.

Staff finds that proposed use would not pose an undue burden on the availability of on-street parking in the area and would provide much needed affordable 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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property consists of a 9,728 SF (.22 acre) parcel of vacant land. The property is located in the Oak Grove neighborhood between Mason and East 21st Streets.

## **Proposed Use of the Property**

Two single-family detached dwellings on individual lots.

## **Master Plan**

The City's *Richmond 300* Master Plan designates these parcels as Residential. This land use category consists "...primarily of single-family houses on large or medium-sized lots more homogeneous in nature." This development style most suitable for this category includes 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." 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. 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 within Residential include single-family houses, accessory dwelling units, and open space.

Secondary Uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

The density of the proposed project is approximately 9 units per acre.

## **Zoning and Ordinance Conditions**

The property is located in the R-5 Single-Family Residential District. The City's Zoning Administration reviewed the application and provided the following comments:

### **LOT WIDTH AND AREA:**

*The R-5 single-family residential zoning district requires a lot width of not less than fifty (50) feet and a lot area of not less than six thousand (6,000) square feet in area. The proposed lots will be 31.10' in width and 4,515.70 square feet in lot area post-split.*

### **LOT COVERAGE:**

*Not to exceed thirty percent (30%) of the area of the lot. (Zoning Issue: The proposed lot coverage for 2206 Joplin is 32 percent (32%); and the proposed lot coverage for 2208 Joplin is 33 percent (33%).*

If approved, development conditions would be imposed on the property by the special use permit ordinance, including:

3(a) The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the survey entitled "Plat Showing Existing & Proposed Improvements & Proposed Division of 2208 Joplin Avenue, in the City of Richmond, Virginia," prepared by Frederick A. Gibson & Associates, P.C., and dated July 17, 2020, a copy of which is attached to and made a part of this ordinance and on the Plans.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

(c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans and on the survey entitled "Plat Showing Existing & Proposed Improvements & Proposed Division of 2208 Joplin Avenue, in the City of Richmond, Virginia," prepared by Frederick A. Gibson & Associates, P.C., and dated July 17, 2020, a copy of which is attached to and made a part of this ordinance. Different siding colors shall be used for the dwellings. Any vinyl siding shall be at least 0.044 inches in thickness. Cementitious siding may also be used.

(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) No less than one off-street parking space shall be provided for each dwelling, substantially as shown on the survey entitled "Plat Showing Existing & Proposed Improvements & Proposed Division of 2208 Joplin Avenue, in the City of Richmond, Virginia," prepared by Frederick A. Gibson & Associates, P.C., and dated July 17, 2020, a copy of which is attached to and made a part of this ordinance.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of the Property into two residential lots, substantially as shown on the Plans and on the survey entitled "Plat Showing Existing & Proposed Improvements & Proposed Division of 2208 Joplin Avenue, in the City of Richmond, Virginia," prepared by Frederick A. Gibson & Associates, P.C., and dated July 17, 2020, a copy of which is attached to and made a part of this ordinance, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats 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.

### **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 below the Area Median Income (AMI)\*

*(U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates)*

*\*(VHDA.com - For fee simple units with 20% down payment at 4% interest. Does not include taxes and private mortgage insurance costs)*

### **Surrounding Area**

Residential land uses dominate the area. All surrounding properties are within the same R-5 Single Family Residential District as the subject property.

### **Neighborhood Participation**

Staff notified the Oak Grove Civic Association and area residents and property owners about this application. Staff has not received any letters of support or opposition.

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