



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-171: To authorize the special use of the property known as 3513 Idlewood Avenue, for the purpose of two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 16, 2024

PETITIONER

Barry Jones, Capital City Homes, LLC

LOCATION

3513 Idlewood Avenue

PURPOSE

The applicant is requesting a Special Use Permit to authorize two single-family attached dwellings within an R-5 Single-Family Residential District. Single-family attached dwellings are not a permitted use within the R-5 District under section 30-410.1 of the City's Zoning Ordinance. A Special Use Permit is, therefore, required.

RECOMMENDATION

Staff finds that the proposal is consistent with the City's Master Plan pertaining to the Residential land use category where single-family dwelling units are considered a primary use.

Staff finds that two-family dwellings increase the variability of housing types throughout the city, which is consistent with the City's Master Plan Objective 14.5 to, "encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes" (Richmond 300, p. 152). The subject property is located just outside of the Carytown Neighborhood Node.

Staff also finds that the single-family attached architectural style aligns well with the existing context, in that it achieves Objective 4.1i, which seeks to "encourage design approaches that support creative solutions for transitions among varying intensities of building types and land uses" The design, size, and height matches the historic typology of the neighborhood, while introducing single-family attached dwellings to the street. (p. 100)

Staff also finds that the proposed storm-water collection devices on-site help to fulfill Objective 16.3b, which aims to "encourage on-site graywater uses in public and private facilities". (p. 164)

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 Stadium neighborhood on Idlewood Avenue between Rothesay Road and Nansemond Street. The property is a 6,262 square foot (.14 acre) parcel of land. The current zoning for this property is R-5, Single-Family Residential District. All properties to the east, south and west are located within the same R-5 Zone as the property in question. The area is primarily single-family detached residential, with some institutional uses present in the vicinity. The proposed density is 2 units per .14 acres, or 14 units per acre.

Proposed Use of the Property

Two single-family attached dwellings.

Master Plan

The Richmond 300 Master Plan designates the subject property as Residential. Primary uses are 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.

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. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

The current zoning for this property is R-5, Single-Family Residential District. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-410.1. – Permitted principal uses.

Any principal use permitted in the R-1 district as set forth in Section 30-402.1 shall be permitted in the R-5 Single-Family Residential District.

Single-family attached residential is not a permitted use within the R-5.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be two single-family attached dwellings, substantially as shown on the Plans.

- Four off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- All site improvements, including building footprints, floor plans, elevations, and landscaping, shall be substantially as shown on the Plans.
- Prior to the issuance of any building permit for the Special Use, the establishment of up to two 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.
- 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.

Surrounding Area

The surrounding land uses are primarily single family residential.

Affordability

Median Family Income

Richmond region = \$110,300 per year.*

Affordability threshold = 30% of household income towards housing costs.

= \$33,090 per year

= \$2,757 per month

While the applicant has yet to determine the tenure type for the proposed units, the estimated prices provided are: \$650,000 for fee simple units or \$3,000 per month for rental units. The estimated monthly payments for fee simple units would be \$3,117 per month or 113% of the Area Median Family Income affordability threshold.

**(U.S. Department of Housing and Urban Development, 2024)*

Neighborhood Participation

Staff notified area residents, property owners, and the Stadium Civic Association. To this date, staff has received no letters of support for, nor opposition to, this proposed ordinance.

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