



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-229 - To authorize the special use of the property known as 3406 East Broad Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 2, 2020

PETITIONER

Ujwala Warek

LOCATION

3406 East Broad Street

PURPOSE

To authorize the special use of the property known as 3406 East Broad Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to convert an existing basement into a second dwelling unit. The property is currently located in the R-8 Urban Residential District, which permits two-family dwellings. However, the proposed plan does not meet the requirements for lot area and width, as well as the minimum off-street parking requirement. A special use permit is therefore required.

The minimum lot area requirement for a two-family attached dwelling is 3,400 square feet. The lot area of the property is 3,209 square feet. The minimum lot width requirement for a two-family attached dwelling is 28 feet. The lot width of the property is approximately 25 feet. The off-street parking requirement for two-family dwellings within the R-8 District is a minimum of two spaces. No off-street parking is planned as a part of this application.

Staff finds that the adaptation of an existing basement into a dwelling is supported by the City's Master Plan goal of increasing housing choices in the City.

Staff finds that the proposal is consistent with the overall historic pattern of development in the area and would allow continued residential use of the property, as recommended by the Master Plan.

Staff finds that the proposal would not pose an undue burden on availability of on-street parking in the area.

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 subject property is located on East Broad Street between Chimborazo Boulevard and North 36th Street and is improved with a single-family dwelling constructed, per tax assessment records, in 1930. The total size of the parcel is 3,209 SF, or .07 acres of land. The property is a part of the Church Hill neighborhood in the East Planning District, and the Chimborazo Park City Old & Historic District.

Proposed Use of the Property

Dwelling unit within the basement of an existing single-family detached dwelling.

Master Plan

The City of Richmond's Master Plan designates a future land use category for the subject property as Single-Family Medium Density. Primary uses for this category include "...single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R 5A, R-6, and R-7." (City of Richmond Master Plan). The density of the parcel as proposed would be approximately 29 units per acre.

The Master Plan also 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)

Additional supporting language within the Plan can be found within Chapter 8 "Neighborhoods and Housing" where policies for neighborhoods include encouraging "...a variety of housing choices in existing neighborhoods through a balance of preservation, rehabilitation, and new development" (p. 101).

The final version of the City of Richmond's Richmond 300 Master Plan calls for a future land use category of Neighborhood Mixed-Use. Such areas are described as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses... These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics...Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets...Parcels are generally between 1,500 and 5,000 sq. ft... Primary Use [are] Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses [are] large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government" (pg. 56).

Zoning and Ordinance Conditions

The property is currently located in the R-8, Urban Residential zoning district. The City's Zoning Administration reviewed the application and provided the following comments:

Please be advised of the following zoning regulations that are not being met by the proposal, warranting special use permit approval:

Zoning and Use: The subject property is zoned in the R-8 Urban Residential district. The applicant proposes to convert the basement into a two bedroom apartment, thus changing the use from a single-family to a two-family dwelling, which is allowed by right, provided that other zoning requirements are met.

R-8 Feature Requirements: Lot area and width requirements for a two-family detached dwelling are a lot area of not less than 3,400 sq. ft., and a lot width of not less than 28 ft..

Zoning Issue: The applicant proposes a lot area of 3209 sq. ft. and a lot width of 25 ft., which requires a Special Use Permit and City Council approval.

Parking: 1 parking space for each dwelling unit is required.

Zoning Issue: The property does not have off-street parking for two dwelling units. However, the property has alley access with parking availability at the rear of the property, in addition to on-street parking availability.

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

3(a) The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.

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

(c) No off-street parking shall be required for the Special Use.

(d) Secure bicycle storage for no less than two bicycles shall be provided on the Property.

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.

Surrounding Area

Residential land uses dominate the area, with some commercial and institutional land uses present as well. Chimborazo Park is located to the south of the subject property, across East Broad Street. Surrounding properties to the west, north, and east are within the same R-8 Urban Residential District as the subject property. Property to the south is within the R-6 Single-Family Attached Residential District.

Neighborhood Participation

Staff notified the Church Hill Association of RVA, and area residents and property owners. Staff has received a letter of support for this application from the Church Hill Association of RVA.

Staff Contact: Jonathan Brown, Land Use Administration, 646-6304