



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-207: To authorize the special use of the property known as 1006 West Franklin 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: September 3, 2019

PETITIONER

David Johannas – Johannas Design Group

LOCATION

1006 West Franklin Street

PURPOSE

To authorize the use of the property known as 1006 West Franklin Street, for the purpose of converting an existing, vacant building to multi-family apartments, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The Special Use Permit has been requested to allow a multi-family use within an R-6 Single-Family Attached zoning district. The application calls for the conversion of an existing, vacant, historic building to be used for a total of no more than four dwelling units with off-street parking.

Staff finds the proposal would be an historically appropriate rehabilitation project that would remedy a blighted property and be consistent with the range of varying housing styles and residential densities found in the Fan neighborhood.

Staff finds that the rehabilitation of a long-standing vacant, historic building into a multifamily use is aligned with the City's continued efforts of supporting projects that offer housing choices that are affordable to Richmond's rental market, as well as increasing "eyes-on-the-street" for this portion of Franklin Street.

Staff finds that the proposed use would not pose an undue burden on the 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

As a part of the West Franklin Street City Old and Historic District, the subject property consists of a 4,210 SF (.10 acre) parcel of land improved with a three-story, vacant building. The property was part of the City's spot blight program and was sold at auction in 2015. The property is located in the Fan neighborhood, near the Monroe Park campus of VCU and the Near West Planning District, on West Franklin Street between North Harrison Street and Ryland Street.

Proposed Use of the Property

The applicant is proposing a multi-family use including off-street parking. The residential density of the proposed development is approximately 40 units per acre.

Master Plan

The City's Master Plan recommends the property to be developed within the Single-Family Medium Density land use designation. Primary uses are 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.

Specifically for the Fan neighborhood, the Master Plan states "The Fan is a neighborhood which exists much as it has since the early 1900's. It is identified on the on the Land Use Plan map as appropriate for the continuation of a wide range of urban residential uses (with varying housing styles and residential densities). (p. 233).

Zoning and Ordinance Conditions

The property is currently located in the R-6 Single-family Residential zoning district.

The following conditions, among others, would apply to the special use permit is approved:

3(a) That the Special Use of the Property shall be as a multifamily dwelling containing up to four dwelling units, substantially as shown the Plans.

(b) Two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) Storage for a minimum of four bicycles shall be provided on the Property, substantially as shown on the Plans.

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

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

(f) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review pursuant to applicable law.

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 prices provided by the applicant, the rental apartment units are projected to be affordable to households making below the Area Median Income (AMI)*

**(U.S. Census Bureau, 2017 American Community Survey 5-Year Estimates)*

Surrounding Area

Currently, adjacent properties on this block of West Franklin Street are a combination of private institutional and multi-family residential uses with the above land use designation. Adjacent and nearby properties are the same R-6 Single Family Attached Residential zone and are a part of the VCU Neighborhood.

Neighborhood Participation

Staff has received a letter of no opposition from the Fan District Association.

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