



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-108: To authorize the special use of the property known as 910 Parrish Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 5, 2023

PETITIONER

Baker Development Resources

LOCATION

910 Parrish Street

PURPOSE

To authorize the special use of the property known as 910 Parrish Street 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 authorize two single-family detached dwellings within an R-5 Single-Family Residential District. While the use is permitted, the property is to be split into two individual parcels which subsequently would not meet the current lot area and width, front yard, and side yard requirements for single family dwellings within the R-5 Zone. 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 single-family detached housing type within the Residential land use category including the varied lot sizes and housing types.

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 three off-street parking spaces provided for the proposed units.

Staff further finds that the proposed use would be consistent with the historic pattern of development in the area which is primarily single-family detached dwellings on individual lots. As the Special Use Permit would allow for relief from current zoning requirements for single family dwellings, such as lot area and width, front and side yards, staff finds that these requirements are commonly not met throughout the neighborhood.

Staff also finds that the proposed units are within ¼ mile walking distance to the Libbie / Patterson Avenue commercial area which is a designated Neighborhood Node. The location and housing type of the proposed aligns with Objective 1.4 which seeks to "maintain and improve primarily residential areas by increasing their linkages to Nodes, corridors, parks, and open space, and maintaining high-quality design standards.

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.

Since the last public hearing, the applicant has provided updated plans, based on community feedback. The updated plans show one additional off-street parking space, a five-foot increase in front yard depth, a slight reduction in building height, and removal of the four proposed street trees due to site line safety concerns and potential impact to on-street parking.

Therefore, staff recommends approval of the Special Use Permit request with amendments to:

- Incorporate the updated plans with a revision date of June 22, 2023
- Change the required number of parking spaces from two to three
- Remove the proposed street trees on Marian Street

FINDINGS OF FACT

Site Description

The property is located in the Westhampton neighborhood at the corner of Parrish and Marian Streets. The property is currently a 5,516 sq. ft., (.12 acre), unimproved parcel of land.

Proposed Use of the Property

The proposed use of the property is two single-family detached dwellings. The density of the proposed is two units upon .12 acres or 16 units per acre.

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, duplexes, 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 zoning regulations are not being met by the proposal, warranting special use permit approval.

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 2,700 sq. ft. in area and approximately 30 ft. in width

YARDS

Sec. 30-410.5(1) – There shall be a front yard with a depth of not less than 25 feet
The proposed front yards are 19 feet.

Sec. 30-410.5(2) - There shall be side yards of not less than 5 feet in width
The proposed side yards are between 3 to 6 feet.

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

- The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.
- Three off-street parking 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.
- 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

All adjacent and nearby properties are located within the same R-5 Single-Family Residential Zone. The area is generally single family residential, with some small, neighborhood commercial uses present to the south along nearby Patterson Avenue.

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 119% of the Area Median Income (AMI) affordability threshold**

Based upon census tract 504, for which 910 Parrish Street is located, these units are projected to be 66% of the affordability threshold.** In other words, the units may be affordable to well over half of households in the census tract.

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

*** (Virginia Housing, 2023., based upon 30-year term, 20% down payment, at 7% interest)*

**** (U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, Census Tract 504)*

Neighborhood Participation

The City notified area residents and property owners and the Westwood Civic League neighborhood association about this application. Staff has received several letters of opposition from nearby residents.

The applicant has reached out to the community and provided updated plans based on feedback received.

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