

City Planning Commission

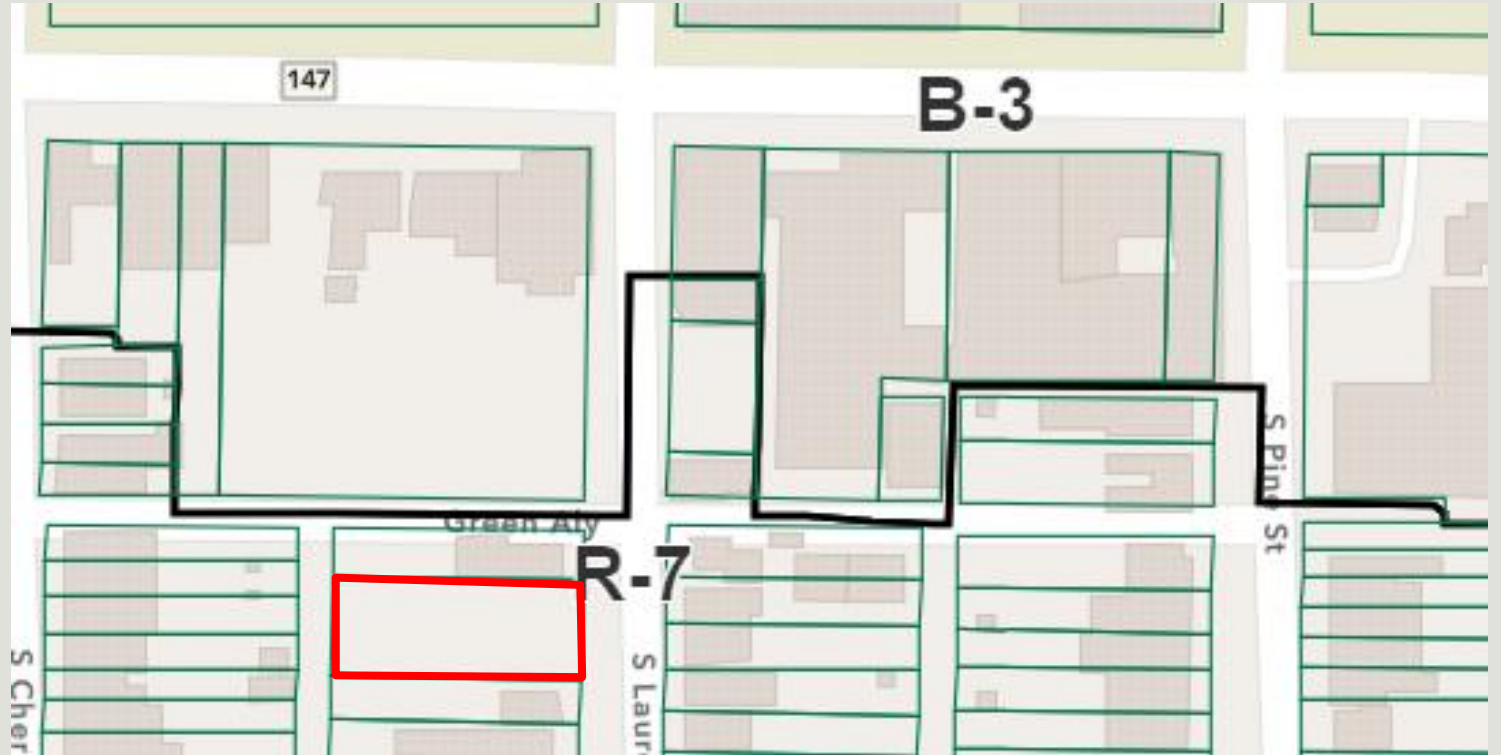
Ord. No. 2021 – 262
116 South Laurel Street

SPECIAL USE PERMIT



Purpose

To authorize the special use of the property known 116 South Laurel Street for the purpose of two two-family detached dwellings, upon certain terms and conditions.



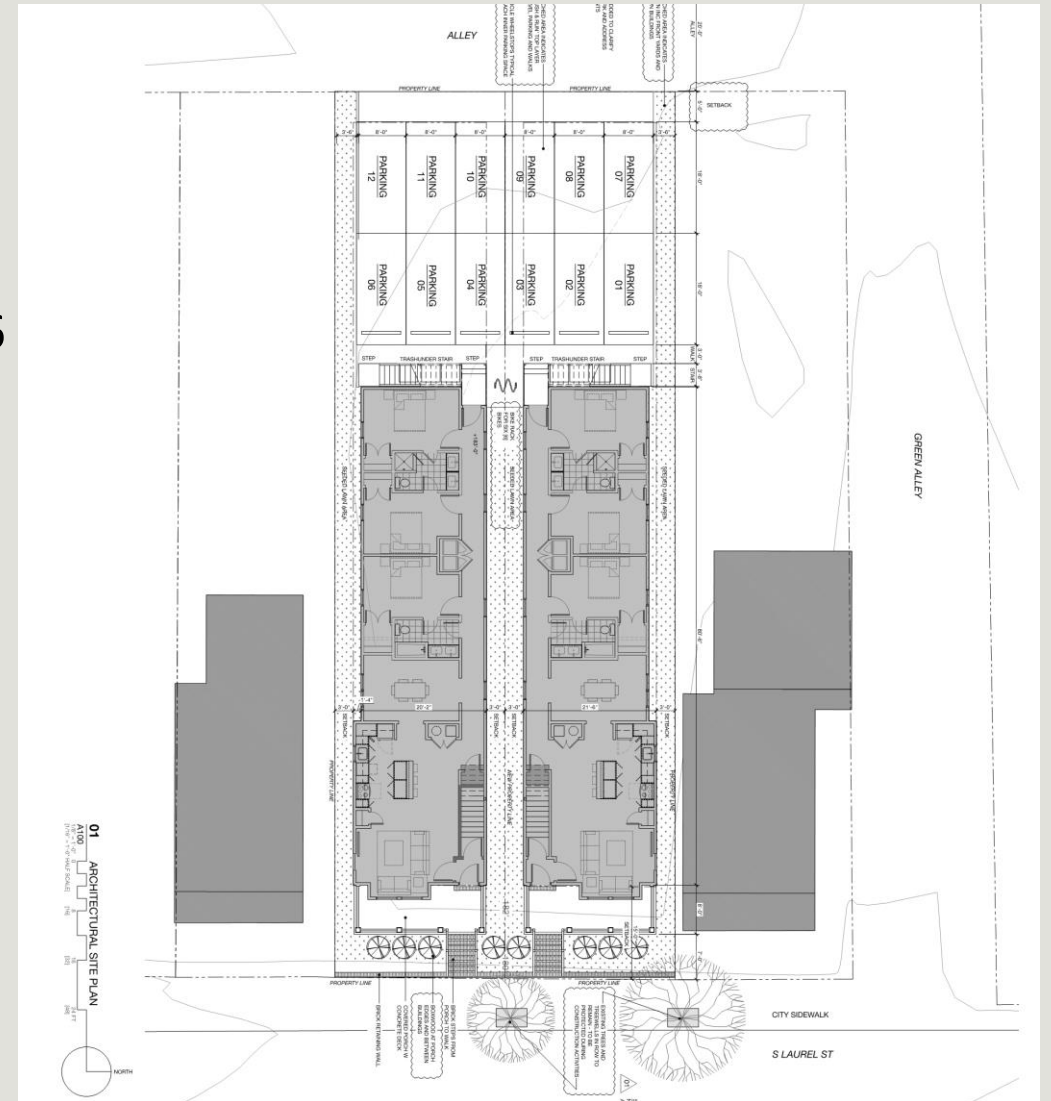
Existing Conditions:

- Located on South Laurel Street, midblock between W Cary Street and Cumberland Street in the Oregon Hill neighborhood.
- The 7,883 SF (0.18 acre) parcel is currently unimproved.



Summary of Proposal

- The SUP ordinance will authorize the subdivision of the lot into two separate lots, with one two-family dwelling being construction on each lot.
- 12 total parking spaces being provided on the Property, 6 of which will be captive. Up to 8 parking spaces may be made available for lease by others.
- The proposed use is permitted, however the proposed lots do not meet the lot area and lot width requirements for two-family detached dwellings in the R-7 Zoning District.



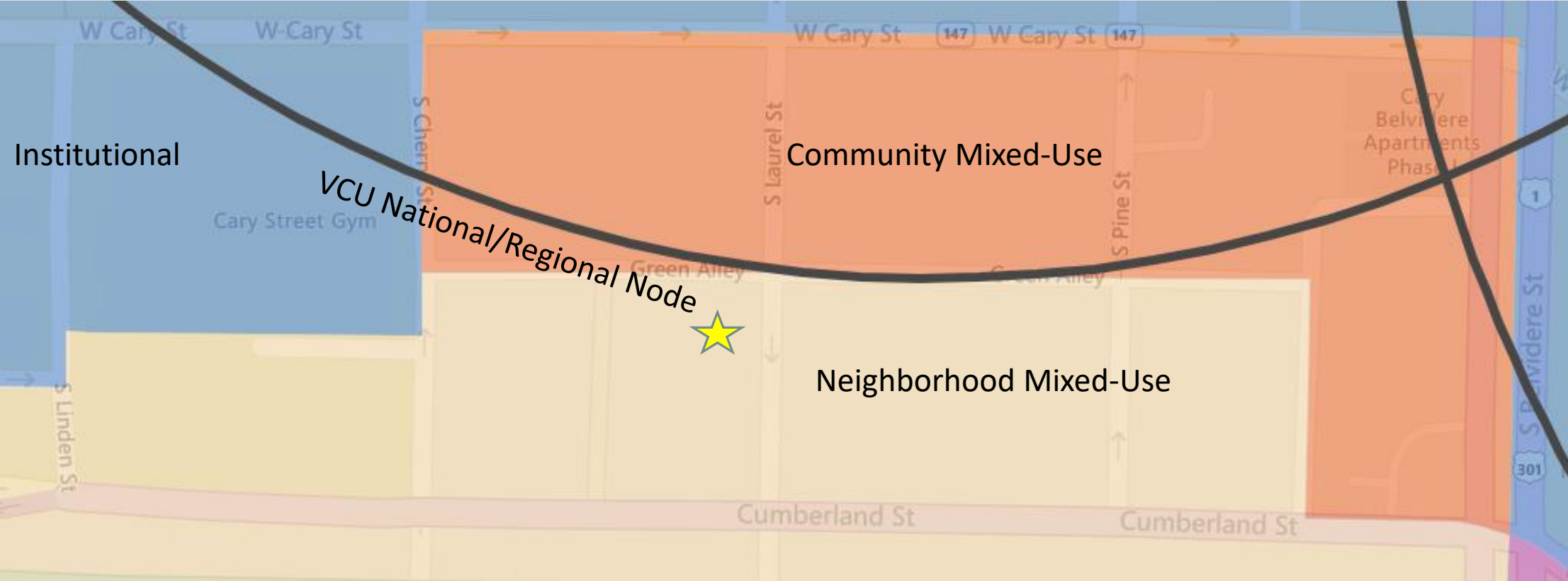
Rendering



01 EAST/ LAUREL ST ELEVATION
A201



Richmond 300: Neighborhood Mixed-Use



RICHMOND 300 MASTER PLAN DESIGNATION:

The proposed project conforms to the recommendations of the Richmond 300 Master Plan which designates the subject property as Neighborhood Mixed-Use

Development Style: 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. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Mobility: Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Buildings heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Secondary Uses: Large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural, and government.

The Property is adjacent to the **VCU National/Regional Node**. This node is defined as centers “...with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions.

The portion of S Laurel Street adjacent to the property is a “**Major Mixed-Use Street**”



EXISTING ZONING: R-7 Single- and Two-Family Urban Residential

The proposed lots do not meet the minimum lot area (3,600 SF proposed vs. 4,400 SF required) or lot width (27.5' proposed vs. 42' required) required for two-family detached dwellings.



ORDINANCE CONDITIONS:

If adopted, the Special Use Permit would impose the following conditions on the properties:

- (a) The Special Use of the Property shall be as two two-family detached dwellings, substantially as shown on the Plans.
- (b) No fewer than 12 parking spaces shall be provided on the Property, substantially as shown on the Plans. Four of the parking spaces shall be made available to only residents of the Property; the remaining eight parking spaces may be made available for lease to others. Six of the required 12 parking spaces may be captive spaces.
- (c) A bicycle rack to accommodate a minimum of six bicycles shall be provided on the Property, substantially as shown on the Plans.
- (d) All building materials and site improvements, including but not limited to building finishes and landscaping, shall be substantially 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) Prior to the issuance of any certificate of occupancy for the Special Use, the Property shall be subdivided into two lots, substantially as shown on the Plans, which shall be accomplished by obtaining any 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.



AFFORDABILITY

The median household income for the Richmond region is currently \$68,529 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$20,559 per year, or \$1,713 per month, or less, to avoid a housing cost burden. The applicant intends to rent each three-bedroom unit at approximately \$1,950 per month, which is affordable to a household with a combined income equal to roughly 114% of the area median*

**(U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)*



SURROUNDING AREA & NEIGHBORHOOD PARTICIPATION

The subject property and properties to the east, west, north and south are located within the R-7 Single- and Two-Family Urban Residential District. Properties just to the north fronting on West Cary Street are located within the B-3 General Business District.

A mix of single- and two- family dwellings are located to the west, east, north and south of the subject property. Commercial and multi-family uses are located within a block, fronting along West Cary Street.

Staff notified area residents and property owners and the Oregon Hill Neighborhood Association. Staff has received letters of support, a conditional letter of support, and a request for a continuance from the Oregon Hill Neighborhood Association. A letter of opposition was received after 10:00 AM on the day of the meeting.



Staff Recommendation: Approval

- The proposed two-family use is primary use recommended in the Neighborhood Mixed-Use land use category
- Staff feels that the proposed buildings are in keeping with the character of the existing area with full length front porches with columns, cementitious lap siding, brick veneer foundations, and parking accessed from the rear alley.
- Parking is provided for each unit in addition to bike racks to accommodate up to six bikes.
- Front yard aligns with other buildings on the block, and there are brick steps from the sidewalk to the front porches.
- High frequency transit is currently provided nearby on W Cary Street (GRTC Route 5).
- 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.

