



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2017- 183: To authorize the special use of the properties known as 3000 East Franklin, 3004 East Franklin, and 3006 East Franklin Street for the purpose of three single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 2, 2017

PETITIONER

Matt Jarreau

LOCATION

3000, 3004, and 3006 East Franklin Street

SUMMARY & RECOMMENDATION

The three (3) properties consist of a 2720 SF, .062 acre parcel, a 1746.4 SF, .04 acre parcel, and a 1760 SF, .04 acre parcel of unimproved land, and are a part of the Church Hill neighborhood in the City's East Planning District and the St. John's Church City Old and Historic District. The development will include three (3) newly-constructed single family attached homes. The property is located in the R-6 Single-Family Attached Residential Zoning District, which permits single-family attached dwellings. However, the lot coverage and with requirements, and parking requirements, of the Zoning Ordinance would not be met. A Special Use Permit is therefore required.

Staff finds that the proposed development would meet the Master Plan's policy regarding encouraging a variety of housing choices in existing neighborhoods through new development that is consistent with the existing pattern of development in the area and meets the standards of the Commission of Architectural Review for new development within historic districts.

Staff further finds that the topography of the adjoining land and lack of alley access precludes the provision of on-site parking for the three existing lots that comprise the subject property.

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.

Staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

3000, 3004, and 3006 East Franklin Street is a contiguous series of three (3) properties with a combined square footage of 6,226 SF, .142 acre parcel located in the East Planning District. The property is not served by an alley due to topography issues.

Proposed Use of the Property

The development will include three (3) newly-constructed single family attached homes at a density of 21 units per acre. The project will provide streetscape improvements along East Franklin Street including a sidewalk, street trees, and curbing, which are currently not provided. No off street parking would be provided for the development due to a lack of alley access.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Public & Open Space. Primary uses in this category include publicly-owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities (p. 135).

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)

Zoning and Ordinance Conditions

The current Zoning District for the property is R-6 Residential (Single-Family Attached).

Section 3 of the Special Use Permit ordinance outlines the following relevant conditions:

- (a) The use of the Property shall be three single-family attached dwellings, substantially as shown on the Plans. The dwellings may contain basements.
- (b) No parking shall be required for the Special Use.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (e) Prior to the issuance of any certificate of occupancy for the Special Use, the boundary lines of the Property shall be adjusted, substantially as shown on the Plans, by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.
- (f) The height of the Special Use shall not exceed the height shown on the Plans.
- (g) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.

Section 4 of the ordinance outlines the following relevant conditions:

- (e) The Owner shall make improvements within the public right-of-way, including new curbing, street trees, and sidewalk.

Surrounding Area

A mix of vacant and residential (single, two and multi-family) land uses predominate the vicinity of the subject property. The proposed development would be a continuation of recent residential development on the north side of East Franklin Street between North 29th and North 31st Streets.

Neighborhood Participation

The Church Hill Association of RVA has provided a letter of support for this Special Use Permit application.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Division, 804-645-5734