



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020- 179: To authorize the special use of the property known as 2000 Selden 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 9, 2020

PETITIONER

Mark Baker

LOCATION

2000 Selden Street

PURPOSE

To authorize the special use of the property known as 2000 Selden Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 6,649 SF parcel of unimproved land. The property is located in the Eastview neighborhood in the City of Richmond's East Planning District, on Selden Street between North 20th and North 21st Streets. The applicant is proposing to construct two single-family detached dwellings with off street parking. The proposed lots would not meet lot dimension or setback requirements. A Special Use Permit is required therefore required.

Staff finds that the proposed residential development would be generally consistent with the historic pattern of development of the area in terms of use and residential density and would be infill development supported by the Master Plan that contributes to the continued revitalization of the area.

Staff finds the proposal would not pose an undue burden on the availability of on-street parking in the area as the plan calls for dedicated off-street parking.

Staff also finds that the development of the proposed units is consistent with the City's overall goals for providing new, affordable housing choices that are in close proximity to additional amenities. This property is within walking distance to Richmond City schools, municipal parks, and neighborhood retail destinations.

Staff further 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 consists of a 6,649 SF parcel of unimproved land. The property is located in the Eastview neighborhood in the City of Richmond's East Planning District, on Selden Street between North 20th and North 21st Streets.

Proposed Use of the Property

The applicant is proposing to construct two single-family detached dwellings with off street parking.

Master Plan

The City's Master Plan designates a land use category for the subject property as Single-Family Low Density. Primary uses are "...single-family detached dwellings at densities up to seven 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-1, R-2, R-3, R-4, and R-5." (City of Richmond Master Plan). The density of the parcel if developed as proposed would be approximately 13 units per acre.

The 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).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

Zoning and Ordinance Conditions

The current Zoning District for the property is R-5 Single-Family Residential. The subject property would be split to create two lots, each with a lot area of approximately 1,200 square feet, and lot width of 32' feet for 2000 Selden Street and with a lot width of 25' feet for 2000 ½ Selden Street. The R-5 District requires a minimum lot size of 6,000 SF and a minimum lot width of 50'.

The City's Zoning Administration reviewed the application and provided the following comments:

Zoning and Use:

The subject property is zoned R-5 Single-Family Residential district. The property currently consists of a vacant parcel measuring fifty-seven and one hundredths (57.01) feet in width along Selden Street and varying in depth between one hundred thirty-five and five hundredths (135.05) feet and one hundred thirty-seven feet (137) feet. This results in a lot area as shown on a submitted survey dated 8/21/2019 as 6650.2 square feet. This proposal is to split the existing tax

parcel into two individual lots of record and construct a new one story single-family dwelling on each of the lots.

The current tax parcel functions as a single lot from the perspective of the zoning ordinance. The R-5 district currently requires a lot width of not less than fifty (50) feet and a lot area of not less than six thousand (6,000) square feet in area. Because the current minimum lot area and width requirements are not met for the proposed lots and many of the R-5 feature requirements are not met in the proposed plans a Special Use Permit is required to be adopted by City Council to authorize this use.

R-5 Feature Requirements:

Front yard – not less than twenty-five feet (25') or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100'). Front yards of 14.05' and 13.99' are proposed.

Side yards – not less than five feet (5'). Side yards ranging from 1.25' to 7.77' are proposed.

Rear yard – not less than five feet (5'). There are no proposed rear yards on the submitted plans. However, based on the scale provided the rear yard requirement is met.

Lot coverage – not to exceed thirty-five percent (35%) of the area of the lot. Based on submitted plans a lot coverage of 34.7% is proposed for Parcel 1 and a lot coverage of 36% is proposed for parcel B.

Building height – not to exceed fifty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.

Parking:

One off-street parking space shall be provided per dwelling unit. One on-site parking space is shown on each of the newly created lots.

Mechanical Equipment:

The outdoor HVAC units are shown to be less than three (3) feet from the nearest property line. If the unit is 36" above grade or taller the SUP will grant relief from the yard requirement.

Refuse Area: Not requisite to this review.

Signage: Not requisite to this review.

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

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

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

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

(d) No fewer than one off-street parking space shall be provided for each dwelling, substantially as shown on the Plans.

(e) All building materials and elevations shall be substantially as shown on the Plans.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approval from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

Surrounding properties are located within the same R-5 District as the subject property. A mix of single-family residential and vacant land uses are present in the vicinity, with some institutional land uses as well.

Affordability

Based upon the 2018 median household income of for the Richmond region and the estimated monthly rent of the unit provided by the applicant, the proposed is projected to be affordable to households making below the Area Median Income (AMI), including 1-person households. (U.S. Census Bureau, 2017 American Community Survey, 5-Year Estimates)

Neighborhood Participation

The neighborhood association for this property and surrounding property owners and residents were notified of the applicants' plans. Staff has not received any correspondence regarding this Special Use Permit application.

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