



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-042: To authorize the special use of the property known as 615 North 30th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: March 7, 2022

PETITIONER

Sarah Hale – Urban Hope

LOCATION

615 North 30th Street

PURPOSE

To authorize the special use of the property known as 615 North 30th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-63 Multifamily Urban Residential zoning district and two-family detached dwellings are permitted uses in this district. Sec. 30-419.5 of the zoning ordinance states that two-family detached dwellings shall be located on lots of not less than 3,200 square feet in area. Lot width shall be not less than 27 feet. The subject property has 3,118 square feet of area and is 24 feet wide. A special use permit is therefore necessary for this request.

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan. The recommended land use is Neighborhood Mixed-Use where the proposed two-family detached dwellings are a primary use.

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 dwelling.

Staff finds that the proposal provides opportunities for increasing the City's stock of affordable housing as recommended by the Plan's Objective 14.3 "Create 10,000 new affordable housing units for low- and very low-income households over the next 10 years". As the dwelling unit proposed is projected to be affordable to households that are below 80% of the Area Median Income, this application helps to achieve this objective.

Staff finds the proposed special use would not pose an undue burden on the availability of on-street parking in the area due to the provision of on-site parking.

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 amendment 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.

FINDINGS OF FACT

Site Description

The subject property is located on the eastern side of North 30th Street near the midpoint between East Leigh Street and M Street. The property is 24 feet wide and 126 feet in depth for a total of 3,118 square feet of area. The lots on the street are generally 18 to 27 feet in width with a depth of 126 feet.

Proposed Use of the Property

Two-family detached dwelling with off-street parking.

Master Plan

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use which consists Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: These areas feature 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.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, 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: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

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

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

Zoning and Ordinance Conditions

The subject property is located within R-63 Multifamily Urban Residential zoning district. Two-family Detached dwellings are permitted uses in this district however certain lot feature requirements are not met and must be relieved by the granting of a special use permit. Staff recommends the approval of the requested special use permit with the following conditions:

- (a) The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.
- (b) No fewer than two off-street parking spaces located at the rear of the Property shall be required for the Special Use.
- (c) All building materials, elevations, and site improvement shall be substantially as shown on the Plans. Vinyl siding shall not be permitted.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (e) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- (f) Setbacks for the Special Use shall be as shown on the plans entitled " Site Plan, 615 N 30th Street, City of Richmond, Virginia," prepared by Long Surveying, LLC, and dated October 21, 2021.

Surrounding Area

Properties in the area generally contain single-family attached and detached homes.

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, Urban Hope, intends to build and affordable two-family building. Urban Hope's mission is to help *clients gain financial management skills and to provide safe, quality, affordable housing.*

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

Neighborhood Participation

Staff notified area residents and property owners and the Church Hill Central Civic Association. No letters of opposition or support have been received.

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