



## CITY OF RICHMOND

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

**Ord. No. 2022-332:** To authorize the special use of the property known as 500 Bancroft Avenue, for the purpose of two single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 5, 2022

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#### **PETITIONER**

Mark Baker – Baker Development Resources

#### **LOCATION**

500 Bancroft Avenue

#### **PURPOSE**

To authorize the special use of the property known as 500 Bancroft Avenue, 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 residential buildings. The lot area and width, as well as the front yard depth, do not meet the current requirements within the R-5 Single Family Residential District. 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 varied housing types within the Residential land use category.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the inclusion of one off-street parking space for each unit.

Staff further finds that the proposed use would be consistent with the historic pattern of development in the area which is primarily single-family attached and detached dwellings with yards. At approximately 10 units per acre, the overall density of the proposed is similar to the existing densities in the neighborhood.

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 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 property is located in the Providence Park neighborhood on Bancroft Avenue between Richmond-Henrico Turnpike and Wellington Street. The property is currently an 8,922 sq. ft. (.20 acre) parcel of land.

### **Proposed Use of the Property**

The proposed use of the property is two, single family detached residential buildings.

### **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, and open space.

Secondary uses: duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.”

The density of the proposed use is approximately 10 units per acre. (p. 54).

### **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 3,157 and 2,886 sq. ft. in area and 31 ft. and 35 ft. in width, respectively.*

#### **FRONT YARD DEPTH**

Sec. 30-410.5(1). There shall be a front yard with a depth of not less than 25 feet.

*The proposed front yard depths are 24 feet.*

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

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

(b) No less than one off-street parking space per unit shall be provided for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(e) All mechanical equipment, including heating, ventilation, and air conditioning units, 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 a certificate of occupancy for the first dwelling, the establishment of 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.

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.

(e) All improvements and work within the public right-of-way, including new sidewalk, substantially as shown on the survey, shall be (i) completed in accordance with the requirements of the Director of Public Works.

### **Surrounding Area**

Surrounding properties are located in the same R-5 district as the property in question. Single-family and small multi-family residential is the dominant land-use in the vicinity.

### **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 units are projected to be affordable to households making approximately 75% of the Area Median Income (AMI) affordability threshold\*\* These units are projected to be affordable to more than half of the Richmond region's households.

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

*\*\* (Based upon Virginia Housing fixed-rate, 30-year mortgage, with 20% down and 4% interest)*

### **Neighborhood Participation**

Staff notified the Providence Park Civic Association about this application. Staff has not received any letters of support or opposition from the Association or nearby residents.

**Staff Contact:** Jonathan Brown, PDR, Land Use Division, 804-646-5734