



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR.2020.005: Final Community Unit Plan approval for The Heights at Brady Square (2200 Brady St, 2312 Lynnhaven Ave, 2316 Krouse St)

To: City Planning Commission
From: Land Use Administration
Date: February 18, 2020

PETITIONER

Richmeade Land, LLC

LOCATION

2200 Brady Street, 2312 Lynnhaven Avenue, and 2316 Krouse Street

PURPOSE

Final Community Unit Plan approval for The Heights at Brady Square

SUMMARY & RECOMMENDATION

The subject properties total approximately 22.8 acres and comprise a portion of a 54 acre Community Unit Plan (CUP) known as Bellemeade, that was approved on October 13, 1947. This CUP provided for the development of 552 multi-family dwelling units and construction of these units was complete by the late 1940s. The subject properties contained 272 of the 552 dwelling units constructed, and these units were housed within 50 individual buildings. By 1999, these structures were condemned and razed, leaving the properties in their current vacant state.

A new proposal has been submitted that calls for the development of 264 multi-family dwelling units along with community buildings. The site plan configuration differs from that which was previously developed on the subject property, therefore a Final Community Unit Plan must be approved by the City Planning Commission prior to redevelopment.

Staff finds the proposed development would provide affordable housing options that would contribute to the revitalization of the area and provide increased population to support the local economic base.

Staff finds that the submitted final plans are in keeping with the standards for approval of Final Community Unit Plans established by the City's Zoning Ordinance.

Staff finds that the proposed Community Unit Plan Final Plan will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in streets and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas.

Therefore, staff recommends approval of the final community unit plan request with the condition stipulated in Resolution CPR.2020.005.

FINDINGS OF FACT

Site Description

The subject properties known as 2200 Brady Street, 2312 Lynnhaven Avenue, and 2316 Krouse Street combine for a total acreage of 22.8 acres and are located to the east of Lynnhaven Avenue and south of its intersection with Bellemeade Road. The property is located in the Windsor neighborhood of the Broad Rock Planning District.

Proposed Use of the Property

The submitted plans propose the construction of up to 264 multi-family dwellings along with accessory community buildings, a playground, and 376 parking spaces. The overall density of the development would be approximately 11 units per acre.

Master Plan

The Master Plan includes the area in an Economic Opportunity Area. Such areas are intended to provide flexibility for future development, provided that such development enhances the economic base of the city, does not negatively impact its surroundings, and provides tax base and employment opportunities.

For the Broad Rock District, the Plan states specific vacant parcels within the District may be appropriate for multi-family residential development only if strict standards for design, density, and access can be adequately developed and met. Also, a relatively high percentage of existing land within the District is vacant. This under-utilization of land provides significant opportunities for residential housing and economic development.

As a general principal, 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.

Zoning & Ordinance Conditions

The subject properties are located within the R-53 Multi-Family Residential Zoning District and are subject to the Bellemeade Community Unit Plan dated October 13, 1947. The original CUP ordinance states "that buildings to be constructed shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities; and that the average lot area per family contained in the site, exclusive of the area occupied by streets, shall not be less than the lot area per family required by the Zoning Ordinance". The proposed final community unit plan is in compliance with the CUP ordinance.

Surrounding Area

The areas to the north and west contain multi-family housing on land zoned R-53 Multi-Family Residential. Adjacent to the east are industrial/commercial uses on property zoned M-1 Light Industrial. Property to the south is vacant and zoned OS Office-Service.

Affordability

The Heights at Brady Square is a Low Income Housing Tax Credit (LIHTC) project and is administered through VHDA. Tax credit qualification is available only for units rented to low-income occupants. A property must have at least 20% of its units rented to households with incomes of 50% or less than the area median income (AMI) OR at least 40% of the units rented to households with incomes of 60% or less than the AMI.

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