



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-113: To authorize the special use of the property known as 2006 Carver Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 17, 2021

PETITIONER

Jesse R. Penn, III – Maggie Walker Community Land Trust

LOCATION

2006 Carver Street

PURPOSE

To authorize the special use of the property known as 2006 Carver Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant, the Maggie L. Walker Community Land Trust, is proposing to construct two single-family attached dwellings on lots created from a proposed lot split. Such a use is not permitted in the underlying R-5 Single-Family Residential District. A Special Use Permit is therefore required.

Staff finds the proposal to be generally consistent with the Master Plan's recommendations for Neighborhood Mixed-Use areas and would support Housing Goal 14.3 which states "Create 10,000 new affordable housing units for low- and very low-income households over the next 10 years." The proposed units are to be developed by the Maggie Walker Community Land Trust and will be priced to be affordable to qualifying low to moderate income households.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area.

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 subject property consists of a vacant parcel 7,971 SF (.18 acres) in area, located on Carver Street between North 20th and 21st Streets. The property is a part of the Eastview neighborhood.

Proposed Use of the Property

The proposed use of the property is two single-family attached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the subject property for Neighborhood Mixed Use which is viewed as "...highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." 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. 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. 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. 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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Zoning and Ordinance Conditions

The current zoning for this property is R-5 (Single Family Residential). The following zoning regulations are not being met by the proposal, warranting special use permit approval.

ZONING

Sec. 30-410.1. Permitted principal uses.

Any principal use permitted in the R-1 district as set forth in section 30-402.1 shall be permitted in the R-5 single-family residential district. *The proposed single-family attached dwellings are not a permitted use within the R-5.*

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 25 ft. in width with an area of approximately 3,910 sq. ft. and 3,756 sq. ft.*

LOT COVERAGE

Sec. 30-410.6. Maximum lot coverage in the R-5 single-family residential district shall not exceed 35 percent of the area of the lot. *The proposed lot coverages are approximately 39% and 41%.*

Additional conditions will be imposed by the ordinance, including:

- (a) The Special Use of the Property shall be as two single-family attached 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 building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (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) No less than one off-street parking space shall be provided for each dwelling unit, substantially as shown on the Plans.
- (f) Prior to the issuance of any certificate of occupancy for the second single-family attached 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 among the land records of the Clerk of the Circuit Court of the City of Richmond.

4(b) 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 in the same R-5 district as the subject property, with some R-53 Multi-family Residential to the south and east of the property. A mix of single-family and multi-family, and vacant land uses are present in the vicinity.

Affordability

The median household income for the Richmond region is currently \$67,703. The affordability threshold is 30% of household income which equates to \$20,311 or \$1,693 per month or less to avoid a housing cost burden.* Based upon the median household income for the Richmond region, and the estimated price of the units provided by the applicant, the housing units are projected to be affordable to households making below the Area Median Income (AMI).**

*(U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates)

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

Neighborhood Participation

The City notified the East End Neighborhood Association and area residents and property owners about this application. Staff has not received any letters of support or opposition.

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