

# City Planning Commission

## Ordinance 2021-028

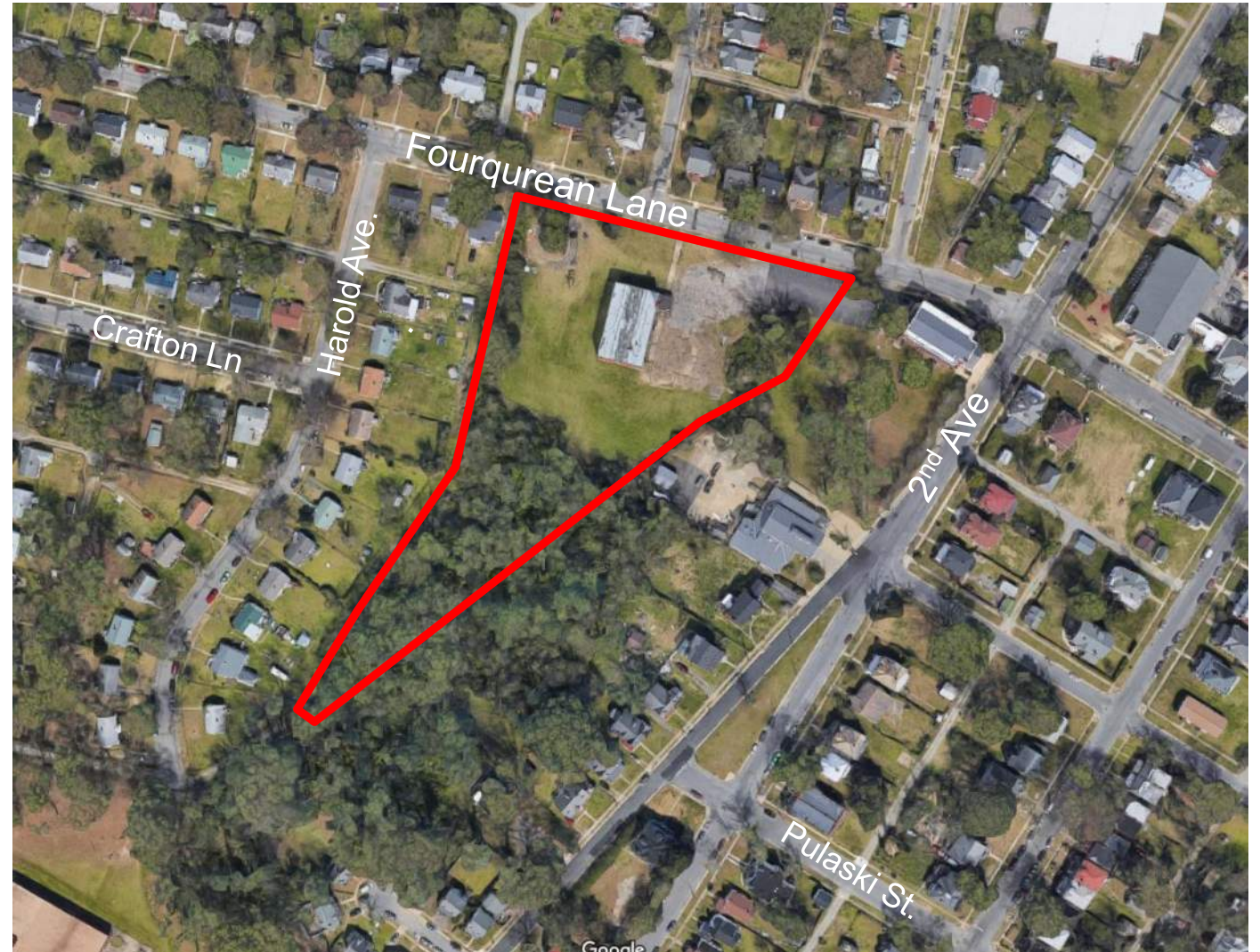
1031 Fourqurean Lane, 1031 Rear Fourqurean Lane, and 1101 Fourqurean Lane  
Special Use Permit



*March 1, 2021*

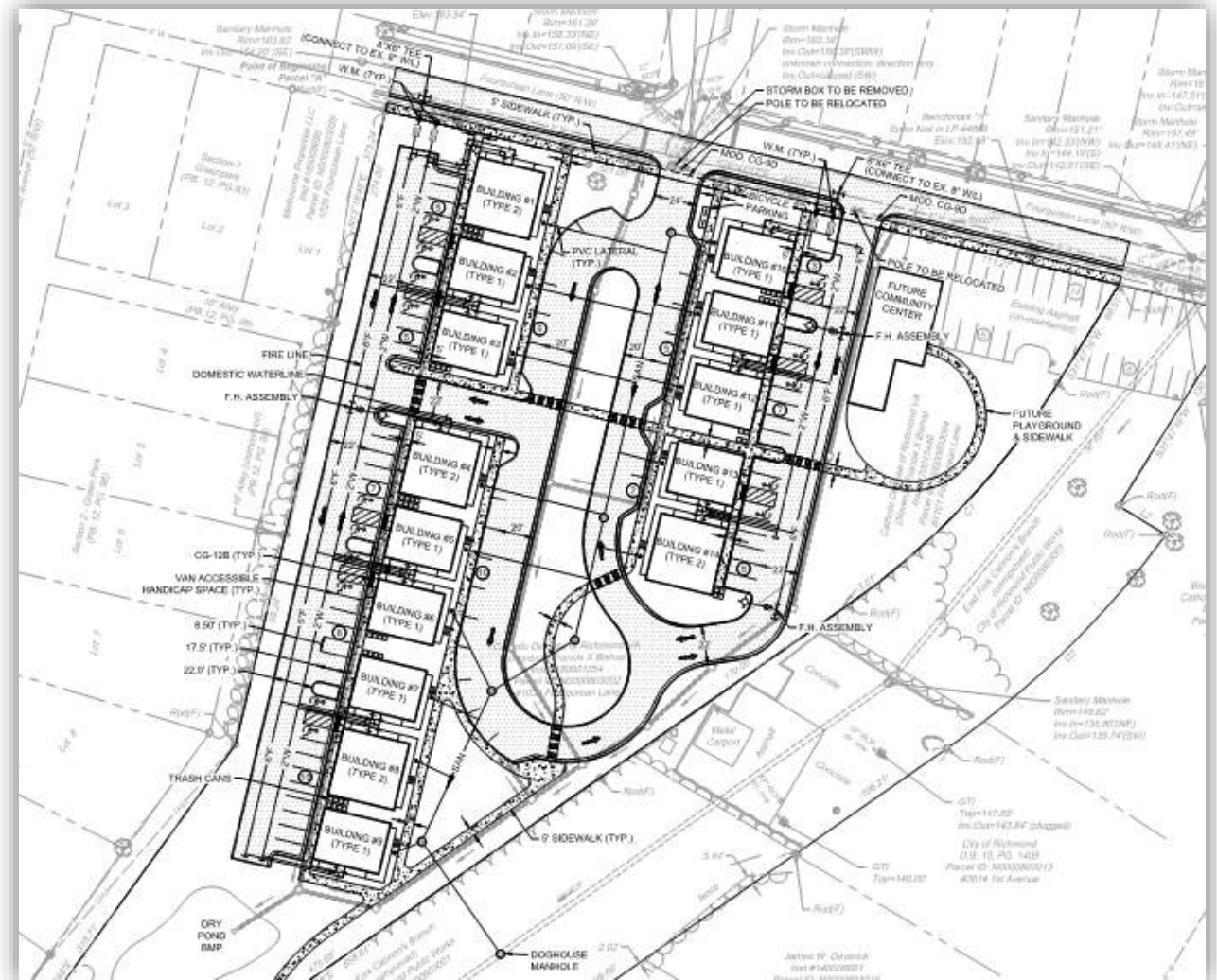
# Site Map: 1031 Fourquarean Lane, 1031 Rear Fourquarean Lane, and 1101 Fourquarean Lane

The property is located in the Green Park Neighborhood, between Harold and Second Avenues.



# Purpose

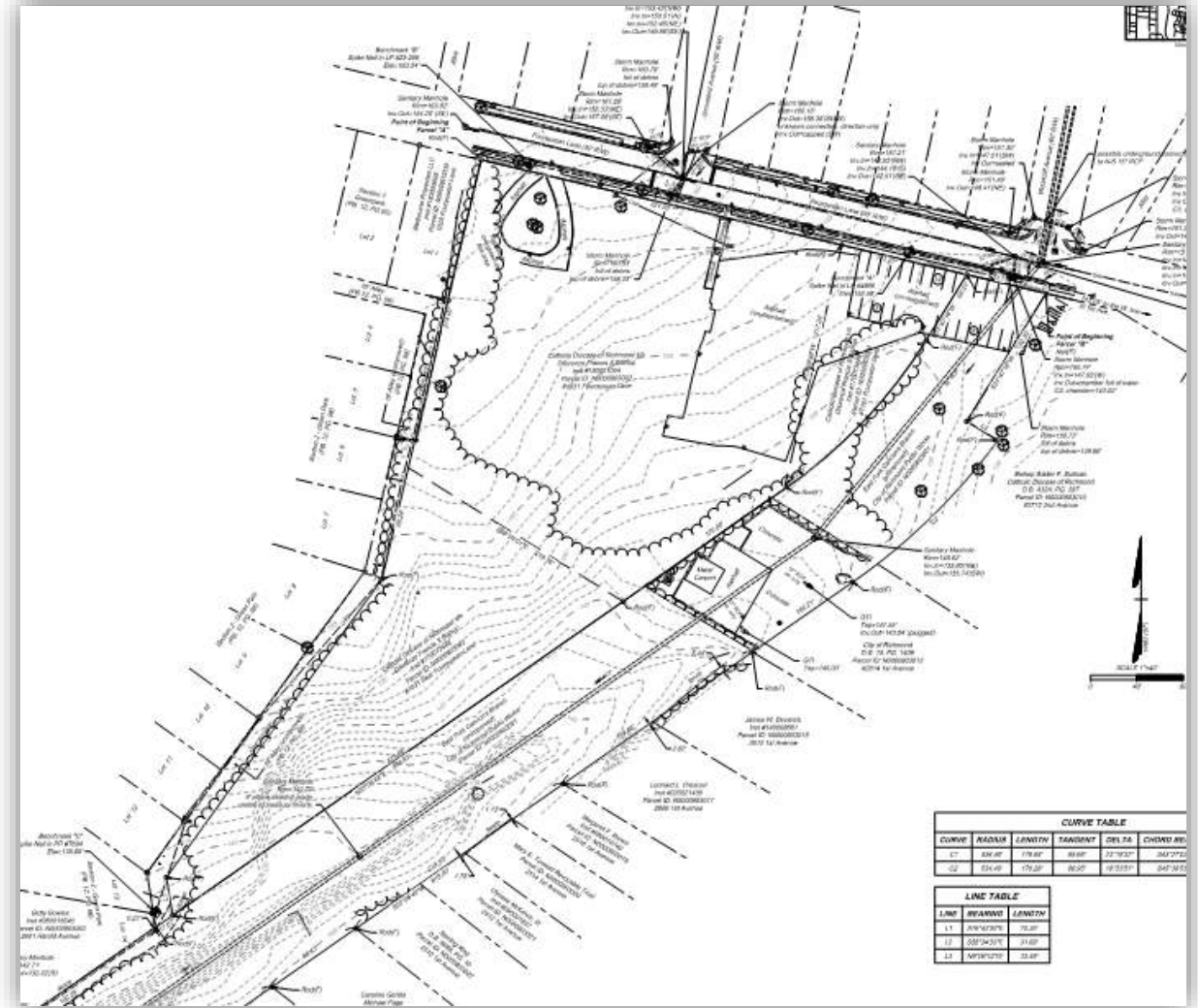
To authorize the special use of the properties known as 1031 Fourqurean Lane, 1031 Rear Fourqurean Lane, and 1101 Fourqurean Lane for the purpose of a multifamily development containing up to 56 dwelling units within up to 14 buildings, community center, leasing office, open space, and a playground, upon certain terms and conditions.



Timmons Group

# Existing Conditions

The properties consist of three vacant parcels that, collectively, total approximately 3.6 acres. The property is currently vacant. All surrounding properties are within the R-5 Single-Family Residential District. The area is dominated by single and 2-family dwellings with some institutional uses present in the vicinity.

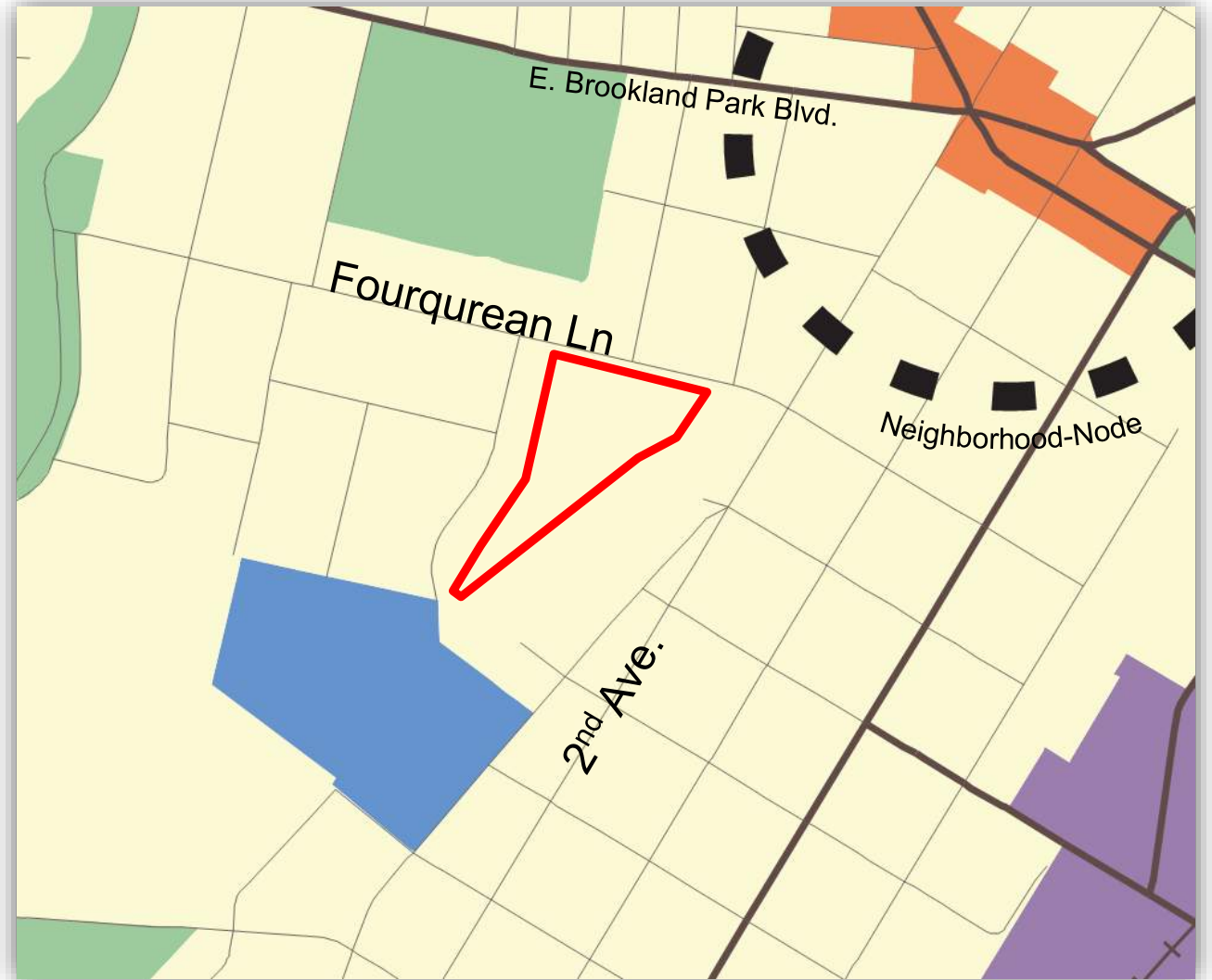


# Richmond 300 Master Plan Designation: Residential

The City's Richmond 300 Master Plan designates a future land use for this property as Residential. Such areas are described as neighborhood 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.



# Richmond 300 Master Plan Designation: Residential

**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.

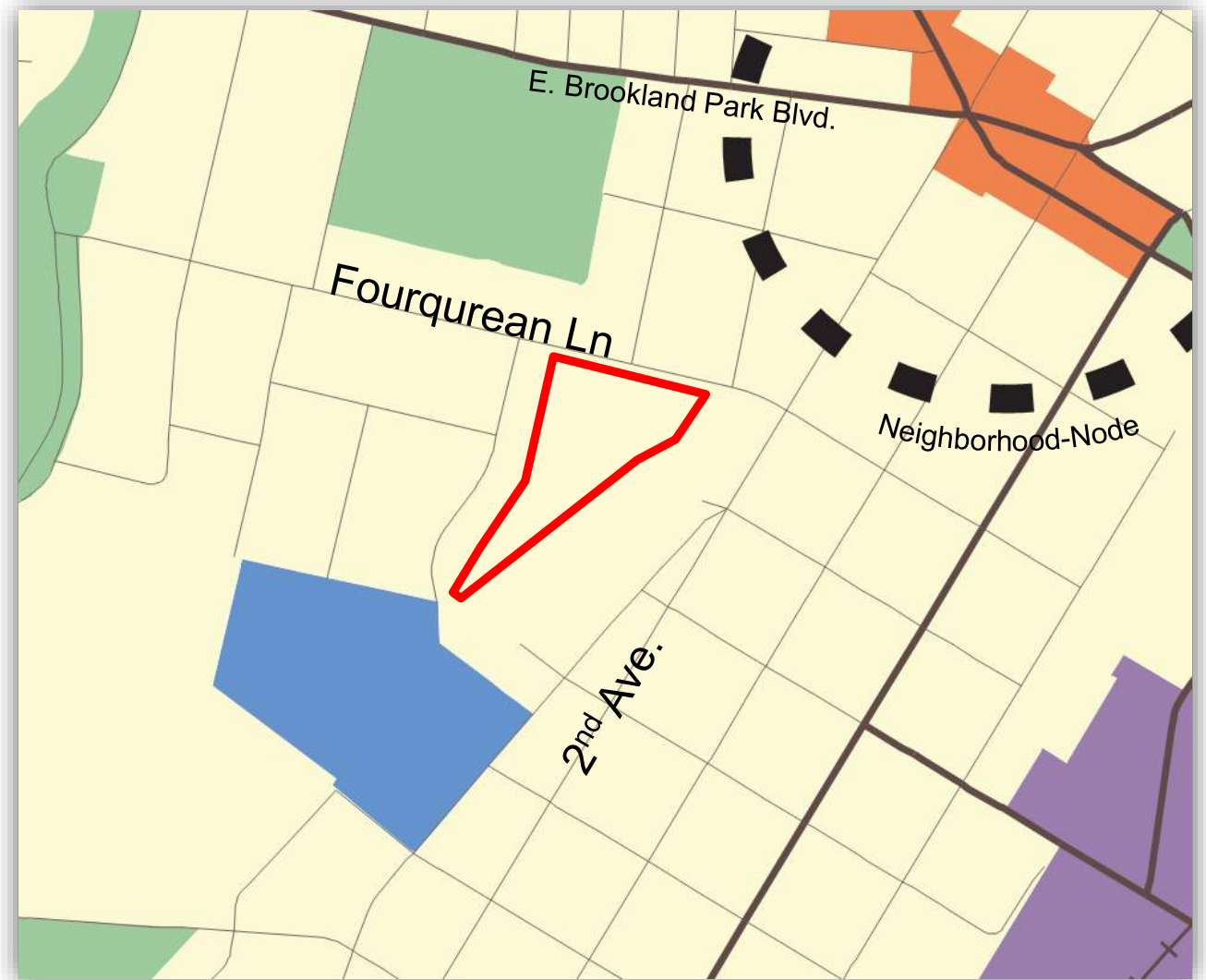
**Primary Uses:** Single-family houses, accessory dwelling units, and open space.

**Secondary Uses:** Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

**Objective 14.3** of the Plan states “Create 10,000 new affordable housing units for low- and very low-income households over the next 10 years”.

**Objective 14.5** of Richmond 300 states: Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes by amending the Zoning Ordinance.

**Objective 4.1** of Richmond 300 states: Create and preserve high-quality, distinctive, and well designed neighborhoods and Nodes throughout the city.



# Existing Zoning: R-5 Single-Family Attached Residential & R-53 Multi-family Residential

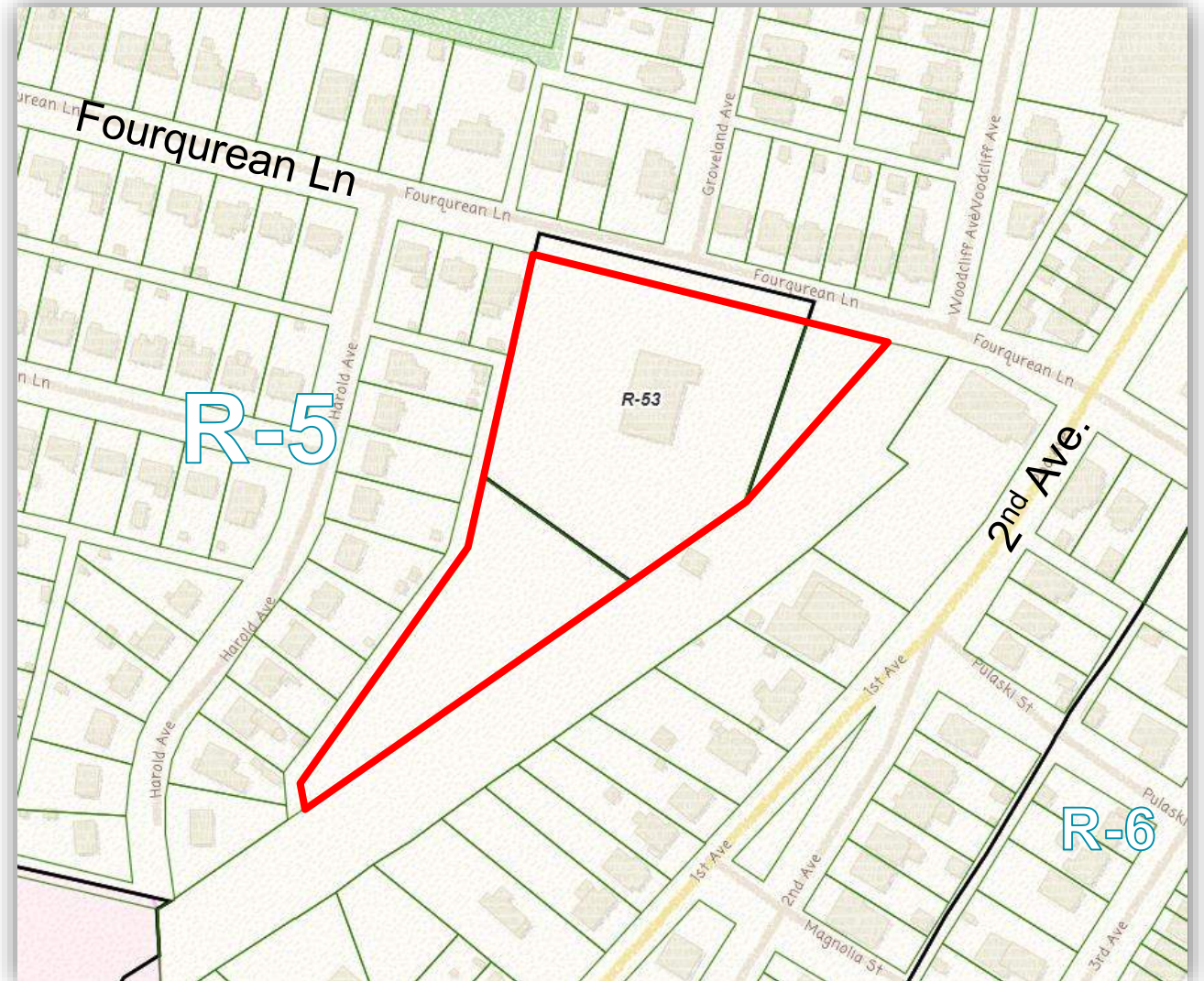
The properties are located within the R-53 Multi-Family Residential and R-5 Single Family Residential Zoning Districts. The proposal is not a permitted use within the R-5 District. A Special Use Permit is therefore required.

## PARKING:

If there is more than one main building, then 1.5 parking spaces per dwelling unit are required per unit for units containing 2 or more bedrooms, and 1.25 parking spaces per dwelling unit are required for units containing fewer than 2 bedrooms. For 46 2+ BR units and 10 1Br or Studio units, 82 parking spaces is required. 76 parking spaces are proposed, so a waiver will be necessary through the SUP. Sec. 30-710.1 (4)b

## PARKING IMPROVEMENTS, LANDSCAPING AND SCREENING:

The drive aisle width adjacent to the 90 degree spaces do not meet the minimum width requirement (20' proposed vs. 23' required) and will need to be part of the SUP waiver. Sec. 30710.3:1



# Ordinance Conditions

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

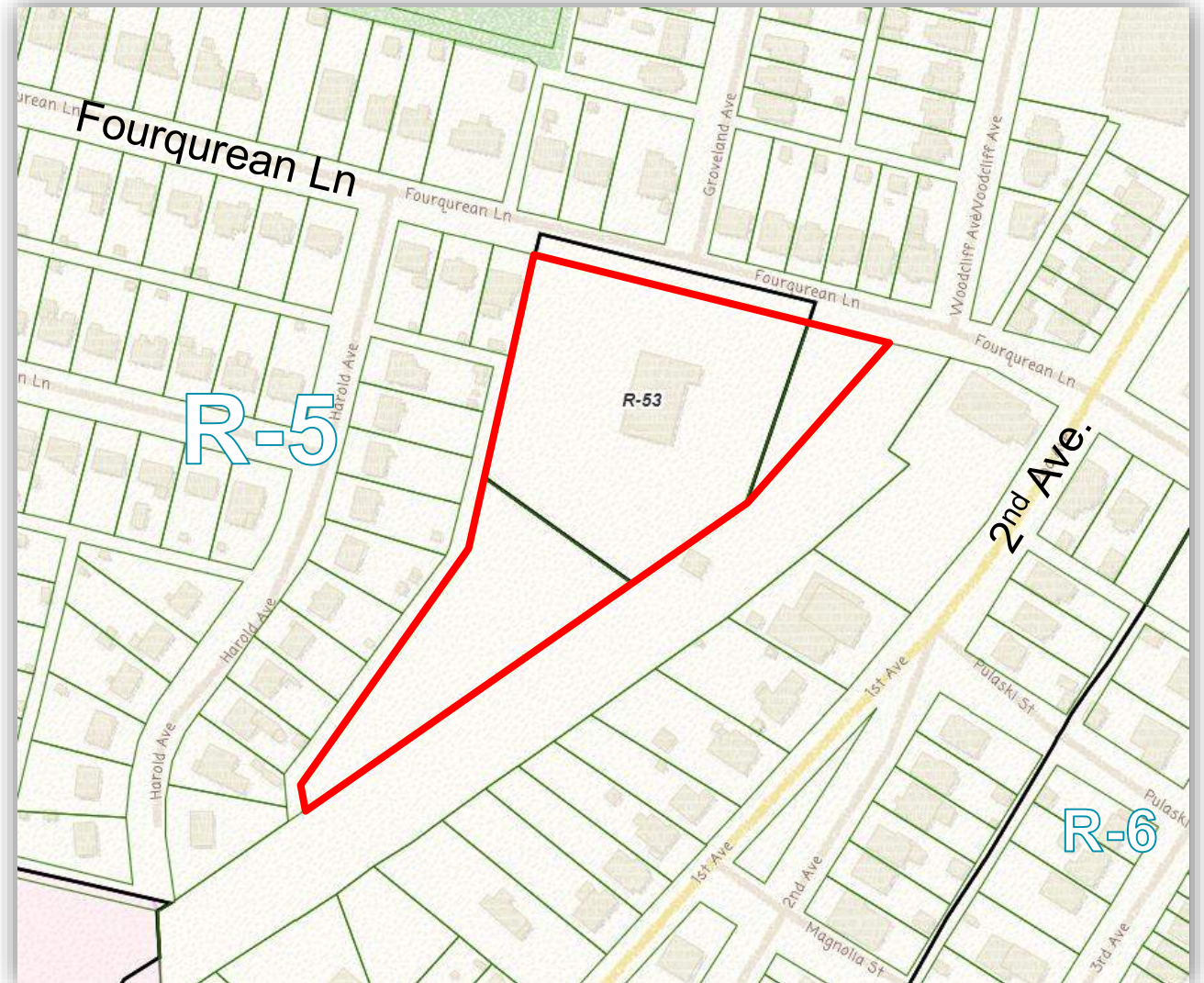
3(a) The Special Use of the Property shall be as a multifamily development containing up to 56 dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground, substantially as shown on the Plans.

(b) Seventy-six parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Siding shall consist of cementitious siding or brick.

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

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





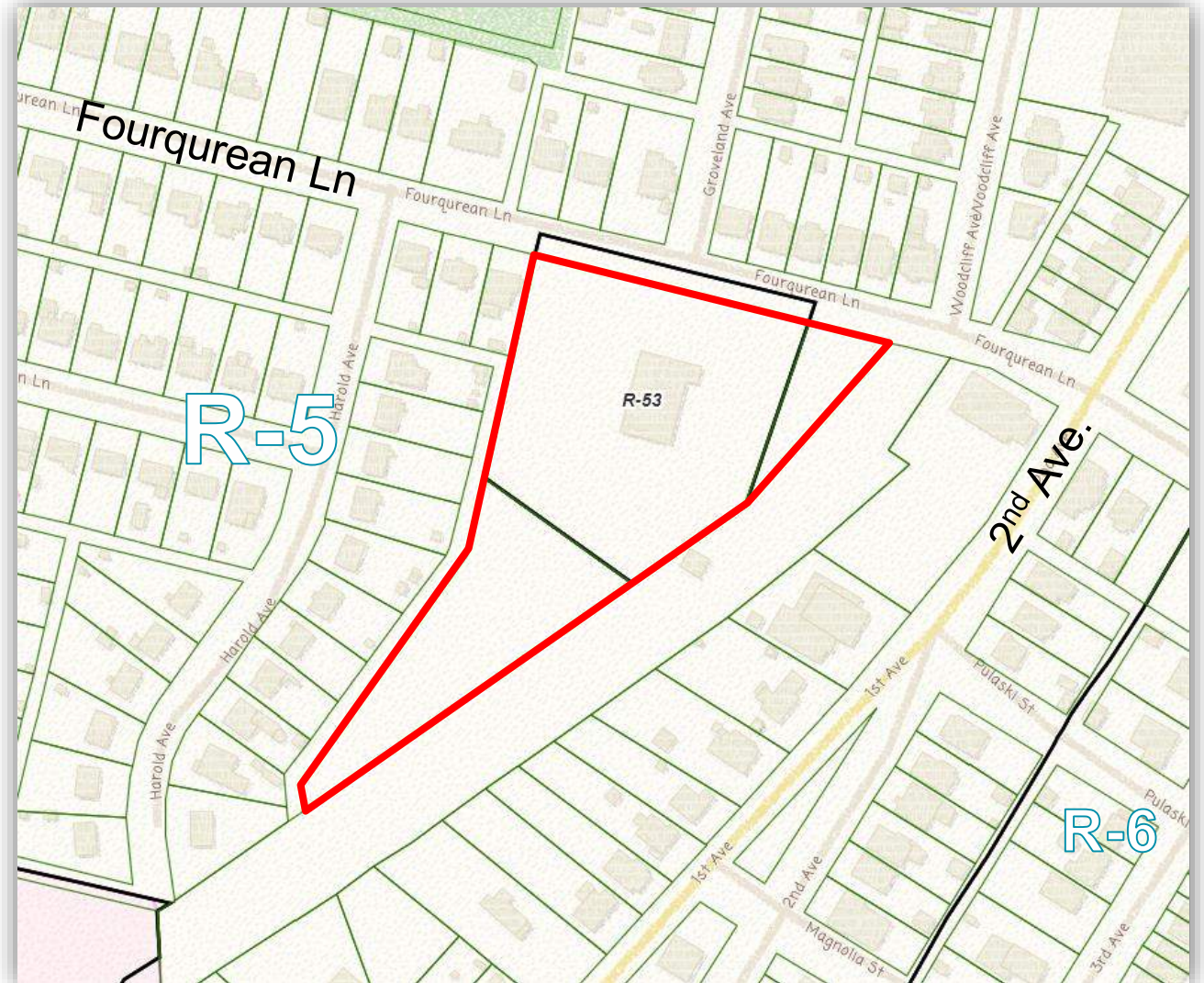
# Ordinance Conditions continued...

(f) No fewer than 16 bicycle parking spaces shall be provided on the Property.

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.

(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) The Owner shall make improvements within the right-of-way, including the installation of two entrances to Fourqorean Lane and new sidewalk along Fourqorean Lane, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.



# Affordability, Surrounding Area, and Neighborhood Participation

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## **Affordability**

The median household income for the Richmond region is currently \$67,703. The affordability threshold is 30% of household income dedicated toward housing costs, which equates to \$20,311 per year, 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 units provided by the applicant, the housing units are projected to be affordable to households making below 80% of the Area Median Income (AMI).\*

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

## **Surrounding Area**

Adjacent and nearby properties are primarily zoned R-5 Single Family Residential. A mix of residential (including single-family, two-family, and some multifamily), institutional, vacant, and government land uses are present in the vicinity of the subject properties.

## **Neighborhood Participation**

Staff notified the Green Park Civic Association and area residents and property owners regarding of the proposed Special Use Permit. Staff has received a letter of opposition from an area resident, and several letters of support, including a letter of support from St. Elizabeth Catholic Church.

Councilwoman Robertson has also indicated support.

# Staff Recommendation: Approval

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Staff finds that the proposal would be generally consistent with the land use recommendations of the Richmond 300 Master Plan. Though a multi-family development, it is designed to have the appearance of a single-family residential development that is generally consistent with the historic pattern of development in the area, considering such factors as setbacks, architectural typology and massing. Details such as landscaping and quality building materials support the Master Plan's Objective 4.1 regarding creating high-quality, distinctive, and well-designed neighborhoods throughout the city.

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 units within the proposed development are to be sold as affordable, this project helps to achieve this objective.

Staff finds that the proposed development would provide additional residents to support the commercial uses and transit opportunities along the nearby Brookland Park Boulevard corridor and Six Points node.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the provision of vehicular and bicycle parking on the property.

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.