



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-150: To authorize the special use of the properties known as 2057 Moore Street, 2061 Moore Street, 2065 Moore Street, and 2069 Moore Street for the purpose of up to four two-family attached dwellings, upon certain terms and conditions. (3rd District)

To: City Planning Commission
From: Land Use Administration
Date: June 18, 2024

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

2057 Moore Street, 2061 Moore Street, 2065 Moore Street, and 2069 Moore Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize four two-family attached dwellings within a R-7 Single- and Two-Family Urban Residential District. This use is not permitted within the R-7 District. A Special Use Permit is, therefore, required.

RECOMMENDATION

Staff finds that the proposed two-family attached dwellings align with the Neighborhood Mixed-Use Intensity and Primary Uses. The unique, dual front yard, site design allows for a creative way to incorporate additional units to a lot, while maintaining the appearance of a single-family dwelling along a street with primarily single-family dwellings.

The proposed two-family dwellings are located adjacent to West Leigh Street, which is a designated Great Street with a typology of Major Mixed-Use Street. The additional housing units will support the characteristics envisioned for these areas including high volumes of pedestrians and additional demand for transit.

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 and 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 Newtowne West neighborhood on the corner of Moore Street and Middlesex Street. The property includes four (4) parcels containing approximately 10,348 square feet (0.24 acre). The density of the proposal is eight (8) units upon 0.24 acres, or 33.68 units per acre.

Proposed Use of the Property

The applicant is proposing four new two-family attached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as "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" (p. 56)

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. Parcels are generally between 1,500 and 5,000 sq. ft. (p. 56).

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.

Great Street - Major Mixed-Use Streets

- Carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas
- Prioritize use and density-scaled sidewalks and crosswalks
- Require form elements, such as buildings to the street with parking in the rear, as well as building windows and entrances on the street
- Incorporate streetscape features, such as trees, benches, and trash receptacles
- Ideal locations for transit routes and transit stops
- Prioritize the curbside for walking, bicycling, transit, and short-term parking access and loading for local shops and restaurants

Zoning and Ordinance Conditions

The current zoning for this property is R-7 Single- and Two-Family Urban Residential District. The City of Richmond Zoning Administration has reviewed plans. The application does not meet the following zoning requirements:

Section 30-413.2. - Permitted principal uses.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to four two-family attached dwellings, substantially as shown on the Plans.
- No fewer than five off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building elevations and site improvements, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Affordability

Median Family Income

Richmond region = \$110,300 per year.*

Affordability threshold = 30% of household income towards housing costs.

= \$33,090 per year

= \$2,757 per month

Estimated monthly rent provided by applicant = \$2,400 per month / 87% of affordability threshold.

**(U.S. Department of Housing and Urban Development, 2024)*

Surrounding Area

The site is surrounded by a mix of other zones in the vicinity including the B-7 Mixed-Use Business District to the north, TOD-1 Transit Oriented Nodal District to the south and west, and R-63 Multifamily Urban Residential District to the east. The immediate area along Moore Street is made up of single family residential and the surrounding area includes a mix of multi-family, industrial, and commercial uses in the vicinity.

Neighborhood Participation

Staff notified area residents, property owners, and the Newtowne West Association of the proposed Special Use Permit. Staff has not received any letters of support or opposition to the proposed ordinance.

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