



CITY OF RICHMOND

Department of Planning & Development Review

Staff Report

Ord. No. 2021-206: To authorize the special use of the property known as 1005 Chimborazo Boulevard for the purpose of two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: August 16, 2021

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

1005 Chimborazo Boulevard

PURPOSE

To authorize the special use of the property known as 1005 Chimborazo Boulevard for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize construction of two single-family attached dwellings within an R-5 Single Family Residential District. The proposed use is not a permitted principal use within the R-5 district. A Special Use Permit is therefore required.

Staff finds that the development is generally consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to Neighborhood Mixed Use areas, as well as Objective 1.3f., that states: "Implement housing strategies that increase housing at all income levels along corridors and at Nodes". This property is incorporating new housing within a designated Micro Node. (p. 86)

Staff further finds that the proposed Special Use 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 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 currently a vacant 7,406 sq. ft. (.17 acre) parcel of land. The property is located in the Oakwood neighborhood on Chimborazo Boulevard between Oakwood Avenue and P Street.

Proposed Use of the Property

The proposed use is two single-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." 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. 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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The property is located in a designated Micro Node which is defined as "A notable place within a neighborhood that generally provides goods and services to the immediate residents but may attract visitors. (p. 24)

Zoning and Ordinance Conditions

The current zoning for the subject parcel is R-5 Single Family Residential District. The City's Zoning Administration reviewed the application and provided the following comments:

The proposal is to construct two single-family attached dwellings in an R-5 Single-Family Residential Zoning district, which is not allowed by right. The applicant also proposes to modify the narrow rear end of the property by making a lot line adjustment of 298.34 SOFT from the adjacent property (TAX ID# E000-0964/002). Based on the review of the plans submitted, please be advised of the following items:

Sec. 30-412.5. Yards.

Yard regulations in the R-5 Single-family residential district are as follows:

d. HVAC UNITS are depicted within the required side yard setbacks.

Zoning Issue: HVAC Units may be located within the required side yard setbacks, if less than 36" in height including pads. If 36" or taller, 5' side yard setbacks are required.

Sec. 30-422.6. Lot coverage.

Lot coverage in the R-5 Single-family residential district must be equal to or less than 35 percent of the area of the lot.

Zoning Issue: Per submitted plans, 37.8 percent lot coverage is proposed for 1007 Chimborazo. No Zoning Issue for 1005 as 31a» lot coverage is proposed.

This special use permit is conditioned on the following special terms and conditions:

3(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 be substantially as shown on the Plans.

(c) All building materials, elevations, and landscaping shall be substantially as shown on the Plans.

(d) One off-street parking space for each dwelling shall be provided for the Special Use, substantially as shown on the Plans.

(e) All mechanical equipment 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 any certificate of occupancy for the Special Use, the subdivision of the Property into 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(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.

Surrounding Area

Adjacent and nearby properties are of the same R-5 District as the subject property. A small B-1 Neighborhood Business District is also very near the property at the intersection of P Street and Oakwood Avenue. A mix of residential, institutional, vacant, and some office uses are present in the vicinity of the subject property.

Affordability

The median household income for the Richmond region is currently \$68,529 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$20,559 per year, or \$1,713 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 two housing units are projected to be affordable to households making 89% of, or 11% below, the Area Median Income (AMI).**

* (U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)

** (VHDA, based upon 20 percent down-payment, 30 year, fixed rate, 4 percent loan)

Neighborhood Participation

Staff notified area residents, property owners, and the Church Hill Central Civic Association of the proposed Special Use Permit. Staff has received a letter of support from the adjacent property owner, with the understanding that window colors be consistent on the front and side facades of each dwelling.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734