



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-224: To amend and reordain Ord. No. 2021-322, adopted Dec. 13, 2021, which authorized the special use of the properties known as 1012 West 49th Street and 1015 Herbert Street for the purpose of up to three single-family detached dwellings, upon certain terms and conditions, to modify the site layout, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 6, 2022

PETITIONER

Bill Sweeney

LOCATION

1012 West 49th Street and 1015 Herbert Street

PURPOSE

To amend and reordain Ord. No. 2021-322, adopted Dec. 13, 2021, which authorized the special use of the properties known as 1012 West 49th Street and 1015 Herbert Street for the purpose of up to three single-family detached dwellings, upon certain terms and conditions, to modify the site layout, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting an amendment to an approved Special Use Permit which authorized construction of two single family detached dwellings, and one attached garage for an existing dwelling, within an R-5 Single Family Residential zoning district. The proposed special use permit amendment changes the approved plans regarding specific access points to the site.

Staff finds that the proposal would remain consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to the Residential Land Use Category. The density, height, and massing all align well with the aforementioned Master Plan category, including the recommended Primary Uses of "Single family houses, accessory dwelling units, and open space." (p. 54)

Staff further finds that the proposed addition of two dwelling units would not pose an undue burden on the availability of on-street parking in the area due to the planned inclusion of (4) four off-street parking spaces for future residents.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, continue to be 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 amendment to the Special Use Permit.

FINDINGS OF FACT

Site Description

The property is located in the Forest View neighborhood on 1012 West 49th Street and 1015 Herbert Street. The properties, together, are a combined 15,680 sq. ft. (.228 acre) parcel of land.

Proposed Use of the Property

The application calls for the construction of two single-family detached dwellings, and one attached garage for an existing dwelling, within an R-5 Single-Family Residential zoning district.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The development style includes 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. 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.

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 (p. 54)

The properties are located within the Westover Hills Neighborhood Node. Nodes are "...local crossroads typically within or next to larger residential areas that offers goods and services to nearby residents, employees, and visitors." (p. 24)

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single Family Residential. The property is currently subject to an existing special use permit ordinance No. 2021-322, adopted December 13, 2021.

This special use permit amendment ordinance references the new plans, showing the updated layout. All existing development conditions would remain in the amended ordinance.

Surrounding Area

All adjacent properties are located within the same R-5 Residential Zone. However, the properties are adjacent to a B-2 Community Business District directly to the North on the opposite side of Clarence Street. The area is primarily single family residential, with some multi-family, institutional, residential and commercial uses present in the vicinity.

Affordability

The median household income for the Richmond region is currently \$71,223 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$21,367 per year, or \$1,781 per month, or less, to avoid a housing cost burden.* No pricing information has been provided by the applicant for these units.

**(U.S. Census Bureau, 2020 American Community Survey 1-Year Estimates)*

Neighborhood Participation

Staff notified area residents, property owners, and the Forest View Neighborhood Association of the proposed Special Use Permit Amendment. Staff has not received any correspondence regarding this amendment request.

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