



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-022 - To authorize the special use of the property known as 815 North 33rd Street for the purpose of up to four single family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2020

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

815 North 33rd Street

PURPOSE

To authorize the special use of the property known as 815 North 33rd Street for the purpose of up to four single family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to construct four single-family attached dwellings, at 815 North 33rd Street. The property is located in the R-6 Single-Family Attached Residential Zoning District, which permits single-family attached dwellings. However, the proposed dwellings would not meet the R-6 unit width requirements. A special use permit is therefore required.

Staff finds that the proposed residential development would be generally consistent with the recommendations of the Master Plan and historic pattern of development of the area and would contribute to the continued revitalization of the area.

Staff finds that with the provision of on-site parking, the proposed development 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 parcel totaling 9,012 SF (.20 acres), of land improved with a one-story dwelling constructed, per tax assessment records, in 1955. The property is a part of the Chimborazo neighborhood in the East Planning District, on North 33rd Street, between N and O Streets.

Proposed Use of the Property

Two pairs of single-family attached dwellings served by a total of four on-site parking spaces.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single Family Medium Density (SF-MD). Primary uses are single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7. The proposed density of the project is approximately 20 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

Zoning and Ordinance Conditions

The current zoning for the subject property is R-6 Single-Family Attached Residential. The development will consist of four single-family attached dwellings located on lots approximately 2,253 SF in area, with unit widths of 15' 7". The R-6 minimum unit width for single-family attached dwellings is 16'. A special use permit is therefore required.

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

3(a) The Special Use of the Property shall be as up to four 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) No fewer than four off-street parking spaces shall be provided on the Property, 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) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, four lots shall be established on the Property, substantially as shown on the Plans, by obtaining any necessary approvals from the City and by 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.

(e) The Owner shall make improvements within the right-of-way, including the installation of three street trees along North 33rd Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Properties to the south, north, and west, are also zoned R-6 Single Family Attached Residential. Properties to the east are zoned R-5 Single Family Residential. Residential (single-, two-, and multi-family) land uses predominate the area, with vacant and institutional land uses present as well.

Affordability

Based upon the median household income for the Richmond region, and the estimated price provided by the applicant, the 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)

**(VHDA.com - For fee simple units with 20% down payment at 4% interest. Does not include taxes and private mortgage insurance costs)*

Neighborhood Participation

Staff has received a letter of no opposition from the Church Hill Central Civic Association.

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