



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR.2021.091: Final Community Unit Plan Amendment approval for The Heights at Brady Square (2200 Brady St, 2312 Lynnhaven Ave, 2316 Krouse St)

To: City Planning Commission
From: Land Use Administration
Date: April 5, 2021

PETITIONER

Jennifer Mullen, Esq. – Roth Jackson Gibbons Conclin, PLC

LOCATION

2200 Brady St, 2312 Lynnhaven Ave, 2316 Krouse St

PURPOSE

Final Community Unit Plan Amendment for revised building elevations details for The Heights at Brady Square.

SUMMARY & RECOMMENDATION

The subject properties total approximately 22.8 acres and comprise a portion of a 54 acre Community Unit Plan (CUP) known as Bellemeade, that was approved on October 13, 1947. This CUP provided for the development of 552 multi-family dwelling units and construction of these units was complete by the late 1940s. The subject properties contained 272 of the 552 dwelling units constructed, and these units were housed within 50 individual buildings. By 1999, these structures were condemned and razed, leaving the properties in their current vacant state.

A Final Community Unit Plan for the development of 264 multi-family dwelling units along with community buildings, which differed from that which was previously developed on the property, was approved on February 18, 2020. A Final Community Unit Plan Amendment is needed in order to authorize modifications to the building elevations that were approved with the Final Community Unit Plan. The new elevations show buildings with pitched roofs, whereas the approved elevations show buildings with flat roofs.

Staff finds the changes to the elevations consistent with the previously approved plans and that the submitted final plan amendment is in keeping with the standards for approval of Final Community Unit Plans established by the City's Zoning Ordinance.

Staff finds that the proposed Final Community Units Plan Amendment will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in street and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas.

Therefore, staff recommends approval of the Final Community Unit Plan Amendment.

FINDINGS OF FACT

Site Description

The subject properties known as 2200 Brady Street, 2312 Lynnhaven Avenue, and 2316 Krouse Street combine for a total acreage of approximately 22.8 acres and are located to the east of Lynnhaven Avenue and south of its intersection with Bellemeade Road. The property is located in the Windsor neighborhood of the Broad Rock Planning District.

Proposed Use of the Property

The submitted plans propose the construction of up to 264 multi-family dwellings along with accessory community buildings, a playground, and 376 parking spaces. The overall density of the development would be approximately 11 units per acre.

Master Plan

The Richmond 300 Master Plan recommends a future land use of “Residential” for the property. The primary uses recommended for Residential are single-family homes, accessory dwelling units and open space. Secondary uses include duplexes and small multi-family buildings (3-10 units), institutional and cultural uses. These uses should typically be located on major streets. The development style for Residential is houses on medium or large sized lots with homes setback from the street. Future development should continue or introduce a gridded pattern of development and new buildings should be built to a scale and design that is consistent with existing buildings. Buildings are generally one to three stories, with lots generally ranging up to 5,000 SF to 20,000 SF. General density should be 2-10 units per acre. The portion of Bellemeade Road that abuts the property is designated as both a “Major Residential Street” and “Great Street” on Richmond 300’s “Great Streets and Street Typologies Map.”

Zoning

The subject properties are located within the R-53 Multi-Family Residential Zoning District and are subject to the Bellemeade Community Unit Plan dated October 13, 1947. The original CUP ordinance states that “buildings to be constructed shall be used for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities; and that the average lot area per family contained in the site, exclusive of the area occupied by streets, shall not be less than the lot area per family required by the Zoning Ordinance.” The proposed final community plan amendment is in compliance with the CUP ordinance.

Surrounding Area

The areas to the north and west contain multi-family housing on land zoned R-53 Multi-Family Residential. Adjacent to the east are industrial/commercial uses on property zoned M-1 Light Industrial. Property to the south is vacant and zoned OS Office-Service.

Affordability

The Heights at Brady Square is a Low Income Housing Tax Credit (LIHTC) project and is administered through Virginia Housing. Tax credit qualification is available only for units rented to low-income occupants. A property must have at least 20% of its units rented to households with incomes of 50% or less than the area median income (AMI) or at least 40% of units rented to households with incomes of 60% or less of the AMI.

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