



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-261: To authorize the special use of the property known as 3020 East Franklin Street, for the purpose of two single family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 15, 2018

PETITIONER

Zachary Kennedy

LOCATION

3020 East Franklin Street

SUMMARY & RECOMMENDATION

The applicant is proposing a lot split and construction of two single-family attached dwellings at 3020 East Franklin Street. The project will provide streetscape improvements along East Franklin Street including sidewalk, curbing, and gutters, and street trees. This project will rely on on-street parking due to the lack of alley access and topography to the rear of the property which precludes on-site parking. The property is located in the R-6 Single Family Attached Residential Zoning District, which permits single-family attached dwellings. However, the lot area and parking requirements of the Zoning Ordinance would not be met. A special use permit is therefore required.

Staff finds that the subject property is privately owned and that the underlying zoning of the property supports residential use. The proposed development would be a continuation of the revitalization taking place on this portion of East Franklin Street.

Staff finds that the proposed development would meet the Master Plan's policy regarding encouraging a variety of housing choices in existing neighborhoods through new development that is consistent with the existing pattern of development in the area and meets the standards of the Commission of Architectural Review for new development within historic districts.

Staff further finds that the topography of the adjoining land and lack of alley access precludes the provision of on-site parking for the subject property.

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 property is comprised of an unimproved parcel consisting of a 4,040 SF (.093 acres) located in the Church Hill neighborhood of the East planning district, on East Franklin Street between North 29th Street and North 31st Street. The property is not served by an alley due to topography issues.

PROPOSED USE OF THE PROPERTY

The development will include two newly constructed single family attached homes on two separate residential lots. The project will provide streetscape improvements along East Franklin Street including sidewalk, curbing and gutters, and street trees. No off street parking would be provided for the development. The proposed density of the development would be approximately 22 units per acre.

MASTER PLAN

The City of Richmond's current Master Plan designates a future land use category for the subject property as Public & Open Space. Primary uses in this category include publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities (p. 135). No residential density is specified for this land use designation.

Additional supporting language within the Plan can be found within Chapter 8 "Neighborhoods and Housing" where policies for neighborhoods include encouraging "...a variety of housing choices in existing neighborhoods through a balance of preservation, rehabilitation, and new development". (p. 101)

ZONING AND ORDINANCE CONDITIONS

The current Zoning District for the property is R-6 Residential (Single-Family Attached). The property is also located in the St. John's Church City Old & Historic District.

If approved, the special use permit would impose development conditions on the property, including:

3 (a) The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans. The basement-level living areas and bedrooms are optional and may not be constructed.

(b) No parking shall be required for the Special Use.

(c) The height of the Special Use shall not exceed the height shown on the Plans.

(d) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review.

(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 establishment of two residential lots, substantially as shown on sheet A101 of the Plans, shall be accomplished by obtaining approval from the City and recording 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 sidewalk, curbing, and gutter along the East Franklin Street frontage, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

A mix of vacant and residential (single, two, and multi-family) land uses predominate the vicinity of the subject property. The proposed development would be a continuation of recent residential development on the north side of East Franklin Street between North 29th and North 31st Streets.

Neighborhood Participation

The Church Hill Association has provided a letter of support for this Special Use Permit application.

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