



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2018-310:** To authorize the special use of the property known as 2712 East Leigh Street for the purpose of up to seven multifamily dwelling units and an accessory office, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 3, 2018

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#### **PETITIONER**

Jeisson Apolo

#### **LOCATION**

2712 East Leigh Street

#### **PURPOSE**

To authorize the special use of the property known as 2712 East Leigh Street for the purpose of up to seven multifamily dwelling units and an accessory office, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing up to seven multi-family dwelling units and an accessory office for property management purposes. The property is located in the R-63 Multi-Family Urban Residential Zoning District, which permits multi-family dwellings, however, the proposal would not meet the side yard setback requirements of the zoning ordinance. Also, the accessory office use is not permitted in the R-63 District. A special use permit is therefore required.

Staff finds that the proposal is consistent with the recommendations of the City's Master Plan and would be an appropriate renovation of a historic property.

Staff finds that the proposal 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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a parcel totaling 7,584 SF, or .17 acres improved with a 5,200 SF, 2-story building. The property is a part of the Church Hill neighborhood in the East Planning District and the Church Hill North City Old & Historic District. The property is located on the north side of East Leigh Street, between North 27<sup>th</sup> Street and North 28<sup>th</sup> Street.

### **Proposed Use of the Property**

The proposal is to renovate a historic building, most recently used as a church, into five dwelling units and an accessory leasing office, as well as constructing a new addition with two additional dwelling units. The proposal calls for seven (7) off-street parking spaces.

### **Master Plan**

The City of Richmond's current Master Plan designates the subject property for Mixed Use Residential (MUR) uses which include, "...single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8. (City of Richmond, Master Plan). No residential density is specified for this land use category. The residential density of the proposed development would be approximately 41 units per acre.

### **Zoning and Ordinance Conditions**

The current zoning for the existing parcel is R-63 (Multi-family Urban Residential). The special use permit ordinance would impose development conditions, including:

3(a) The Special Use of the Property shall be as up to seven multifamily dwelling units and an accessory office, substantially as shown on the Plans. The office shall be used for property management purposes.

(b) Up to seven on-site parking spaces shall be provided for the Special Use of the Property, substantially as shown on the Plans.

(c) All building materials, elevations, and landscaping shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.

(d) The height of the Special Use shall not exceed the height 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) Exterior bicycle storage for four bicycles shall be provided, substantially as shown on the Plans.

4(e) The Owner shall make improvements within the right-of-way, including repairs to existing sidewalks.

**Surrounding Area**

Properties to the north and east are also zoned R-63. Parcels to the west and south are zoned R-8, Urban Residential. Nearby properties are also within the City's Church Hill Old & Historic District. Residential and vacant land uses predominate the vicinity of the subject property.

**Affordability**

Based upon the median household income for the Richmond region and the estimated price of units provided by the applicant, the seven proposed rental housing units are projected to be affordable to households making below the Area Median Income (AMI). (*U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates*)

**Neighborhood Participation**

The City has received a letter of support for this project from the Church Hill Central Civic Association.

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