



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-098: To authorize the special use of the property known as 5500 Campbell Avenue for the purpose of four single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 16, 2024

PETITIONER

Doug Dunlap

LOCATION

5500 Campbell Avenue

PURPOSE

The applicant is requesting a Special Use Permit for the purpose of four single-family detached dwellings, which use, among other things, is not currently allowed by Section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

RECOMMENDATION

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the typical housing types within the Residential land use category, including varied lot sizes and recommended densities.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the inclusion of four off-street parking spaces for the properties as a part of a new parking easement.

Staff further finds that the proposed use would be consistent with the historic pattern of development in the area, which primarily consists of single-family detached dwellings with alleyways.

Staff finds that the proposal provides opportunities for increasing the City's stock of affordable housing as recommended by the Plan's Objective 14.3 "Create 10,000 new affordable housing units for low- and very low-income households over the next 10 years". As the dwelling unit proposed is projected to be affordable to households that are below 60% of the Area Median Family Income, this application helps to achieve this objective.

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 a 32,250 square feet (.74 acre) parcel of land, located in the Fulton neighborhood, between Vinton and Heflin Streets. The property is currently improved with a one-story, 960 square foot, single-family detached dwelling, constructed, per tax assessment records in 1961.

Proposed Use of the Property

The proposed use of the property is a four, single-family detached dwellings.

Master Plan

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

Development Style:

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.

Mobility: 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.

The density of the proposed development, overall, is 4 units upon .74 acres or approximately 5.4 units per acre.

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Residential District. The following zoning regulations are not being met by the proposal, warranting special use permit approval.

Sec. 30-410.4. Lot area and width.

Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet.

Lots 2, 3, and 4 have a width of 32.5 ft.

Additional conditions will be imposed by the amended ordinance, including:

- The Special Use of the Property shall be as four single-family detached dwellings, substantially as shown on the Plans.

- No fewer than four off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- Prior to the issuance of any building permit for the Special Use, the establishment of up to four residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.
- 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.
- The Owner shall make improvements within the right-of-way, including the improvements to Vinton Road and the installation of a new five-foot wide sidewalk along Campbell Avenue, 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

Surrounding properties are located in the same R-5 district as the property in question. Single-family detached is the dominant land-use in the vicinity. The closest commercial and institutional uses are to the north along Williamsburg Road.

Affordability

Median Family Income Richmond region = \$109,400 per year.*

Affordability threshold = 30% of household income towards housing costs.

= \$32,820 per year
= \$2,735 per month

Est. price provided by Applicant: \$1,464 per month**

Est. monthly payment = 54% of Median Family Income Richmond Region

**(U.S. Department of Housing and Urban Development, 2023)*

***(Virginia Housing, assuming 7% interest, 20% down payment, 30-year term)*

Neighborhood Participation

The City notified the Church Hill Central Civic Association about this application. To this date the City has not received any letters of support or opposition from the Association or nearby residents.

Staff Contact: Jonathan Brown, PDR, Land Use Division, 804-646-5734