



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-100: To authorize the special use of the property known as 3135 West Franklin Street for the purpose of a single-family detached dwelling and a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 3, 2021

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

3135 West Franklin

PURPOSE

To authorize the special use of the property known as 3135 West Franklin Street for the purpose of a single-family detached dwelling and a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal is to split an existing lot and construct a new single-family dwelling and maintain one two-family dwelling. Under current R-6 zoning, both parcels, as a result of the lot split would not meet the lot area, width, or side-yard requirements. A Special Use Permit is therefore required.

Staff finds that the proposed use would be generally consistent with the recommendations of the City's Richmond 300 Master Plan, would be generally consistent with the historic pattern of development in the area, and would be an appropriate addition to the city old & historic district in which it is located.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the provision of off-street parking spaces.

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 is currently zoned R-6 Single-Family Attached Residential. The property consists of a 7,255 sq. ft., (.17 acre) parcel improved with a 2,386 sq. ft. two-family detached dwelling constructed, per tax assessment records, in 1906. The property is within both the Museum District neighborhood as well as the City's Monument Avenue Old and Historic District.

Proposed Use of the Property

The applicant is proposing a Special Use Permit which would authorize a single-family detached dwelling and a two-family detached dwelling.

Richmond 300 Master Plan

The City's Richmond 300 Master Plan designates this property as Neighborhood Mixed-Use. This use is comprised of existing "...or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced. Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings. Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p.56)

Zoning and Ordinance Conditions

The property is located in the R-6 Single Family Attached Residential District.

The City of Richmond Commission of Architectural Review has reviewed and approved the proposed plans.

The City's Zoning Administration reviewed the application and provided the following comments:

Zoning and Use: The subject property is zoned R-6 Single-Family Attached Residential district. Single-family and two-family detached dwellings are permitted principal uses by right in the R-6 Single-family attached residential district, provided that all district zoning requirements are met. The property is currently improved with a two-family detached dwelling on the western portion of the property. This proposal is to split the lot and construct a new two-story, single-family detached dwelling on the newly created lot.

(Zoning issue: A Special Use Permit is required to authorize the proposed lot split, as the resulting lots will not meet all of the zoning requirements, as described above, for single-family or two-family detached dwellings in the R-6 zoning district.)

Sec. 30-412.5.(1)b. Side yards. There shall be side yards of not less than five feet in width

(Zoning Issue: Once parcels are combined, any subsequent division must be done in compliance with applicable regulations. Applicant is proposing a minimum of 3.4'± for the side yard setback for the newly created lot. The yard setbacks for the existing dwelling are not described, but must be denoted in order for any deficiency to be covered by the SUP.)

Summary:

In reviewing the proposed development it is my opinion that approval of this project will not negatively impact adjacent property nor the character of the zoning district. In fact, the property is located in a CAR district and the project's exterior was designed with careful consideration of the historic district guidelines. The applicant also proposes to use high quality materials, such as cementitious siding and to provide high quality safe and decent housing. From a zoning perspective, I believe this represents a good case for approval.

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

3(a) The use of the property shall be a single-family detached dwelling and a two-family detached dwelling, substantially as shown on the Plans attached to this ordinance.

(b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

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

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans attached to this ordinance, unless otherwise required by the Commission of Architectural Review in accordance with applicable laws and regulations.

(f) At least two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(g) Prior to the issuance of any certificate of occupancy for the single-family detached dwelling, the establishment of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and 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.

Surrounding Area

Surrounding properties are within the same R-6 District as the subject property. A mix of single-, two-, and multi-family residential, and some commercial and mixed-use land uses are present in the vicinity.

Neighborhood Participation

Staff notified area residents, property owners, the Museum District Association and the Monument Avenue Preservation Society (MAPS) of the proposed Special Use Permit. Staff has received a letter of no opposition for this application from the Museum District Association.

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