



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-118: To authorize the special use of the property known as 1210 West Franklin Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 7, 2024

PETITIONER

Will Gillette, Baker Development Resources
Representative of the property owner

LOCATION

1210 West Franklin Street

PURPOSE

The applicant requests convert the basement of an existing two-family detached dwelling into a dwelling unit. This will create a three-unit multifamily building, which use, among other things, is not currently allowed by section 30-412.1., concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is, therefore, required.

RECOMMENDATION

Staff finds that the proposed use is consistent with the recommendations of the Richmond 300 Master Plan, which designates a future land use for the subject property as Neighborhood Mixed-Use and recommends small multi-family buildings as a primary use.

Staff finds that, with the ordinance conditions, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met by the proposal. Staff finds that the proposed use would not be detrimental to the general welfare of the community involved, would not create congestion in the streets in the area involved, and would not create hazards, overcrowding of land, or interfere with public requirements and adequate light and air.

Therefore, staff recommends approval of the Special Use permit request.

FINDINGS OF FACT

Site Description & Surrounding Area

The property is located within the Fan neighborhood and is situated on a block bounded by West Franklin Street, North Lombardy Street, Ryland Street, and West Grace Street. The property is currently a two-family building on a 4,897 square foot (0.112 acre) parcel.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as "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.”

Proposed Use of the Property

The existing two-family dwelling use proposes an additional dwelling to be located within the basement.

Master Plan

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.

Development Style: 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. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. 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.

Ground Floor: 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.

Mobility: 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.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). 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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning

The property is zoned R-6, which does not permit multifamily dwelling units. Therefore, a special use permit is required to renovate the basement level for the purposes of a dwelling unit.

Ordinance Conditions

If adopted, the Conditional Use Permit would impose special conditions on the property, including:

- The Special Use of the Property shall be as a multifamily dwelling containing up to three dwelling units, substantially as shown on the Plans.
- No off-street parking spaces shall be required for the Special Use.
- The height of the Special Use shall not exceed two stories.

- All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Fan District Association, Historic Monument Avenue. Staff has received no written public comments regarding the application.

Staff Contact:

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