



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017- 184: To authorize the special use of the property known as 3005 East Franklin Street for the purpose of allowing one or more multifamily dwellings containing a total of no more than 12 dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 2, 2017

PETITIONER

Matt Jarreau

LOCATION

3005 East Franklin Street

SUMMARY & RECOMMENDATION

The property consists of a 22,973 SF or .5 acre parcel of land improved with an 8 unit multi-family dwelling constructed, per tax assessment records, in 1964 and is located in the Church Hill neighborhood of the East planning district and the St. John's Church City Old and Historic District. The reason for the Special Use Permit is to allow for construction of four (4) new dwelling units as well as the rehabilitation of eight (8) existing units within an R-6 zoned property. The proposed multifamily development is not permitted by the current R-6 zoning regulations, a Special Use Permit is therefore required.

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 meets the standards of the Commission of Architectural Review for such development within historic districts.

Staff further finds the proposed development would contribute to the revitalization of East Franklin Street between N 29th and N 31st Streets and would not pose an undue burden on the availability of on-street parking.

Staff further 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.

Staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

3005 East Franklin Street is a 22,973 SF or .5 acre parcel of land improved with an 8 unit multi-family dwelling constructed, per tax assessment records, in 1964 and is located in the Church Hill neighborhood of the East planning district.

Proposed Use of the Property

The applicant is proposing a multi-family development containing up to twelve dwelling units at 3005 East Franklin Street at a density of 24 units per acre, with 8 on-site parking spaces and bicycle parking. In addition to new apartments, the project will provide streetscape improvements along East Franklin Street including street trees which currently are not provided.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Residential at medium densities. Primary uses for this category "...are single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre." (p.133) The plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship.

In addition the Plan clearly recommends infill development within the East Planning District "...of like density and use..." as appropriate (p. 166). 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).

Section 3 Special Terms and Conditions within the special use permit ordinance states:

- (a) The use of the Property shall be as one or more multifamily dwellings containing a total of no more than 12 dwelling units, substantially as shown on the Plans.
- (b) A total of eight on-site parking spaces shall be provided on the Property, substantially as shown on the Plans.
- (c) Signage on the Property shall meet the requirements of the underlying zoning classification applicable to the Property.
- (d) All building materials, material colors, and elevations 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.
- (e) All site improvements, including landscaping, shall be substantially as shown on the Plans.
- (f) The height of the Special Use shall not exceed the height permitted in the underlying zoning district in which the Property is situated.
- (g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(h) Bicycle parking for no fewer than four bicycles shall be provided on the Property, substantially as shown on the Plans.

Also, the Owner shall make improvements within the public right-of-way, including repair and extension of the existing sidewalk, installation of street trees, repair of existing curb cut, and repair of existing cobblestone gutter, substantially as shown on the Plans

Surrounding Area

All adjacent properties are located within the same R-6 Residential District. 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 East Franklin Street between N 29th and N 31st Streets.

Neighborhood Participation

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

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