



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-349: To authorize the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 4, 2023

PETITIONER

Baker Development Resources

LOCATION

5204 Campbell Avenue

PURPOSE

The applicant is requesting a Special Use Permit to authorize two single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-410.4 and 30-410.5, concerning lot area and width, and yards, respectively, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

RECOMMENDATION

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. Staff has reviewed the application and finds the proposal is generally consistent with the Residential recommendations and neighborhood context. The applicant's plan proposes two structures that will each have front yard setbacks that are consistent with adjacent properties. Access to parking will be provided via a public alley to the rear of the property. While the resulting lots are slightly smaller in size than the typical lot in the area, the proposed residential density is within the recommended range for residential development, at 10 units per acre.

Staff finds that the proposal is consistent with Richmond 300 Objective 4.1 to "Create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City" (Richmond 300, p. 100).

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.

FINDINGS OF FACT

Site Description

The property is in the Fulton neighborhood, situated on a block bounded by Nelson Street, Salem Street, Winchell Street, and Campbell Avenue. The property is currently an 8,700 sq. ft. (0.2 acre) parcel of land, and is improved with a 1,514 square foot single-family dwelling, which according to the City Assessor's office, was constructed circa 1925.

Proposed Use of the Property

Two (2) single-family detached dwelling units

Master Plan

The City's recently adopted Richmond 300 Plan designates a future land use for the subject property as Residential. A Residential designation is described as:

"Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (Richmond 300, p. 54).

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. Ground Floor: Not applicable.

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 (see Street Typologies Map).

Zoning

The proposed use does not meet the requirements within the R-5 District for permitted lot area, lot width and side yard setback; therefore, a Special Use Permit is required.

Specifically, the R-5 district (Sec. 30-410.4) requires a minimum lot area of 6,000 square feet and unit width of 50 feet, and the applicant proposes 4,350 square feet and 30 feet, respectively. Further, the R-5 (Sec. 30-410.5) requires side yards of 5 feet, and 4 foot yards are proposed.

Ordinance Conditions

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

- The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.
- No less than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be 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 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 and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

Surrounding Area

The property is just outside the Fulton neighborhood node and B-2 Community Business District, which lies to the northeast. The Fulton neighborhood node is generally made up of commercial and residential uses, as well as some institutional, office, and mixed-use. The location is primarily surrounded by single-homes and is approximately two blocks away from Williamsburg Road to the north, which is identified as a major residential and mixed-use street. This R-5 district is bounded by Henrico County to the south, east and west. The density of the proposed application is 2 dwelling units upon approximately 0.2 acres, or 10 units per acre.

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: \$300,000-325,000

Est. monthly payment = \$1,597-1,730** = 58-63% 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

Staff notified area residents and property owners, as well as the Greater Fulton Civic Association. Staff has not received any written public comments.

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