



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-022: To authorize the special use of the property known as 1628 North 27th Street, for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 22, 2022

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

1628 North 27th Street

PURPOSE

To authorize the special use of the property known as 1628 North 27th Street, for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant wishes to construct a single-family detached dwelling within an R-5 Single-Family Residential District. The proposed use is not currently allowed by section 30-410.4 of the Code of the City of Richmond, regarding lot area. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the varied housing types within the Neighborhood Mixed-Use land use category and the varied lot sizes and building heights.

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 one off-street parking space on the property.

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

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 80% of the Area Median 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 subject property consists of a vacant parcel 3,627 SF, or .08 acres in area, located on North 27th Street at its intersection with X Street. The property is a part of the Woodville neighborhood.

Proposed Use of the Property

The proposed use of the property is a single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the subject property for Neighborhood Mixed Use which is viewed as "...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. 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. 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. Intensity: 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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The density of the proposed development is approximately 12.5 units per acre.

Zoning and Ordinance Conditions

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

LOT AREA AND WIDTH

Sec. 30-410.4. 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.

The proposed lot is approximately 3,661 sq. ft.

FRONT YARD

Sec. 30-410.5(1). Front yard. There shall be a front yard with a depth of not less than 25 feet.

The proposed front yard is 15 feet.

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

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

No less than one off-street parking space 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.

The Owner shall make improvements within the right-of-way, including a new five-foot sidewalk and one new street tree,

Surrounding Area

Surrounding properties are located in the same R-5 district as the property in question. Single-family residential is the dominant land-use in the vicinity.

Affordability

The median household income for the Richmond region is currently \$68,529 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$20,559 per year, or \$1,713 per month, or less, to avoid a housing cost burden.* Based upon the median household income for the Richmond region, and the estimated pricing provided by the applicant, the fee simple unit is projected to be affordable to households making approximately 72% of the Area Median Income (AMI) affordability threshold**

**(U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)*

*** (Based upon VHDA fixed-rate, 30-year mortgage, with 20% down and 4% interest)*

Neighborhood Participation

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

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