



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-048: To authorize the special use of the property known as 3412 R Street for the purpose of two single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 4, 2020

PETITIONER

Josh Pardue

LOCATION

3412 R Street

PURPOSE

To authorize the special use of the property known as 3412 R Street for the purpose of two single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to construct two single-family attached dwellings, which is not a permitted use within the R-5 Single Family Residential District. A special use permit is therefore required. An existing single-family detached dwelling would remain on the property as well.

Staff finds that the proposed infill project will help to further continue the efforts of filling in the many vacant parcels within this portion of the Oakwood community while providing a continuation of the historic pattern of housing in the neighborhood.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the neighborhood.

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 10,075 SF, or .23 acre parcel of land improved with a single-family detached dwelling. The property is located on R Street between Oakwood Avenue and North 34th Street, and is a part of the Oakwood neighborhood in the City's East Planning District. The property abuts an unimproved public alley to the rear.

Proposed Use of the Property

The owner wishes to split the existing lot into three lots, maintain the existing single-family detached dwelling, and construct two single-family attached dwellings. The density of the proposal would be approximately 13 units per acre.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single-Family Low Density land uses which includes, "single family detached dwellings at densities up to seven units per acre... (as well as) ...residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, p.133).

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166). Also, "vacant and deteriorating housing is a problem district wide...A continued need exists to stabilize older low income residential neighborhoods such as...Oakwood" (p. 163).

Zoning and Ordinance Conditions

The subject property is zoned R-5 Single-Family Residential district. The property currently consists of one single-family dwelling. This proposal is to split the existing lot into three lots for the purposes of constructing two new two-story single-family attached dwellings on the newly created vacant parcels. Each new dwelling will contain 1,764 square feet of finished space and three bedrooms. The R-5 does not allow for attached development and the minimum lot areas and widths are not met by the proposal. A Special Use Permit is required to be adopted by City Council to authorize this use.

The front yard requirement of not less than fifteen feet (or as determined by the existing setbacks of adjacent main buildings within one hundred feet) is met by the proposed building plans. The required side yards of not less than three feet and rear yard of not less than five feet are also met.

Approximately 30.17% of lot coverage is proposed, which meets the R-5 requirement of lot coverage not to exceed thirty-five percent (35%) of the area of the lot. The proposed dwellings are shown as approximately 26' in height, which meets the R-5 maximum building height requirement of 35'.

A parking ratio of one off-street parking space per dwelling unit would be required. No on-site parking spaces are proposed.

No subdivision would be required to create the lot configuration as shown on the proposed plans. Inherent in the tax parcel are two whole original subdivision lots and a part of the third, splitting one of the original subdivision lots to create three lots as shown on the proposal would be allowed by right.

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

3(a) The Special Use of the Property shall be as two single-family attached dwellings and one single-family detached dwelling, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) The height of the Special Use shall not exceed the height as shown on the Plans.

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

(e) All building materials and elevations shall be substantially as shown on the Plans. Any vinyl siding shall be at least 0.044 inches in thickness. Cementitious siding may also be used.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision 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.

(e) The Owner shall make improvements within the public right-of-way, including installation of a new sidewalk and street trees along R Street, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Properties in the immediate area are zoned R-5, Single Family Residential. Single- and two-family residential uses predominate the area, with some institutional and commercial land uses present as well.

Affordability

Based upon the median household income for the Richmond region, and the estimated price provided by the applicant, the units are projected to be affordable to households making below 80% of the Area Median Income (AMI)*

(U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates)

**(VHDA.com - For fee simple units with 20% down payment at 5.7% interest. Does not include taxes and private mortgage insurance costs)*

Neighborhood Participation

Staff notified area residents, property owners, and the Church Hill Central Civic Association of the proposal. Staff has received a letter of no opposition from the Church Hill Central Civic Association.

Staff Contact: Jonathan Brown, Land Use Administration 646-5734