



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2016-015:** To authorize the special use of the property known as 6140 Hull Street Road for the purpose of multifamily dwellings containing an aggregate of up to 88 dwelling units, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 1, 2016

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#### **PETITIONER**

Matthew Monroe - REA Ventures Group  
2964 Peachtree Rd NW  
Atlanta, GA 30305

#### **LOCATION**

6140 Hull Street Road

#### **PURPOSE**

To authorize the special use of the property known as 6140 Hull Street Road for the purpose of multifamily dwellings containing an aggregate of up to 88 dwelling units, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of a 15.986 acre (696,350 SF) parcel of unimproved land, per tax assessment records. The property is located between Hull Street Road and Whitehead Road in the Elkhardt neighborhood of the Midlothian planning district. Currently, the subject property is zoned in the R-3 Single-Family Residential Zoning District, which does not allow multi-family use.

The applicant is proposing an 88-unit multifamily development that will contain affordable dwellings through the Virginia low income housing tax credit program. A special use permit is therefore required.

Staff finds that the proposed multifamily development falls within the range of appropriate residential densities recommended by the Master Plan for the subject property, moreover, the multifamily dwelling fronting Hull Street Road exhibits design features in keeping with single-family development, including a height of two stories and individual entrances with walkways to Hull Street Road.

Staff further finds that the proposed development would not pose an undue burden on the neighborhood's on-street parking capacity and has been situated on the parcel to preserve environmentally sensitive areas. Further, the development will accommodate a future connection between the Hull Street Road right-of-way and the Whitehead Road right-of-way for public access by means of a shared path, should the City choose to implement such a project.

Staff further finds that the proposed development will promote the implementation of the Hull Street Corridor Revitalization Plan through the provision of affordable housing units and improvements within the right-of-way and dedication of right-of-way and easements, as needed.

Staff further finds that with the conditions of the ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Staff therefore recommends approval of the proposed special use permit.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 15.986 acre (696,350 SF) parcel of unimproved land, per tax assessment records. The property is located between Hull Street Road and Whitehead Road in the Elkhardt neighborhood of the Midlothian planning district.

### **Proposed Use of the Property**

An 88-unit multi-family development featuring affordable dwelling units and common area amenities.

### **Master Plan**

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are single-family detached dwellings at densities up to seven units per acre (p. 133). The proposed development would have a residential density of 5.5 units per acre.

A city-wide housing policy of the Master Plan is to "continue efforts to provide safe housing for low and moderate-income families and individuals" (p. 100). Specifically for the Midlothian planning district, the Master Plan states "infill development of like density and use is appropriate" and "environmentally sensitive areas (flood plains, steep slopes, non-tidal wetlands and Chesapeake Bay Preservation Areas) should be protected from development" (p. 212).

The Hull Street Corridor Revitalization Plan's goal for housing emphasizes the need for "quality housing affordable at a range of household incomes" (p. 55).

### **Zoning & Ordinance Conditions**

The subject property is zoned in the R-3 Single-Family Residential Zoning District, which does not allow multi-family use.

The special use permit includes the following conditions:

The use of the Property shall be multifamily dwellings containing an aggregate of up to 88 dwelling units, common area, and accessory residential uses, served by no fewer than 156 on-site surface parking spaces, substantially as shown on the Plans.

Permitted signage includes free-standing signage shown on the Plans. No signage shall be internally illuminated.

All building materials, material colors, and site improvements, including landscaping, shall be substantially as shown on the Plans.

All pole-mounted lighting shall be provided within the boundaries of the Property, shall be directed or shielded so as not to shine directly on adjacent residential properties, and shall range in height from 12 to 20 feet, substantially as shown on the Plans.

All mechanical equipment and refuse collection facilities serving the Property shall be located or screened so as not to be visible from any public right-of-way.

A 20-foot buffer shall be maintained along the western property line of the Property, substantially as shown on the Plans.

At the request of the City, the Owner, at no cost to the City, shall either provide an easement at least ten feet, but no more than 15 feet, in width or dedicate land at the approximate location shown on the Plans, to connect the Hull Street Road right-of-way with the 4 Whitehead Road right-of-way for public access by means of a shared path. Design, construction and maintenance costs of the shared path shall be the responsibility of the City.

Final design and location of the improvements on the Property along the Hull Street Road right-of-way will not interfere with the Hull Street Improvement Project identified as City Project No. 100875, UPC No. 15959, and the Owner shall coordinate the improvements on the Property with the improvements shown on the City's plans for the Hull Street Improvement Project identified as City Project No. 100875, UPC No. 15959.

The Owner, at no cost to the City, shall dedicate such land and grant such easements as may be necessary along the north line of the Hull Street Road right-of-way indicated on the Plans to facilitate the implementation of the Hull Street Improvement Project identified as City Project No. 100875, UPC No. 15959.

The Owner shall make improvements, including the installation of a vehicular site entrance and sidewalks, substantially as shown on the Plans, leading from "Building #1" and the "Club House," each as identified on the Plans, and shall install a ten-foot shared use path along Hull Street Road.

### **Surrounding Area**

Surrounding properties to the east, north, and northwest are located within the same R-3 zoning district as the subject property. Adjacent properties to the west along Hull Street Road and properties across Hull Street Road are located within a B-2 Community Business Zoning District.

**Neighborhood Participation**

Staff notified Councilwoman Mosby of the proposed development. The applicant hosted a meeting on January 5, 2016 to discuss the proposal.

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