



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-018: To authorize the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 16, 2021

PETITIONER

Brian Jackson – Hirschler Fleischer

LOCATION

5311, 5315 and 5323 Warwick Road and 5300 Rear Hull Street Road

PURPOSE

To authorize the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to construct 65 single-family attached dwellings on properties which are currently under current R-4 Single-Family and R-48 Multifamily Residential zoning. Such a use is not permitted in the R-4 District. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Master Plan.

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

Staff further 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 units within the proposed development are to be sold as affordable, this project 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 properties consist of vacant parcels that are a combined 310,017 SF, or 7.1 acres. The property is a part of the Swanson neighborhood, with frontage on Warwick Road between Hodges Road and Hull Street Road.

Proposed Use of the Property

The applicant is proposing a Special Use Permit which would authorize 65 single-family attached dwelling units located on private streets, with driveway parking and on-street parking, and a community center/leasing office and open space/recreation area. The density of the proposed development is approximately 9 units per acre.

Master Plan

The City's Richmond 300 Plan designates a future land use for the Warwick Road properties as Residential. Such areas are described as neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

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.

The Richmond 300 Master Plan designates the portion of Warwick Road, along which the subject property is located, as a Major Residential Street.

The Plan designates a future land use for the 5300 Rear Hull Street property as Corridor Mixed-Use. Corridor Mixed-Use is found along major commercial corridors and envisioned to provide for medium- to medium-high-density, pedestrian and transit-oriented development. Primary uses include retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses include Single-family houses, institutional, and government.

The subject property is within the general area of the Hull/Warwick Neighborhood Node. The Richmond 300 vision for this node is: “The Node at Hull Street and Warwick Road is currently developed with small, single-use commercial structures and strip commercial centers supporting drugstores, small markets and auto-related businesses. The surrounding residential neighborhoods are composed of a mix of housing stock including single-family homes, a large apartment complex, and a manufactured home park. In the future, this Node can serve as a strong entrance into the city and function as a town and family entertainment center with mixed-use developments to include residential units and neighborhood serving commercial uses. Future development should encourage high-quality design and an urban form with medium-scale buildings that are located closer to the street with parking located in the rear in shared lots. The intersection of Hull Street and Warwick Road should be anchored on each corner by mixed-use buildings that are designed to enhance the “nodal” feeling of the area. Housing options at varying affordability levels should be provided throughout the Node by supporting and improving the existing housing stock and encouraging the construction of new housing units. Creative open space opportunities should be considered including in the form of smaller pocket parks or plazas. Pedestrian safety improvements including adequate sidewalks and lighting should be prioritized to improve the pedestrian experience.” (C-11)

Objective 14.3 of the Plan states “Create 10,000 new affordable housing units for low- and very low-income households over the next 10 years”.

Zoning and Ordinance Conditions

The properties are currently under R-4 Single-Family and R-48 Multifamily Residential zoning requirements.

The subject property is zoned in the R-4 (Single-Family Residential) and R-48 (Multi-Family Residential) districts. The proposal is to construct sixty-five (65) new single-family attached dwellings with the majority of the dwellings in four (4) unit clusters. Additionally there will be one three (3) unit cluster and a two (2) unit cluster. Single-family attached dwellings are not a permitted principal use in the R-4 district and while attached development is a permitted principal use in the R-48 the R-48 zoned parcel has no road frontage and requires utilizing the R-6 zoned property for access a Special Use Permit will be required to authorize this use.

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

3(a) The Special Use of the Property shall be as up to 65 single-family attached dwellings, substantially as shown on the Plans.

(b) No fewer than one parking space per dwelling shall be provided for the Special Use and may be provided through the use of driveways and on-street parking.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

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

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

(f) A walkway shall be provided for each dwelling from the front entrance of the dwelling to the sidewalk.

(g) Prior to the issuance of any certificate of occupancy for the second single-family attached dwelling of the Special Use, the subdivision of up to 65 residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary 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.

Surrounding Area

A mix of R-2, R-4, R-48, B-2 and B-3 Districts are present in the vicinity of the subject property. Most properties to the East are within the same R-4 District.

A mix of single- and multi-family residential, vacant, commercial and institutional land uses are present in the vicinity.

Affordability

The median household income for the Richmond region is currently \$67,703. The affordability threshold is 30% of household income which equates to \$20,311 or \$1,693 per month or less to avoid a housing cost burden.*

Based upon the median household income for the Richmond region and the estimated price of units provided by the applicant, the new housing units are projected to be affordable to households making below 60% the Area Median Income (AMI).**

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

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

Neighborhood Participation

Staff notified the Greater Woodstock Area Civic Association of the proposed Special Use Permit. Staff has received a letter of support from Councilperson Jones.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734