



CITY OF RICHMOND

Department of Planning & Development Review

Staff Report

Ord. No. 2022-148: To authorize the special use of the property known as 3216 3rd Avenue for the purpose of four single-family detached dwellings, with off-street parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 21, 2022

PETITIONER

Charlie Wilson - Baker Development Resources

LOCATION

3216 3rd Avenue

PURPOSE

To authorize the special use of the property known as 3216 3rd Avenue for the purpose of four single-family detached dwellings, with off-street parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit for the purpose of four single-family detached dwellings, with off-street parking, within an R-6 Single-Family Attached Residential zoning district. The proposed use does not meet the current zoning requirements within sections 30-412.4(1), concerning lot area and width. A Special Use Permit is therefore required.

Staff finds the proposal to be generally consistent with the land use recommendations of the Master Plan and the historic pattern of development in the area.

Staff finds that the proposed use would be consistent with the City's Richmond 300 Master Plan pertaining to Objectives 6.1(b) and 15.1(a) which seek to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multimodal transportation options", and "Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles." The proposed development is adjacent to, and within walking distance of, the Six Points Neighborhood Node which is viewed as a future nexus for enhanced transit and affordable housing developments. (p. 109, 153)

Staff further finds that the proposed Special Use would not pose an undue burden on the availability of on-street parking in the area as the proposed use includes five (5) off-street parking spaces

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, continue to be met. Specifically, staff finds that the proposed amendment 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 Amendment request.

FINDINGS OF FACT

Site Description

The property consists of a 9,800 sq. ft. (.22 acre) parcel of land. The property is located in the North Highland Park neighborhood. The property is improved with a one story, 1,188 sq. ft., single-family attached dwelling constructed in 1959.

Proposed Use of the Property

The application is for four single-family detached dwellings, with off-street parking. The density of the development is 18 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The development style includes 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.

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." (54)

Zoning and Ordinance Conditions

The current zoning for the property in question is R-6 Single-Family Attached Residential:

Please be advised that the following conditions of the proposed single-family dwellings do not comply with the current zoning regulations:

Sec. 30-412.4. Lot area and width:

(1) *Single-family detached dwellings.* Single-family detached dwellings shall be located on lots of not less than 5,000 square feet in area with a width of not less than 50 feet.

The proposed lots range from 1,750 sq. ft. to 3,150 sq. ft. and 25 feet to 45 feet in width.

This special use permit is conditioned on the following special terms and conditions:

- 3(a) The Special Use of the Property shall be as four single-family detached dwellings, with off-street parking, substantially as shown on the Plans.
- (b) No fewer than five off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- (c) The height of the Special Use shall not exceed the height as shown on the Plans.
- (d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans. A different siding color shall be used for each dwelling.
- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- 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.
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- (e) The Owner shall make improvements within the right-of-way, including the installation of a new five foot sidewalk on Pollock Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Adjacent properties are located within the same R-6 district. A mix of single-family detached and attached dwellings dominate the pattern of development in the area with some multi-family, institutional, and small commercial uses present 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 estimated pricing information provided by the applicant, the fee simple units for this application are estimated to be approximately 73% of the area median income affordability threshold. These units are considered affordable.**

**(U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)*
*** (Virginia Housing. Assumes a 30 year mortgage with 20% down payment at 4% interest)*

Neighborhood Participation

Staff notified area residents, property owners, and the Highland Park Plaza Civic Association of the proposed Special Use Permit. Staff has not received any letters of support or opposition for this application.

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