



# CITY OF RICHMOND

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

**Ord. No. 2023-231:** To authorize the special use of the property known as 3024 P Street for the purpose of up to two mixed-use, multifamily dwellings, with off-street parking, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** August 21, 2023

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### **PETITIONER**

Anne Durkin – Johannas Design Group

### **LOCATION**

3024 P Street

### **PURPOSE**

To authorize the special use of the property known as 3024 P Street for the purpose of up to two mixed-use, multifamily dwellings, with off-street parking, upon certain terms and conditions.

### **SUMMARY & RECOMMENDATION**

The applicant is requesting a Special Use Permit to authorize up to two mixed-use, multifamily dwellings. The proposed uses do not meet the current requirements for principal uses on corner lots within the R-6 Single-Family Attached Residential 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 pertaining to the Neighborhood Mixed-Use land use designation. The building and a significant portion of the site fronting P Street are currently vacant and underutilized making this designation ideal for the proposed mixed-uses and multifamily residential. The existing scale and proposed building footprint are both aligned with neighboring properties.

Staff also finds that the proposed is located on two, individual, designated Major Mixed-Use Streets which are intended for higher volumes of people interacting within commercial and residential uses. The proposed location of the mixed-use building is located within a highly walkable area and carries a walkability score of between "70-89" which is described as a "very walkable". The proposed may potentially provide additional services and a destination for nearby residents and visitors in an already vibrant neighborhood. (p. 113)

Staff finds that the proposed adaptive re-use of the existing building, constructed in 1920, demonstrates a creative way towards implementing Objective 3.1 within the Richmond 300 Master Plan which states "Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity." (p. 94)

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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.

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## **FINDINGS OF FACT**

### **Site Description**

3024 P Street is currently improved with a 4,031 sq. ft. residential building, which, according to city records, was constructed in 1920. It is situated on a 11,847 sq. ft. (.27 acre) parcel of land. The property is located in the Church Hill North neighborhood, between Q and P Streets.

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

Mixed-use residential

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is defined as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

### **Development Style:**

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.

### **Ground Floor:**

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.

### **Mobility:**

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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The property is located on a designated Major Mixed-Use Street which includes characteristics such as:

- Carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas
- Prioritize use and density-scaled sidewalks and crosswalks
- Require form elements, such as buildings to the street with parking in the rear, as well as building windows and entrances on the street
- Incorporate streetscape features, such as trees, benches, and trash receptacles
- Ideal locations for transit routes and transit stops
- Prioritize the curbside for walking, bicycling, transit, and short-term parking access and loading for local shops and restaurants

### **Zoning and Ordinance Conditions**

The subject property is zoned R-6 Single-Family Attached Residential district. This proposal is to permit corner commercial uses of the first floor to have limited commercial tenant(s) that provide services and day-to-day convenience needs of the neighborhood. A mixed-use building is not a permitted principal use in the R-6 District. To authorize the use of the property for corner commercial use a Special Use Permit is required to be adopted by City Council.

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

- The Special Use of the Property shall be as up to two mixed-use multifamily dwellings, with off-street parking, substantially as shown on the Plans. Notwithstanding the previous sentence, any of the buildings comprising the Special Use may exclusively contain dwelling units. The first floor of any building of the Special Use may contain a principal use permitted on a corner lot under section 30-419.3(a) of the Code of the City of Richmond (2020), as amended, which use shall not preclude use of the same floor for dwelling units.
- No less than three off-street parking spaces shall be provided on the Property, substantially as shown on the Plans. The parking spaces shall be at the rear of the Special Use and accessible from the public alley to the rear of the Property.
- The Special Use shall include bicycle parking for a minimum of four bicycles, 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.
- Signs on the Property shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, and signs permitted in the R-63 Multifamily Urban Residential District, pursuant to section 30-507.1 of the Code of the City of Richmond (2020), as amended. Internally illuminated signs shall not be permitted.

- A side yard requirement of at least five feet from the property line of the abutting property, substantially as shown on the Plans, shall be required when used for the Special Use. No front yard, rear yard, or street side yard shall be required.
- The Special Use shall be subject to the requirements of sections 30-419.4, concerning permitted accessory uses and structures, 30-419.5, concerning lot area and width, 30-419.7, concerning usable open space, 30-419.8, concerning lot coverage, 30-419.10, concerning height, and 30-419.11, concerning building façade fenestration, of the Code of the City of Richmond (2020), as amended.
- 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.
- The Owner shall make improvements within the right-of-way, including the installation of two street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

### **Affordability**

The median household income for the Richmond region is currently \$71,223 per year.\* The affordability threshold is 30% of household income towards housing costs, which equates to \$21,367 per year, or \$1,781 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 proposed rental units are projected to be affordable to households making between 56% and 220% of the Area Median Income (AMI) affordability threshold.

Based upon census tract 207, for which 3024 P Street is located, these units are projected to be between 77% and 300% of the affordability threshold.\*\*

\**(U.S. Census Bureau, 2020 American Community Survey 1-Year Estimates, Regional)*

\*\**(U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, Census Tract 207)*

### **Surrounding Area**

Surrounding properties are primarily within R-6 Single-Family Attached Residential District. Single blocks directly to the south and West/Northwest are zoning R-48 Multifamily Residential and B-2 Community Business Districts, respectively. The surrounding land uses are primarily single-family detached, attached, and multi-family residential, with a few commercial and institutional uses in the larger vicinity.

### **Neighborhood Participation**

Staff notified area residents, property owners, and the Church Hill Central Civic Association of the proposed Special Use Permit. Staff has received letters of support from the Church Hill Central Civic Association, as well as nearby residents.

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