



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-028: To authorize the special use of the properties known as 1031 Fourquaren Lane, 1031 Rear Fourquaren Lane, and 1101 Fourquaren Lane for the purpose of a multifamily development containing up to 56 dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 1, 2021

PETITIONER

Chris Yenson – Commonwealth Catholic Charities

LOCATION

1031 and 1101 Fourquaren Lane, and 1031 Rear Fourquaren Lane

PURPOSE

To authorize the special use of the properties known as 1031 Fourquaren Lane, 1031 Rear Fourquaren Lane, and 1101 Fourquaren Lane for the purpose of a multifamily development containing up to 56 dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to construct fifty-six (56) multi-family dwelling units within fourteen (14) individual buildings, a central leasing office and community building, and outdoor recreational space on three contiguous properties located within the R-53 Multi-Family Residential and R-5 Single Family Residential Zoning Districts. The proposal is not a permitted use within the R-5 District. A Special Use Permit is therefore required.

Staff finds that the proposal would be generally consistent with the land use recommendations of the Richmond 300 Master Plan. Though a multi-family development, it is designed to have the appearance of a single-family residential development that is generally consistent with the historic pattern of development in the area, considering such factors as setbacks, architectural typology and massing. Details such as landscaping and quality building materials support the Master Plan's Objective 4.1 regarding creating high-quality, distinctive, and well-designed neighborhoods throughout the city.

Staff 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 affordable, this project helps to achieve this objective.

Staff finds that the proposed development would provide additional residents to support the commercial uses and transit opportunities along the nearby Brookland Park Boulevard corridor and Six Points node.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the provision of vehicular and bicycle parking on the property.

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 properties consist of three vacant parcels that, collectively, total approximately 3.6 acres. The property is a part of the Green Park neighborhood on Fourquare Lane, between Harold and Second Avenues.

Proposed Use of the Property

The applicant is proposing to construct fifty-six (56) multi-family dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground. The development will be served by 76 parking spaces located on the property. Sixteen bicycle parking spaces will also be provided on the property. The density of the project is proposed to be approximately 16 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for this property as Residential. Such areas are described as neighborhood 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.

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”.

Objective 14.5 of Richmond 300 states: Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes by amending the Zoning Ordinance.

Objective 4.1 of Richmond 300 states: Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city.

Zoning and Ordinance Conditions

The properties are located within the R-53 Multi-Family Residential and R-5 Single Family Residential Zoning Districts. The proposal is not a permitted use within the R-5 District. A Special Use Permit is therefore required. The City’s Zoning Administration provided the following comments:

ZONING AND USE:

The subject property is currently located in the R-53 (Multi-family Residential) zoning district and the R-5 (Single-family Residential) zoning district. Multifamily dwellings are not permitted in the R-5 district (Sec. 30-410.1).

YARDS:

The minimum front yard requirement (15’) does not appear to be met between Buildings 1 and 10 and Fourqorean Lane (Sec. 30-418.5(1)) [Addressed on final plan set]

USABLE OPEN SPACE:

The portion of the property within the R-53 district has a usable open space requirement of 40% of the lot area. Not enough information is provided to determine if this requirement has been met but may be waived through the SUP process.

HEIGHT:

Max of 35’ in R-5, Max of 35’ in R-53 with additional height up to 60’ permitted (one foot vertical for each foot horizontal stepped back from interior side and rear lot lines; one and one-half foot vertical for each horizontal foot from street centerline). Height limit does not appear to be met for the portion of the property located within the R-5 district, however height is determined by measuring the distance between the mean grade level to the mean highest level between the eaves and the ridge of the pitched roof, which is not shown on the plans. Sec. 30-410.7

PARKING:

If there is more than one main building, then 1.5 parking spaces per dwelling unit are required per unit for units containing 2 or more bedrooms, and 1.25 parking spaces per dwelling unit are required for units containing fewer than 2 bedrooms. For 46 2+ BR units and 10 1Br or Studio

units, 82 parking spaces is required. 76 parking spaces are proposed, so a waiver will be necessary through the SUP. Sec. 30-710.1 (4)b

PARKING IMPROVEMENTS, LANDSCAPING AND SCREENING:

The drive aisle width adjacent to the 90 degree spaces do not meet the minimum width requirement (20' proposed vs. 23' required) and will need to be part of the SUP waiver. Sec. 30-710.3:1

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

3(a) The Special Use of the Property shall be as a multifamily development containing up to 56 dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground, substantially as shown on the Plans.

(b) Seventy-six parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Siding shall consist of cementitious siding or brick.

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

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

(f) No fewer than 16 bicycle parking spaces shall be provided on the Property.

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 two entrances to Fourquarean Lane and new sidewalk along Fourquarean Lane, 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 and nearby properties are primarily zoned R-5 Single Family Residential. A mix of residential (including single-family, two-family, and some multifamily), institutional, vacant, and government land uses are present in the vicinity of the subject properties.

Affordability

The median household income for the Richmond region is currently \$67,703. The affordability threshold is 30% of household income dedicated toward housing costs, which equates to \$20,311 per year, 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 housing 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)*

Neighborhood Participation

Staff notified the Green Park Civic Association and area residents and property owners regarding of the proposed Special Use Permit. Staff has received a letter of opposition from an area resident, several letters of support, and a letter of concern from the Green Park Civic Association.

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